

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2007-01

1. **PROJECT TITLE:** Huntington Beach Senior Center Project

2. **LEAD AGENCY:** City of Huntington Beach
Department of Planning
2000 Main Street
Huntington Beach, CA 92648

Contact: Jennifer Villasenor, Associate Planner
Phone: (714) 374-1661
Email: jvillasenor@surfcity-hb.org

3. **PROJECT LOCATION:** The Huntington Beach Senior Center Project would be constructed on a maximum of five acres of an undeveloped 14-acre site in the 356-acre Huntington Beach Central Park. (Refer to *Figure 1* and *Figure 2*). The project site is generally located west of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course, which is at a higher elevation, and the Shipley Nature Center. Developed parkland (group picnic area and open turf area) is located directly to the west.

4. **PROJECT PROPONENT:** City of Huntington Beach

5. **GENERAL PLAN DESIGNATION:** OS-P (Open Space—Parks)

6. **ZONING:** OS-PR (Open Space – Parks & Recreation)

7. **PROJECT DESCRIPTION:** The proposed Huntington Beach Senior Center Project involves development of a new one-story senior center on an undeveloped portion of the City's Central Park. Refer to *Figure 3* for a conceptual site plan. Key features of the proposed development include the following:

- 45,000-square foot, one story building
- Access from Goldenwest Street/Talbert Avenue
- Multi-use rooms/community hall, group exercise room, fitness room, arts/crafts room, multi-use classrooms, kitchen, dance room, lobby, and administrative area
- Outdoor patio and outdoor recreation/activity area
- Approximately 200 parking spaces for visitors and City vehicles
- Thirteen small buses and vans to serve senior transportation program. Only four to six vehicles will be stored on site.

The five-acre development would be composed of the following uses:

Proposed Use	Acreage
Building footprint	1.0
Public Parking	1.8
Transportation Program Vehicles	0.2
Landscaping	0.8
Courtyards, gardens	1.0
Service Area	0.2
Total	5.0

Proposed uses of the senior center include:

- Recreation and social services
- Seniors Outreach Program—transportation, meals, counseling/visitation
- Public meetings or receptions when not occupied by primary functions

Normal hours of operation would extend from 8:00 am to 4:30 pm, Monday through Friday. Additional use of facilities would be permitted for classes and activities until 10:00 pm, daily. In addition, with reservations, use of the multipurpose room and patio could be extended until 12 am Friday, Saturday, and Sunday.

Access to the site would be provided from the intersection of Goldenwest Street/Talbert Avenue. There is an existing signal at this location that would have to be modified for traffic to enter this currently undeveloped site. Goldenwest Street is elevated above the site; therefore, it will be necessary to provide ADA ramp access from the site to the intersection as well as from the OCTA bus stop located near the Goldenwest Street/Talbert Avenue intersection.

Landscaping around the building and parking lot will be drought-tolerant, low water usage-type vegetation. The project would provide an aesthetically appealing, non-institutional building, designed to blend into the overall park setting.

Project Site Current and Past Uses:

The project site is currently vacant, and has not been developed in the past. The majority of the 14-acre undeveloped site is generally flat, except for a central section generally extending from Talbert Avenue, which is characterized by a large dirt mound. The five-acre project site is located directly south of this dirt mound. This feature forms the northern boundary of the project site. The eastern and southern boundaries of the site, adjacent to Goldenwest Avenue and the disc golf course, are situated at the base of small bluffs. There is one existing temporary disc golf hole located at the southern boundary of the site. This hole would be relocated back to the official permanent disc golf course area located immediately south of the project site, in order to maintain an 18-hole disc golf course.

Concurrent Entitlements (Discretionary Approvals) Required:

- **Conditional Use Permit** request:
 - To permit construction of a senior recreation facility in Huntington Beach Central Park with a three-foot grade differential
- **Design Review** approval.

8. SURROUNDING LAND USES AND SETTING: Existing land uses surrounding the project site include the following:

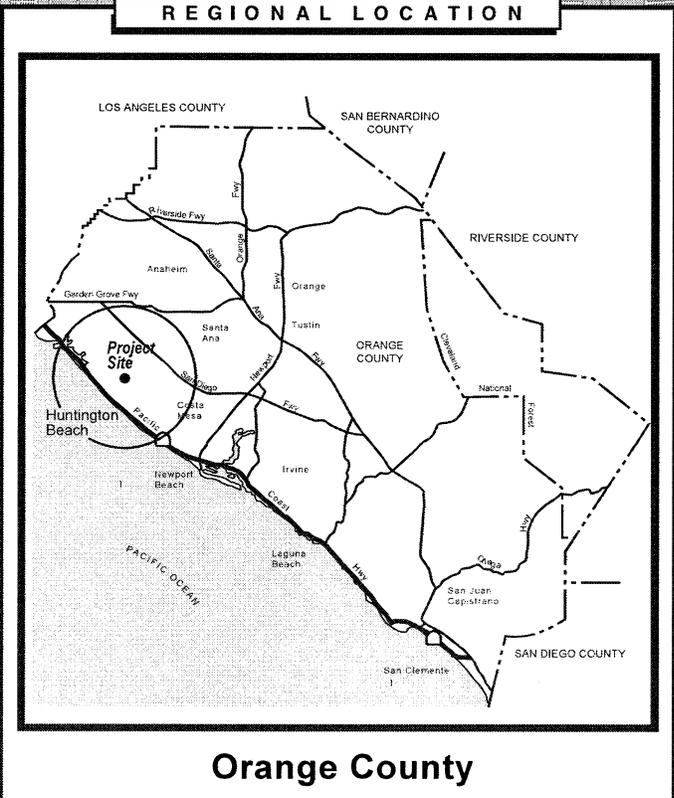
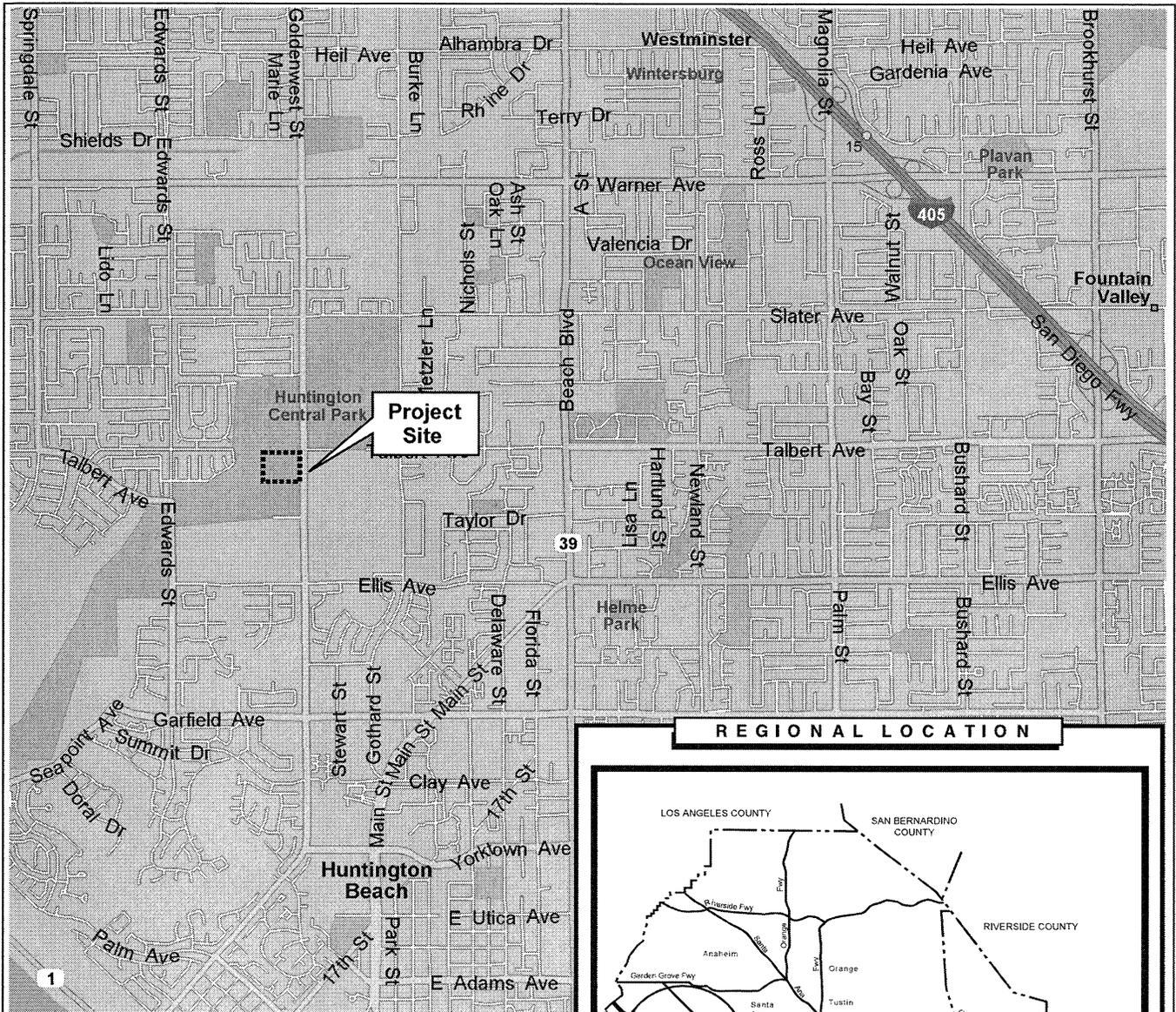
- *East (across Goldenwest Street):* Central Library and Sports Complex/developed park
- *North:* Shipley Nature Center/undeveloped park
- *West:* Developed park
- *South:* Huntington Beach Disc Golf Course/developed park

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: The site was previously analyzed as part of the City's 1999 Master Plan EIR for the Master Plan of Recreation Uses for Central Park (Master Plan EIR). At the time the EIR was prepared, the site was considered for use as a low-intensity recreation area, which was never implemented. Because the Master Plan EIR is more than five years old and the proposed project represents a departure from the uses identified for the site in the Master Plan EIR, the previous EIR can be relied on for background information, but it is not used for tiering purposes.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e., permits, financing approval, or participating agreement):

Other agencies whose approval may be required include, but are not limited to:

- California Department of Fish and Game
- California Regional Water Quality Control Board [permit for dewatering during construction; and National Pollutant Discharge Elimination System (NPDES) permit];
- State Water Resources Control Board (General Construction Activity Stormwater Permit); and
- Orange County Sanitation District (OCSD)
- United States Fish & Wildlife Service



Source: Microsoft Trips and Streets, 2006

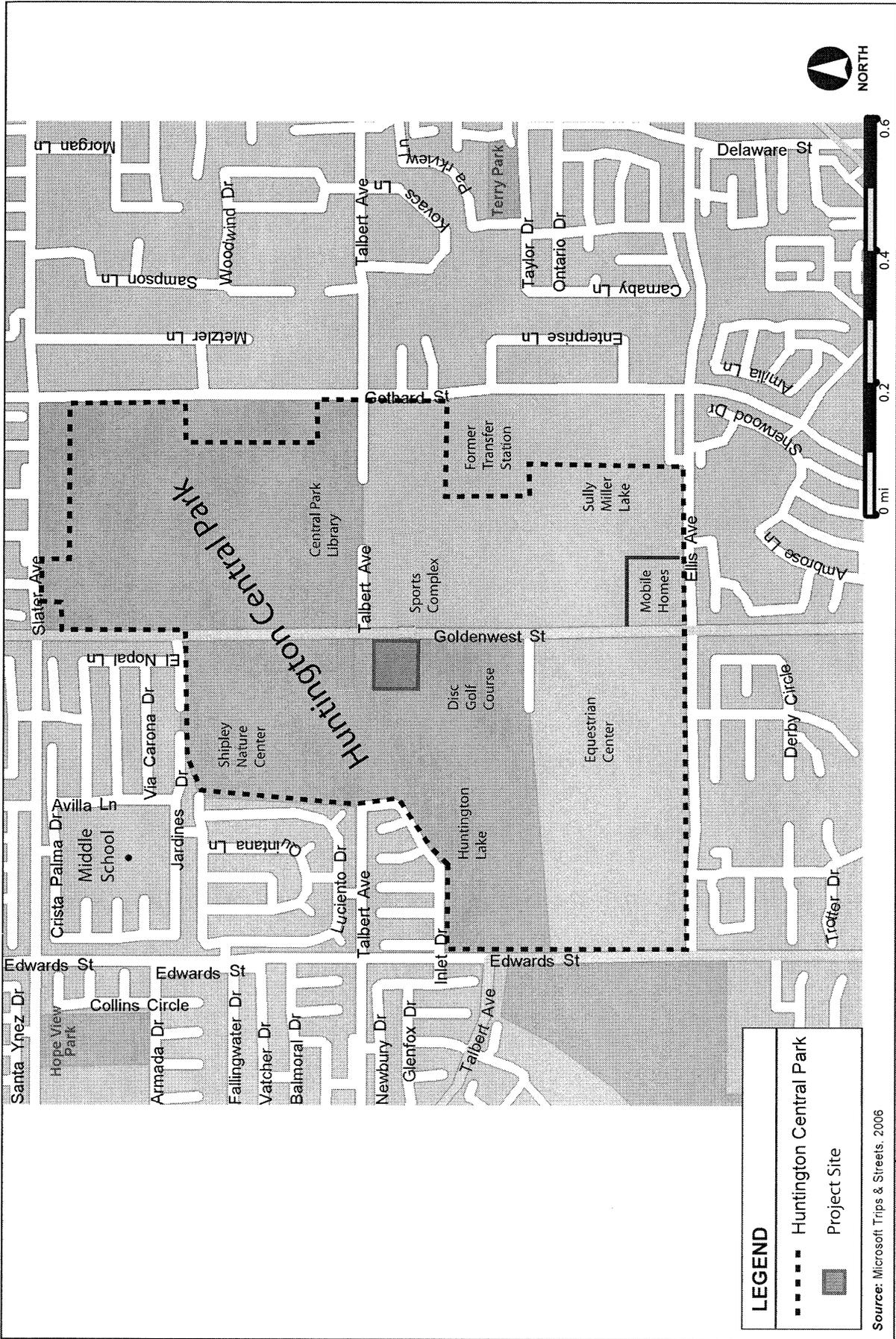


FIGURE 1
Project Vicinity & Regional Location Map

D21314.00

Huntington Beach Senior Center

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LEGEND	
-----	Huntington Central Park
.....	Project Site

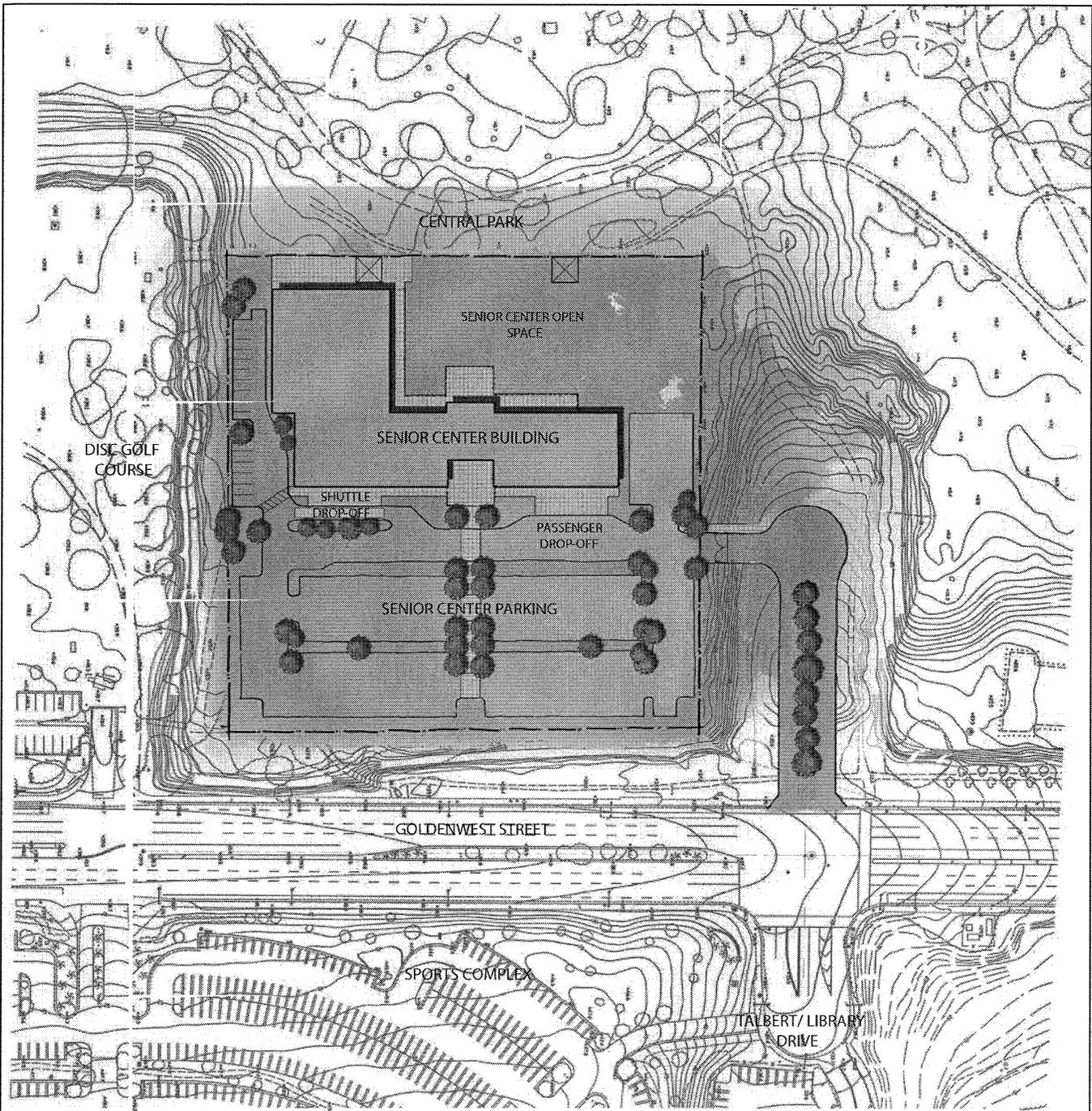
Source: Microsoft Trips & Streets, 2006



FIGURE 2
Site and Surrounding Land Uses

D21314.00

Huntington Beach Senior Center



Source: Makar Properties, LLC

EIP
ENGINEERING INCORPORATED

FIGURE 3
Conceptual Site Plan

A division of **PBSI**

D21314.00

Huntington Beach Senior Center

000001 JCS 100

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.

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

DETERMINATION:

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

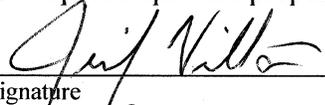
I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

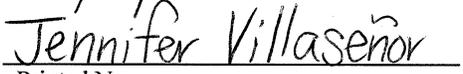
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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


Printed Name

04-04-07

Date
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.)

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i>				

	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Potentially Significant</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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I. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista?

Discussion:

The project site is located within Central Park. As stated within the City’s General Plan, Central Park is considered a “landmark,” which is defined as a significant reference point that helps identify a particular area in the City. In addition, views from areas adjacent to the project site include panoramic vistas of parkland (group picnic and open turf areas). The proposed project would result in construction of a new senior center, which may affect public view points and view corridors from these and other adjacent areas. The potential for the proposed project to modify existing scenic vistas will be evaluated in the EIR.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion:

The State of California Department of Transportation designates scenic highway corridors. The project site is not within a state scenic highway; nor is the project site visible from any (officially designated or eligible) scenic highway. In addition, as the project site is presently undeveloped and characterized by disturbed soil, the site does not contain scenic resources including trees, rock outcroppings, or historic buildings. No impact would occur, and no further analysis of this issue is required in the EIR.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion:

The proposed development would transform the project site from a current undeveloped area within Central Park into a one-story senior center. The visual character of the project area, including shade and shadows generated by the proposed development, would be substantially modified due to the increased development density of the area. The EIR will address the potential for these changes to adversely impact the area.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Discussion:

Light impacts could result from the proposed new senior center building activities. Lighting from the proposed building, parking lot lights, and outdoor patio lighting system could be visible from Goldenwest Street and/or light-sensitive receptors in the vicinity of the project site, including the existing residences to the west or wildlife within the surrounding undeveloped open space/park areas. The potential impacts of new light sources will be analyzed in the EIR and mitigation measures will be suggested to reduce impacts. Glare can result from daytime reflection of sunlight off building surfaces. The proposed project could include reflective surfaces (e.g., windows, brightly colored or bare concrete building façade treatments) on large building faces. The visual impact of glare created by the project site will be addressed in the EIR.

	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Potentially Significant</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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II. 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:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

There is no Prime Farmland, Farmland of Statewide Importance, or Unique Farmland located on the proposed project site, as the site is currently undeveloped and part of the City's Central Park. No impact would occur, and no further analysis of this issue is required in the EIR.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not under a Williamson Act contract, as the site is currently undeveloped and part of the City's Central Park. No impact would occur, and no further analysis of this issue is required in the EIR.

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

Discussion:

This site is currently undeveloped and is part of the City's Central Park. No environmental changes associated with the proposed project would result in the conversion of farmland to non-agricultural uses. No impact would occur, and no further analysis of this issue is required in the EIR.

III. 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) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

The project as proposed would entail earth movement and construction activities. In addition, project operation would result in increased vehicular trips in the area. The project site is currently classified and zoned for open space park and recreation uses. Specifically, within the Master Plan EIR, the site is designated as a Low Intensity Recreation Area,

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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which was slated for picnic and passive activity areas, as well as restrooms, tot lot, and shade structures. Although the proposed project would not require a General Plan Amendment or Zone Change for the development, the proposed senior center represents a departure from the uses identified for the site in the Master Plan EIR. Increased emissions associated with the vehicle trips and other on-site emissions could potentially conflict with the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). Therefore, the EIR will address potential project exceedance of the SCAQMD thresholds of significance, which may result in a conflict with the Air Quality Management Plan (AQMP), and violation of any local and regional air quality standards during construction and operation of the proposed project.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

Refer to the discussion for item III.a., above. In addition, construction of the proposed project would require soil grading, the use of mechanical construction equipment, the application of solvents and architectural coatings, and other construction activities that could result in significant temporary, short-term impacts to air quality emissions in the form of fugitive dust, volatile organic compounds (VOCs), and construction equipment emissions. Currently the non-attainment pollutants in the South Coast Air Basin, which includes Orange County, are ozone, carbon monoxide (CO), and fine particulate matter (PM₁₀). Construction-related activities and traffic generated by long-term operation of the proposed project could contribute to these existing violations. The impacts to air quality from project construction and operation will be evaluated in the EIR.

- c) Expose sensitive receptors to substantial pollutant concentrations?

Discussion:

Project-generated traffic could contribute to decreased levels of service at nearby intersections, resulting in additional vehicle emissions and longer vehicle idling times at and near intersections. These circumstances could lead to CO hot spots that may affect adjacent sensitive receptors (e.g., residences, Central Park and Sports Complex users, as well as future senior center users). In addition, during construction, nearby sensitive receptors, including the disc golf course, could experience higher levels of air emissions from nearby construction equipment. The potential for the project to result in these substantial pollution concentrations will be addressed in the EIR.

- d) Create objectionable odors affecting a substantial number of people?

Discussion:

The project does not propose, and would not facilitate, uses that are significant sources of objectionable odors. Potential sources of odor associated with the proposed project may result from construction equipment exhaust and application of asphalt and architectural coatings during construction activities, and the temporary storage of typical household solid waste (refuse) associated with the senior center (long-term operational) uses. Standard construction requirements would be imposed upon the applicant to minimize odors from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature, and impacts associated with construction-generated odors are expected to be less than significant. It is expected that any project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed project construction and operation would be less than significant, no mitigation is required, and no further analysis is required in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- 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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Refer to the discussion for items III.a. and III.b. above.

IV. 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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The proposed project site is currently vacant land and with little to no native habitat on site. The site is dominated with non-native, ruderal, and invasive species, including Russian thistle. However, due to the site's location (within Central Park), and the surrounding open space uses there is potential for special status species to transiently exist in portions of the site and/or the surrounding area. A Biological Resources Technical Report will be prepared for the project site to evaluate the potential for special status species to occur on the project site. In addition, existing mitigation measures from the Master Plan EIR would apply to the proposed project. Directed surveys for least Bell's vireo and southwestern willow flycatcher, as well as for six sensitive plant species that have the potential to be present in non-native grassland will be conducted in preparation of the Technical Report (consistent with Measures Biological Resources-1 and Biological Resources-3 in the Master Plan EIR). Therefore, the EIR will provide a synopsis of the results of the Biological Technical Report, and an analysis of the potential impacts to special status species.

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The project site is vacant and has not previously been developed. No riparian habitat or other sensitive natural community exists on the proposed project site. As such, the project would not have any direct effect upon any riparian habitat or other sensitive natural communities. No impact would occur, and no further analysis of this issue is required.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

Discussion:

There are no wetlands on the proposed senior center location, as defined by the Clean Water Act or the Fish and Game Code of California. No impact would occur, and no further analysis of this issue is required.

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?

Discussion:

The project site has not previously been developed and currently consists of bare ground with small areas of disturbed/ruderal vegetation types. Due to the site's location within Central Park, and the surrounding open space uses immediately adjacent to the north, west, and south, it is possible that wildlife movement could occur through the proposed project site. Although the project site is bordered to the east by Goldenwest Avenue and the Sports Complex, the project site is located in the southern portion of approximately 14 acres of undeveloped parkland, located south of Rio Vista Drive, North of Taylor Drive, and west of Goldenwest Avenue. As such, the proposed project site could function as a wildlife movement corridor and the project could impact wildlife movement. Therefore, the EIR will address the potential for the proposed project to interfere with the movement of wildlife and wildlife corridors.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion:

There are currently limited biological resources within the project site, which is currently undeveloped land. Impacts are anticipated to be less than significant; however, the proposed project's consistency with natural resources policies within the City's General Plan will be discussed within the EIR.

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?

Discussion:

No habitat conservation plan or natural community conservation plan affects the proposed project site. Therefore, no conflict with conservation plans would occur and no further analysis of this issue is required in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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V. **CULTURAL RESOURCES.** Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Discussion:

There are no structures located on the proposed project site. Therefore, no impact to historical building resources would occur, and no further analysis of this issue is required in the EIR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Discussion:

The project site has not previously been developed. Therefore, the potential exists for the site to contain primary, intact archaeological resource deposits; particularly because archaeological resources are known to occur in the project vicinity. A Cultural Resources Technical Report will be prepared for the proposed project to consider archaeological, paleontological, historical, and Native American concerns affecting the project site. Native American tribes with potential interest in the project area will be notified about the proposed project during the EIR scoping process and be given the opportunity to communicate concerns or issues regarding the project site that should be considered. The EIR will contain a summary of the results identified in the Cultural Resources Technical Report, which include a records search, cultural resources intensive pedestrian survey, cultural resources subsurface testing, and a paleontological records review. The EIR will describe the methods and results of the literature search and fieldwork. If sites are encountered, or are presumed to exist, records will be submitted and opinions developed regarding their potential importance. These issues, as well as steps to protect unanticipated/previously unknown resources that may be encountered during project construction, will be evaluated in the EIR.

- c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature?

Discussion:

As stated above under item V.b., the project site will be evaluated for the presence of paleontological resources. The EIR will contain a paleontological records review to determine the need for paleontological monitoring during project construction (consistent with Measure Paleontology-1 in the Master Plan EIR). The review will include archival background research and review of published and unpublished literature and geologic maps to assess the paleontological sensitivity of the project area and vicinity. The EIR will describe the methods and results of the literature search and fieldwork. If sites are encountered, or are presumed to exist, records will be submitted and opinions developed regarding their potential importance. These issues, as well as steps to protect unanticipated/previously unknown resources that may be encountered during project construction, will be evaluated in the EIR.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

As stated above under item V.b., the project site will be evaluated for the presence of archaeological sites. The potential for discovery of unknown/unanticipated human remains could occur due to earth moving activities during construction at the project site. The potential impacts to human remains will be analyzed in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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VI. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not located within an identified Earthquake Fault Zone and there are no known faults (active, potentially active, or inactive) onsite. The possibility of ground rupture from faulting is considered very low. No impacts from fault rupture would result and no further analysis is required in the EIR.

- | | | | | |
|------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

According to the Newport-Inglewood Fault Zone map in the City of Huntington Beach General Plan EIR, the site is located in proximity (less than 2,000 linear feet) to segments of the inactive Bolsa-Fairview Fault. Consequently, the proposed project may expose visitors and on-site structures to significant seismic hazards (e.g. shaking) if an earthquake occurs along this fault. Impacts associated with seismic hazards would generally be addressed through adherence to applicable regulations (i.e., Uniform Building Code) and design, grading and structural recommendations identified in the Geological Resources Technical Study required for the proposed project. The EIR will include an analysis of impacts associated with seismic hazards.

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| iii) Seismic-related ground failure, including liquefaction? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

According to the liquefaction potential map in the City of Huntington Beach General Plan EIR, the liquefaction susceptibility of the site is primarily characterized by a low potential; however, the northwest portion of the 14-acre undeveloped site is characterized by a high to very high liquefaction potential. Liquefaction risks are generally addressed through adherence to applicable regulations (i.e., Uniform Building Code) and design. However, the proposed project would also be required to adhere to any identified grading and structural recommendations identified in the Geological Resources Technical Report that will be prepared. The EIR will analyze the potential for liquefaction hazards to affect the project site.

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| iv) Landslides? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The majority of the proposed five-acre project site is generally flat. However, the northern boundary of the site, which is the approximate central section of the 14-acre undeveloped site, generally extending from Talbert Avenue, is characterized by a large dirt mound. The eastern and southern boundaries of the site, adjacent to Goldenwest Avenue and the disc golf course, are situated at the base of small bluffs. According to the Potentially Unstable Slope Areas Map in the City's General Plan EIR, this area is characterized by a low potential for slope failure or landslides. The project site is not located within a State of California-designated Seismic Hazard Zone Map for Slope Stability. Therefore, the potential for seismically induced slope instability is considered relatively low. However, the proposed project would be required to adhere to any identified recommendations identified in the Geological Resources Technical Report that will be prepared. The EIR will analyze the potential for landslides to affect the project site.

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| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The majority of the project site is currently undeveloped land with primarily level topography, with the exception of the eastern and southern boundaries of the site, consisting primarily of exposed soil and limited disturbed vegetation. Construction of the proposed project would require earth moving activities, such as excavation and grading. There is potential for soil import/export; construction of the proposed project will minimize export from the site to the extent feasible. Grading for above-ground project components and excavation at the site would expose soil to erosional processes during construction. In addition, construction activities at the site could result in potential erosion of bluff faces along the eastern and southern boundaries. These impacts could be addressed through the implementation of Best Management Practices during construction activities and adherence to design, grading and structural recommendations identified in the Geological Resources Technical Report that will be prepared. Once construction is completed, the site would be fully developed and would include minimal areas of exposed soil. The EIR will analyze the potential for erosional impacts from construction activities.

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| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

As discussed in item VI.a.iii. above, the site is at risk for liquefaction. The EIR will address the ability for engineering controls to appropriately address geologic stability.

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

Discussion:

According to the Master Plan EIR (Figure 3.3.2-2), the project site appears to have a moderate to high expansivity potential. The Geological Resources Technical Report will evaluate the potential for expansive soil at the project site. Typically, risks associated with expansive soil are addressed through adherence to applicable regulations (i.e., Uniform Building Code) and design, grading, as well as any additional structural recommendations from the Geological Resources Technical Study that will be prepared for the project. The EIR will address the ability for project design features to appropriately address expansive soil risks.

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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

The proposed project would be provided sanitary sewer service by the City of Huntington Beach, and no septic tanks or alternative wastewater systems are proposed. No impact would occur, and no further analysis of this issue is required in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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VII. 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?

Discussion:

The proposed project includes the development of a new senior center and long-term operation of the project would not involve the introduction nor the routine transport, use, or disposal of hazardous materials. Proposed construction of the project would comply with CalOSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials Management Act (HMMA), and other State and local requirements. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction activities. Therefore, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

- 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?

Discussion:

Refer to discussion item VII.a. above. The proposed project would not include the use of large quantities of hazardous materials, and any typical household hazardous materials would be used and stored in accordance with applicable regulations. The proposed project includes the development of a new senior center and long-term operation of the project would not involve handling of hazardous materials in a manner that would result in reasonably foreseeable upset and accident conditions. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction activities.

According to the Oil Well Map (Figure 3.8.2-1) in the Master Plan EIR, there are no known oil wells at the project site. No hazards were identified for the project site within the Master Plan EIR; however, the proposed project site is located within a designated methane gas overlay district (similar to the entire southern portion of the City). Former landfill sites were also located nearby to the east and south of the project site, according to the Orange County CLA Landfill Sites map (Figure 3.9.2-1) of the Master Plan EIR.

Consequently, the EIR will evaluate the potential exposure of people and property to short-term (construction-related) and long-term (operational) hazardous and toxic materials that could be associated with the project site (e.g., methane gas issues, potential for unknown oil wells, and potential contaminants associated with previous uses of surrounding area). The EIR will include results of a database search of potential hazardous materials sites at the location of the proposed project and in the vicinity. The EIR will use this information in conjunction with previously prepared environmental documentation for the site and surrounding areas to document potential impacts associated with the release of hazardous materials into the environment.

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

Discussion:

No schools are located within 1/4 mile of the project site. The nearest school to the project site is Mesa View Middle School within the Ocean View School District, located at **17601 Avilla Lane, approximately 1/2 mile to the northwest of the site**. No impact would occur, and no further analysis of this issue is required in the EIR.

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?

Discussion:

The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impact would occur, and no further analysis of this issue is required in the EIR.

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?

Discussion:

The project is not located within 2 miles of any known public or private airstrip. Additionally, the proposed structures would not exceed heights that require review and approval by the Federal Aviation Administration (FAA) or Airport Land Use Commission (ALUC). Therefore, the project would not result in a safety hazard for people residing in the project area. No impact would occur, and no further analysis of this issue is required in the EIR.

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?

Discussion:

Refer to discussion for item VII.e., above. No impact would occur, and no further analysis of this issue is required in the EIR.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion:

Implementation of the proposed project would not result in the increased likelihood of hazardous materials incidents. With regard to emergency response plans, the project site does not currently and would not in the future serve a function in any emergency response or evacuation plan (schools are typically employed for this purpose). The proposed driveway access would be constructed per City codes to allow adequate emergency vehicle access. Implementation of the proposed project would not pose any constraints to the City's existing Emergency Management Plan. No further analysis is required in the EIR.

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- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The project is located within the City’s Central Park. Although the majority of Central Park is developed with landscaped open space park areas, the proposed project site is not considered at risk for wildland fires. Vegetation throughout Central Park is dominated by turf grasses and manicured ornamental landscaping. Due to the ongoing park landscape maintenance, there are sparse fuels for a wildland fire. There is no large fire history in Central Park, and fire protection is provided by the City of Huntington Beach Fire Department. In addition, the proposed project would provide ingress and egress points that are designed to accommodate fire trucks. The proposed development would be required to adhere to applicable fire-related building codes. Implementation of the aforementioned procedures, coupled with the existing park maintenance would ensure that implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No further analysis of this issue is required in the EIR.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Project development would change the character of the site from an undeveloped site to a new senior center with a one-story building and associated parking lot, paved surfaces, landscaping, and access driveway. Development would potentially result in site characteristics that could cause runoff to adversely affect water quality. The City’s Standard Conditions of Approval require the preparation of a water quality management plan pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements, which would address impacts on water quality. The ability of the project to meet applicable waste discharge and water quality requirements will be addressed in the EIR.

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

According to the Master Plan EIR, the City of Huntington Beach provides drinking water to Central Park that is collected from a series of groundwater wells within the City. The wells tap into the Talbert Aquifer, a confined aquifer of sand and gravel extending approximately 130 feet below ground surface (bgs) to over 1,300 bgs. Groundwater recharge in Central Park is provided by the existing lakes (Huntington and Sully Miller) and their efficiency would not be modified by development of the new senior center. Impacts would be less than significant, and no further analysis is necessary in the EIR.

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| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The project site contains no streams or rivers. The site currently drains to the northwest via sheet flow due to the lack of any on-site development. Erosion or siltation could occur during construction-related earthmoving activities. Proposed development would result in the introduction of impervious surfaces and landscaping, which could alter the existing drainage pattern of the project site. All of the runoff from the developed site would be carried via storm drains to the nearby 30-inch diameter reinforced concrete pipe (RCP) located northwest in Cliff View Lane, which eventually drains into the City’s Slater Channel (38-foot-wide by 11- to 14-foot-high trapezoidal channel). The project’s onsite storm drain facilities would be designed according to City of Huntington Beach standards to accommodate anticipated peak storm flows and connections to offsite storm drains would be designed to ensure proper compatibility to carry the expected peak flow. Therefore, the potential for long-term (operational) site runoff leading to offsite erosion or siltation is considered low. During project site grading and construction, short-term runoff impacts would be addressed through the incorporation of Best Management Practices and water quality management practices. Potential erosion and siltation during construction due to changes in drainage patterns will be analyzed in the EIR.

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| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The proposed project site consists of undeveloped, bare soil. The proposed development would result in the introduction of a 45,000 square-foot building, paved surfaces, and landscaping, whereby runoff would be collected and conveyed via roof and building drains. All of the runoff from the developed site would be carried via storm drains to the nearby 30-inch diameter RCP located northwest in Cliff View Lane, and eventually discharged into the City’s Slater Channel. The project’s onsite storm drain facilities would be designed to accommodate anticipated peak storm flows and connections to offsite storm drains would be designed to ensure proper compatibility to carry the expected peak flow. Therefore, the potential for long-term (operational) site runoff leading to on or offsite flooding is considered low. During project site grading and construction (before storm drains are installed and operational), short-term flooding impacts could be addressed through the incorporation of Best Management Practices. Potential flooding during construction due to changes in drainage patterns will be analyzed in the EIR.

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| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The project would comply with all wastewater discharge requirements and water quality objectives of State and Federal agencies as part of the City’s Standard Conditions of Approval. While the proposed senior center would not result in substantial polluted runoff, the proposed project would alter the drainage pattern of the site. Refer to discussion items VII.c. and VII.d. above regarding the planned storm drain facilities that would be installed as part of the proposed project. During project site grading and construction (before storm drains are installed and operational), short-term runoff impacts would be addressed through the incorporation of Best Management Practices and adherence to the Storm Water Pollution Prevention Plan (SWPPP) that would be prepared for the project. Potential runoff during construction due to changes in drainage patterns will be analyzed in the EIR. The EIR will also provide an analysis of

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the peak storm runoff expected from the developed site and the ability of the proposed storm drain improvements to adequately accommodate the flow during long-term project operation.

- f) Otherwise substantially degrade water quality?

Discussion:

Project development would change the character of the site from an undeveloped parcel of land to a new senior center development with a 45,000 square-foot structure and associated paved surfaces for parking, and landscaping. Development would potentially result in site characteristics that could cause runoff to adversely affect the water quality of the regional storm drain system. The City’s Standard Conditions of Approval require the preparation of a water quality management plan pursuant to NPDES requirements, including preparation of a Storm Water Pollution Prevention Plan (SWPPP), which would address impacts on water quality. The ability of the project to meet applicable waste discharge and water quality requirements and prevent water quality impacts will be addressed in the EIR.

- 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?

Discussion:

Development of the proposed project would include construction of a new senior center; no residential uses are proposed. Thus, no housing would be placed within a 100-year flood hazard area. No impact would occur, and no further analysis of this issue is required in the EIR.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Discussion:

The five acre project site is located within a 54-acre parcel (legal lot) of Central Park. A portion of this 54-acre parcel has been delineated on Federal Emergency Management Agency (FEMA) flood maps as being within Zone “A”. Thus, because a portion of the larger parcel is within a flood hazard area, this would require the structure to be built one foot higher than the Base Flood Elevation (BFE). With the proposed elevation requirement, impacts are considered less than significant. The EIR will provide detail regarding the project plans to elevate the building pursuant to FEMA requirements.

- 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?

Discussion:

The flood risk and potential flood level assessments for the City include the possibility of the failure of Prado Dam, which, while located in Riverside County, provides the primary flood protection means for downstream areas, including the City of Huntington Beach. Levees constructed along the Santa Ana River also minimize the flood risks to areas within the City site. In 1997 and through 2002, FEMA revised the flood maps for areas within the City of Huntington Beach, in recognition of the improvements to the Santa Ana River Channel. These revisions reduced the anticipated flood level in the City. Additionally, the channelization of the Santa Ana River from Weir Canyon Road to the Pacific Ocean has improved the capacity of the channel sufficiently that the channel can convey the water volume associated with a 190-year flood event. Therefore, the possibility of significant risk of loss, injury, or death from flooding would be negligible. No impact would occur, and no further analysis is required in the EIR.

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j) Inundation by seiche, tsunami, or mudflow?

Discussion:

The project site is located just outside of an identified moderate tsunami run-up area, according to Figure SD-4 in the City's General Plan EIR. In addition, although the eastern and southern boundaries of the site are situated at the base of small bluffs along the border of Goldenwest Street and the disc golf course, these areas are not expected to generate mudflows. However, the project site is located immediately east of Huntington Lake and northwest of Sully Miller Lake, both located within Central Park boundaries. Seiches are generated by the "sloshing" of water in an enclosed or partially enclosed body of water caused by displacement within the water body, or earthquake motions. The City's General Plan EIR states that seiche area damage would be most severe in the same areas as tsunami hazards. Thus, although the project site is located in proximity to bodies of water, the project site is located outside of the identified hazard area. Thus, impacts would be less than significant and no further analysis of this issue is required in the EIR.

IX. 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?

Discussion:

The current General Plan and Zoning designations of OS-P (Open Space—Parks) and OS-PR (Open Space—Parks & Recreation), respectively, allow for public park and recreational facilities on the project site. Implementation of the proposed project would not require any General Plan or zoning map amendments. Rather, the project would require a Conditional Use Permit (CUP) to permit development of the senior center facility. Although the project would be consistent with these designations, the Master Plan EIR previously identified the site as a Low Intensity Recreation Area. Implementation of the proposed project represents a departure from this land use category. The EIR will analyze the proposed change to a more intensive land use and any resulting effects upon the surrounding land uses.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion:

No habitat conservation plan or natural community conservation plan is applicable to the project site. No impact would occur, and no further analysis of this issue is required in the EIR.

c) Physically divide an established community?

Discussion:

The proposed project would not disrupt or physically divide an established community. The project involves development of a vacant site within the City's Central Park. Central Park is surrounded by existing residential uses; however, the proposed senior center would not cut off an existing or proposed transportation route and would be compatible with existing uses. Therefore, no impacts would occur, and no further analysis is required in the EIR.

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X. 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 residents of the state?

Discussion:

No State-designated mines or mineral producers presently exist within the vicinity of Central Park. In addition, although several oil wells are located within the Central Park boundaries, the project site has never been involved in oil production. According to the Oil Well Map (Figure 3.8.2-1) in the Master Plan EIR, no known oil wells exist on the site. Thus, the project site does not maintain any natural mineral resources. Therefore, no impact would occur and no further analysis of the issue is required in the EIR.

- 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?

Discussion:

As discussed in item X.a., above, the site does not maintain any natural mineral resources. No impact would occur and no further analysis of the issue is required in the EIR.

XI. 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?

Discussion:

Over the long term, noise would be generated at the proposed project site due to increased traffic during project operation and by activity at the site once it is built and occupied. Noise from mechanical equipment (such as air conditioning systems) associated with operation of the project would be required to comply with the State Building Code requirements pertaining to noise attenuation, and with City regulations requiring adequate buffering of such equipment. Sensitive receptors in the vicinity of the project site include existing residences to the northwest, and could also potentially include patrons of the disc golf course to the south and sports complex to the east as well as visitors to the adjacent areas of Central Park, and even wildlife within the immediate vicinity. It is unlikely that the noise created by project operation and traffic is likely to be audible to existing residences (sensitive receptors) to the northwest of the site, but could be audible to other sensitive receptors in the area. It is anticipated that the noise generated by vehicles and human use associated with operation of the site would be compatible with the existing land uses in the project area and would not exceed noise thresholds established by the City of Huntington Beach. Nevertheless, the EIR will include a noise analysis to investigate and verify predicted operational and traffic noise generated by the proposed project.

Temporary increases in ambient noise levels would occur during periods of construction at the project site. Chapter 8.40 of the Municipal Code for Noise Control generally prohibits construction activity between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturdays, and all day on Sundays (§8.40.090). Additionally, a permit for construction activities (which requires a review of the proposed activities) must be obtained from the City of Huntington Beach. Reference data for construction equipment noise illustrates that operation of typical heavy equipment would result in noise levels between approximately 75 dBA and 100 dBA when measured 50 feet from the source, depending primarily on the type of equipment in operation. Noise levels from a single piece of equipment attenuate at a rate of approximately 6 decibels per doubling of distance; therefore, the distance between the project site

	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Potentially Significant</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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and sensitive receptors would reduce construction noise to some extent. However, due to the potential equipment mix and the proximity of sensitive receptors surrounding the project site, construction noise in excess of 75dBA may be perceptible. The EIR will include a noise analysis to investigate and verify predicted temporary/intermittent construction noise generated by the proposed project.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion:

In the project vicinity, the only existing source of perceptible ground-borne vibration is travel of heavy trucks or buses over bumps on the adjacent Goldenwest Street. Long-term project operation would not include uses that would substantially elevate groundborne vibration or groundborne noise levels above existing conditions. Potential temporary and intermittent vibration impacts upon adjacent park users could occur during certain project construction activities, however, such vibration would be temporary and intermittent, but may exceed established Federal Transit Authority thresholds for vibration levels. Vibration impacts during project construction will be addressed in the EIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

As stated above in the discussion for item XI.a., long-term project operation would contribute to increased traffic noise levels and would cause additional noise from human activity and operation of mechanical equipment at the project site. Noise from the project’s mechanical equipment would be regulated in accordance with Noise Control ordinance standards. However, the noise generated by project traffic once the project is built could substantially increase ambient noise levels in the project area. Noise increases due to increased human activity and vehicular trips associated with the project will be addressed in the EIR.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

See discussion item XI.a. above regarding temporary and intermittent construction noise impacts associated with the project. The EIR will include a noise analysis to investigate and verify predicted temporary/intermittent construction noise generated by the proposed project.

- 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?

Discussion:

The project site is not located within two miles of a public airport, public use airport, or private airstrip. Therefore, the project would not expose people to excessive noise from airports. No impact would occur, and no further analysis of this issue is required in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

Refer to discussion for item XI.e. above. No impact would occur, and no further analysis of this issue is required in the EIR.

XII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed project consists of the construction of a new senior center, and would not result in a direct increase in population growth. No residential development is planned as part of the proposed project. Therefore, the proposed project would not induce substantial population growth or affect the City's population or housing projections. No impact would occur, and no further analysis of this issue is required in the EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed project site is currently vacant, and does not have existing residential uses, which would result in the displacement of existing housing. No impact would occur, and no further analysis of this issue is required in the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed project site is currently vacant and would not result in the displacement of any existing housing or people. No impact would occur, and no further analysis of this issue is required in the EIR.

	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Potentially Significant</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XIII. 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?

Discussion:

The proposed project is located within the City Fire Department's 5-minute response time area. The proposed development could result in an increased demand on fire protection services. An analysis of project demand on fire protection services will be provided in the EIR, including an evaluation of the City Fire Department's ability to operate within acceptable response time standards in serving the future developed project site.

b) Police Protection?

Discussion:

Proposed development would include a 45,000-square-foot senior center. The addition of this use to the presently vacant site could increase demands on police protection services in the area. An analysis of project demand on police protection services will be provided in the EIR, including an evaluation of the City Police Department's ability to serve the future developed project site in accordance with acceptable service standards.

c) Schools?

Discussion:

The proposed project does not include any residential development. As such, area population would not increase as a result of the proposed project, which would result in a subsequent increase in the demands for schools. No impact would occur, and this issue will not be studied further in the EIR.

d) Parks?

Discussion:

The proposed project includes the development of a senior recreational center which would increase the level of recreational facilities available within the City. It would not result in the need for additional recreational facilities to be constructed to accommodate the proposed project. It should be noted that the proposed project's intensification of a park/open space land use designation will be analyzed as it pertains to land use/planning in the EIR. No impact would occur, and this issue will not be studied further in the EIR.

e) Other public facilities or governmental services?

Discussion:

The proposed project does not include the development of residential units, which would increase demand for use of public facilities including libraries and civic buildings/auditoriums. No impact would occur, and this issue will not be further analyzed in the EIR.

	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Potentially Significant</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XIV. 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?

Discussion:

The proposed project includes the construction of a 45,000 square-foot senior center on a predominantly vacant site to replace the existing 14,505 square-foot senior center located at 1706 Orange Avenue. As such, the overall level of recreational opportunities within the City would increase as a result of the proposed project. The proposed project does not include any residential or other non-residential use which might directly or indirectly increase area population and, subsequently, use of local/regional recreational facilities. There is one existing temporary disc golf hole located at the southern boundary of the project site. This hole would be relocated back to the official permanent disc golf course area located immediately south of the project site. As the proposed project would not increase the use of existing recreational facilities such that a substantial physical deterioration would occur, and because the project would involve the relocation of one of the 18 existing disc golf holes back to the official course, impacts are considered less than significant. This issue will not be further analyzed in the EIR.

- 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?

Discussion:

The proposed project includes construction of a 45,000-square-foot senior center. See discussion item XIV.a. above. The proposed senior center would result in potential environmental impacts from the overall project as identified in this Initial Study. The EIR will investigate impacts associated with construction of the proposed park in more detail.

- c) Affect existing recreational opportunities?

Discussion:

See discussion item XIV.a. above regarding the project's relocation of one of the 18 existing disc golf holes back to the official course. In addition, the existing trail located west of the five-acre project site will remain in place through construction and operation of the proposed new senior center facility. Therefore, because implementation of the proposed project will not affect the existing recreational opportunities that surround the project site, impacts are considered less than significant. This issue will not be further analyzed in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XV. 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 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?

Discussion:

During construction of the proposed project, impacts on traffic from construction vehicles queuing at, and entering and exiting the site could occur. In addition, the long-term operation of the project would generate additional vehicular trips that could potentially result in a substantial traffic increase in the area. This increase in project-related traffic would further add to the existing traffic load affecting the existing street system. The potential impacts due to increased trip generation, changes to the volume to capacity ratio on roads, and congestion at intersections will be analyzed in the EIR.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Discussion:

Refer to the discussion for item XV.a. above. Increased trip generation from long-term operation of the project could potentially exceed level of service (LOS) standards on designated Orange County Congestion Management Program (CMP) intersections in the project vicinity. The potential impacts to CMP intersections will be analyzed in the EIR.

- 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?

Discussion:

The project site is not located within two miles of a public or private airstrip and does not propose any structures of substantial height to interfere with existing airspace or flight patterns. No impact would occur, and no further analysis of this issue is required in the EIR.

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

Discussion:

The project design is not anticipated to include any design features that would result in substantial vehicular or pedestrian hazards. Pedestrian corridors would be provided and/or maintained throughout and along the perimeter of the project site. The project would not include any uses that would be incompatible with or hazardous to existing uses. The proposed new access driveway planned at Goldenwest Street and Talbert Avenue for access/egress to the project site would be designed in accordance with recommendations from the City's traffic engineering division. The site access and design, including ingress and egress restrictions along Goldenwest Street will be further analyzed in the EIR to investigate potential traffic hazards and design options to minimize impacts.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- e) Result in inadequate emergency access?

Discussion:

Emergency access to the site would be from the proposed main entry accessed from Goldenwest Street and Talbert Avenue. The onsite roadway infrastructure would be designed to assist emergency access. Emergency access to and within the project site would be designed to meet City of Huntington Beach Police Department and City of Huntington Beach Fire Department requirements, as well as the City's general emergency access requirements. No impact would occur, and no further analysis of this issue is required in the EIR.

- f) Result in inadequate parking capacity?

Discussion:

The proposed project would include parking in conformance with City requirements. Specifically, the development would provide approximately 200 off-street parking spaces within a new surface parking lot, which should provide adequate parking. In addition, there would be parking spaces provided for 8 to 13 small buses and vans on-site that would serve as part of a senior transportation program. Impacts are considered less than significant, however the EIR will include a more detailed review of parking plans to ensure City parking requirements are met.

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

Discussion:

The proposed project would be compatible with regional policies to promote alternative modes of transportation by encouraging a pedestrian-friendly environment both in and around the senior center. As part of the proposed project, between 8 and 13 small buses and vans would be provided for transportation of seniors to and from the proposed project site. In addition, the project would provide ADA ramp access from the site to the OCTA bus stop located near the Goldenwest Street/Talbert Avenue intersection. The proposed project would also connect with the numerous pedestrian pathways within the City's Central Park. The EIR will include an analysis of transit and bicycle services and facilities, as well as future related plans affecting the project area. The project design is not anticipated to conflict with policies supporting alternative transportation and impacts are anticipated to be less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

Discussion:

The proposed project would change the project site from a primarily undeveloped site to a senior center. Based upon preliminary information, the project is anticipated to generate approximately 13,500 gallons of sewage (wastewater) per day, assuming 300 gallons per day per 1,000 square feet. Thus, new wastewater discharges from the project would put additional demand upon regional treatment facilities. The ability of the project to meet applicable wastewater discharge and treatment requirements will be addressed in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

The project will connect to existing water and wastewater conveyance facilities offsite and require the construction of new water and wastewater conveyance facilities on site. Construction of new water or wastewater treatment facilities and/or expansion of existing water or wastewater treatment facilities is not anticipated to be necessary to serve the project's needs. It is anticipated that impacts regarding construction of water and wastewater facilities would be less than significant. The EIR will include a more detailed analysis of this issue to confirm that existing facilities are adequate to serve the project.

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| 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The increase in impervious surfaces from development of the proposed project would result in additional runoff that would be captured and carried to the existing offsite storm drain system. New onsite storm drain facilities to capture and carry onsite runoff would be constructed as part of the proposed project. The project's demand upon the existing offsite storm drain system will be investigated in the EIR, including the potential need for expansion or modifications to existing offsite storm drain facilities.

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| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

As the proposed project would result in an intensification of development on the presently undeveloped site, the new senior center would result in an increase in water demand. Therefore, analysis will be provided in the EIR regarding whether an adequate water supply is available over the long-term to serve the project.

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| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The project will connect to existing wastewater facilities which will convey wastewater generated by the project to regional treatment facilities. The applicant must receive a "will serve" letter from the Orange County Sanitation District in order to construct the project, meaning that the Sanitation District must confirm that adequate treatment capacity is available over the long-term to serve the project and commit to provide treatment service. With this condition satisfied prior to project construction (serving as a mitigation measure), impacts would be less than significant. This issue will be described in more detail in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. 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 transported 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 present solid waste generation rates. The proposed project would result in the construction of a senior center on primarily vacant land and increase solid waste generation. Due to the relatively small size of the proposed project and available capacity of regional landfills, impacts are anticipated to be less than significant. The project's potential impacts on landfill capacity will be analyzed further in the EIR.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

As a condition of approval, the project would be required to comply with all federal, state and local statutes and regulations related to solid waste handling, transport and disposal during construction and long-term operation. No impact would occur, and no further analysis of this issue is required in the EIR.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Discussion:

As discussed above in section IV. Biological Resources, the proposed project site is currently vacant land with little to no native habitat on site, and there are no bodies of water supporting fish populations on the project site. However, the site may provide value as a wildlife corridor and development of the site could potentially restrict the range of a rare or endangered plant or animal. A Biological Resources Technical Report will be prepared, which will evaluate the potential for special status species to occur on the project site. In addition, existing biological mitigation measures from the Master Plan EIR would apply to the proposed project. Directed surveys for least Bell's vireo and southwestern willow flycatcher, as well as for six sensitive plant species that have the potential to be present in non-native grassland will be conducted in preparation of the Technical Report (consistent with Measures Biological Resources-1 and Biological Resources-3 in the Master Plan EIR). The Technical Report will also assess the use of the site as foraging habitat for raptors (consistent with Measure Biological Resources-4 in the Master Plan EIR).

As discussed above in section V. Cultural Resources, the project site is vacant and does not contain any historically aged structures. However, due to the undeveloped nature of the project site, it is possible that archeological or paleontological resources exist on site. A Cultural Resources Technical Report will be prepared for the project, which will identify the location and extent of any of the five existing archeological sites in Central Park that may fall within the project site (consistent with Measure Archeology-1 of the Master Plan EIR).

	<i>Potentially Significant</i>			
	<i>Unless Mitigation Incorporated</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Due to the mitigation measures already in place from the Master Plan EIR and the required Technical Reports that will be prepared, it is anticipated that overall impacts to the quality of the environment would be minimized. These issues will be further analyzed in the EIR.

- 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.)
-

Discussion:

Potential project impacts relating to air quality, biology, hydrology and water quality, noise, and transportation/traffic, public services, and utilities/service systems could contribute to cumulative impacts that would result from related development in the vicinity of the proposed project. The EIR will discuss the potential for cumulative impacts to all resource areas analyzed in the EIR.

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

Potential impacts to human beings could occur through the potential environmental impacts upon air quality, noise, and transportation/traffic identified in this Initial Study. These impacts and the potential for substantial adverse effects upon human beings will be analyzed in the EIR.

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 (CEQA Guidelines Section 15063 [c][3][D]). The following earlier documents have been prepared and utilized in this analysis and are available for review at the City of Huntington Beach Planning Department:

Document Title

- City of Huntington Beach. 2006. *Huntington Beach Senior Center Complex Feasibility Study*. Prepared by LPA, Inc. and TSMG, Inc. March 9.
- . 1999. *Draft Master Environmental Impact Report for Master Plan of Recreation Uses for Central Park*. Prepared by Sapphos Environmental. February 26.
- . 1996. *General Plan*. Prepared by Envicom Corporation. May 13.
- . 1995. *General Plan Update Draft Environmental Impact Report. State Clearinghouse No. 94091018*. Prepared by Envicom Corporation.
- . 1994. *Zoning and Subdivision Ordinance*. www.ci.huntington-beach.ca.us/ElectedOfficials/CityClerk/ZoningCode/
- . 1990. *Municipal Code*. www.ci.huntington-beach.ca.us/ElectedOfficials/CityClerk/MunicipalCode/