

AGENDA
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 27, 2007

HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET
HUNTINGTON BEACH, CALIFORNIA 92648



CHAIR JOHN SCANDURA

VICE-CHAIR TOM LIVENGOOD
COMMISSIONER BLAIR FARLEY
COMMISSIONER FRED SPEAKER

COMMISSIONER JOE SHAW
COMMISSIONER DEVIN DWYER
COMMISSIONER ELIZABETH SHIER-BURNETT

DIRECTOR OF PLANNING, SCOTT HESS, AICP
LEGAL COUNSEL, LEONIE MULVIHILL
PRINCIPAL PLANNER, HERB FAULAND

THE 7:00 PM PORTION OF THE MEETING IS TELEVISED LIVE ON CABLE TV CHANNEL 3. VIDEO TAPES OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECKOUT AT THE CENTRAL LIBRARY. COPIES OF STAFF REPORTS AND/OR WRITTEN MATERIALS ON EACH AGENDA ITEM ARE ON FILE IN THE PLANNING DEPARTMENT, THE CENTRAL LIBRARY AND ON THE CITY'S WEBSITE (WWW.SURFCITY-HB.ORG) FOR PUBLIC INSPECTION. ANY PERSON HAVING QUESTIONS ON ANY AGENDA ITEM MAY CALL THE PLANNING DEPARTMENT TO MAKE AN INQUIRY CONCERNING THE NATURE OF THE AGENDA ITEM AT (714) 536-5271.

Planning Commission Agenda Information Sheet

The following is a brief explanation of the Planning Commission Agenda Structure:

AGENDA APPROVAL The Planning Commission will announce if any closed public hearing items will be re-opened and may wish to change the order of the items on the agenda.

ORAL COMMUNICATION (FILL OUT REQUEST TO SPEAK FORM) Anyone wishing to address the Planning Commission, only on items not on tonight's agenda, must fill out and mark the appropriate box and submit a form to speak prior to Oral Communication. Please be advised that testimony provided on Public Hearing items during Oral Communications are not part of the permanent entitlement record. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Time may not be donated to another. All proceedings are recorded. No action can be taken by the Planning Commission on these communications on this date, unless agendized.

PUBLIC HEARING ITEMS (FILL OUT REQUEST TO SPEAK FORM) Public hearings allow citizens the opportunity to speak in favor or against specific items. More detailed information on public hearings may be found on the page attached to the back of this agenda. Complete the form by marking the appropriate box and indicating the hearing item you wish to provide testimony on. Please note if the public hearing items have been closed or are still open for testimony. The agenda and staff report will indicate if the public hearing is open or closed. The Planning Commission at their discretion may re-open a closed public hearing and the Commission will make the announcement during Agenda Approval. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Individuals may choose to donate their 4 minutes of time to another speaker, and the maximum time donation limit is 8 minutes (2 individuals), for a total of 12 minutes per speaker. Individuals who donate time must be present when the item is being discussed. All proceedings are recorded. If you have documents to distribute, there should be enough copies for all Planning Commissioners, staff, and the public. The documents become part of the public record and will not be returned.

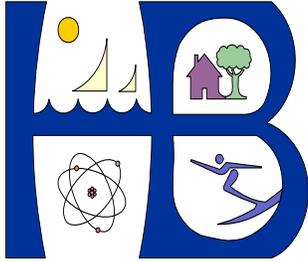
CONSENT CALENDAR Consent Calendar items are considered routine items that normally do not require separate consideration. The Planning Commission may make one motion for approval of all items listed under the CONSENT CALENDAR.

NON-PUBLIC HEARING ITEMS These items are considered by the Planning Commission separately and require separate motions. These transactions are considered administrative and public testimony is not heard.

PLANNING COMMISSION ITEMS / INQUIRIES Items of business or concern are presented by Planning Commissioners and discussed with staff. Informational updates and reports are made by Commissioners who serve as liaisons to various committees.

PLANNING ITEMS Updates and reports from the Planning Director for the information of the Planning Commission and the public.

Adjournment



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 27, 2007

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. **ENVIRONMENTAL IMPACT REPORT NO. 07-002/CONDITIONAL USE PERMIT NO. 07-039/ (HUNTINGTON BEACH SENIOR CENTER)** - Jennifer Villasenor, Associate Planner

B. STUDY SESSION ITEMS - NONE

C. CONSENT CALENDAR

C-1. **PLANNING COMMISSION MINUTES DATED OCTOBER 23, 2007**

RECOMMENDED ACTION: Motion to: "Approve the October 23, 2007, Planning Commission Minutes as submitted."

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

E. PLANNING COMMISSION COMMITTEE REPORTS

F. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

G. PLANNING COMMISSION COMMENTS

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of December 11, 2007.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, Director of Planning
BY: Jennifer Villasenor, Associate Planner *JV*
DATE: November 27, 2007
SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 07-002 (HUNTINGTON BEACH SENIOR CENTER PROJECT)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Environmental Impact Report (EIR) No. 07-002 represents a request to analyze the potential environmental impacts associated with the following proposed project:

- Conditional Use Permit No. 07-039: A request to construct and operate a 45,000 square foot one-story senior recreation facility on a site with a grade difference greater than 3 feet. The 5-acre project site is located within the 356-acre Huntington Central Park and generally located southwest 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.

CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN, AND ZONING DESIGNATION

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Site:	OS-P (Open Space – Parks)	OS-PR (Open Space – Parks & Recreation)	Undeveloped, vacant
North of Subject Site (across earthen berm)	OS-P	OS-PR	Undeveloped area; Shipley Nature center
East of Subject Site: (across Goldenwest St.)	OS-P	OS-PR	Sports Complex; Central Library
South of Subject Site:	OS-P	OS-PR	Disc golf course; equestrian center
West of Subject Site:	OS-P	OS-PR	Passive parkland

The project site was developed with a farm house as early as the 1930s. Sometime in the 1960s, the house was demolished and the land was excavated so that dirt from the site could be used for construction of the 405 freeway. In 1974, the City acquired the land for Central Park and it has remained in its current undeveloped state. Although there are no developed structures or programmed uses of the site, area schools occasionally use the site as part of a larger cross country route through Central Park. In addition, one temporary disc golf hole is located on the project site. Community Services staff has indicated that they have already made provisions with the disc golf operator to relocate the hole.

Measure T

The construction of the proposed senior center requires compliance with the conditions of City Charter Section 612. Charter Section 612 requires all new developments within a City-owned park over 3,000 square feet or costing more than \$100,000 be approved by an affirmative vote of the majority of city council members and the majority of electors voting at a general or special election. On July 3, 2006 the City Council approved placing the senior center project on the November 7, 2006 general election ballot (listed as Measure T). The ballot measure was to approve construction of up to a 47,000 square foot senior center on five acres in Huntington Central Park, following approval of all entitlements and environmental review. The measure was approved on November 7, 2006 by the voters.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

Draft EIR: April 5, 2007

Conditional Use Permit: November 5, 2007

MANDATORY PROCESSING DATE(S):

Within 1 year of complete application (April 5, 2008)

Within 180 days from EIR Certification (October 2, 2008)

Funding for the proposed project will be provided by park in-lieu fees from the Pacific City development project through an Owner-Participation Agreement (OPA) between the City of Huntington Beach and the Pacific City developer. The OPA specifies a timeline for the construction of the senior center including the timing for approval of the project. Per the OPA, approval of entitlements and project plans must occur by April 1, 2008.

CEQA ANALYSIS/REVIEW

In accordance with the California Environmental Quality Act (CEQA), EIR No. 07-002 was prepared by the environmental consulting firm of PBS&J to analyze the potential environmental impacts associated with implementation of the proposed project as well as identify appropriate mitigation measures. The Draft EIR was distributed to the Planning Commission for review at the start of the 45-day public comment period on September 17, 2007. The Final Draft EIR, including the Response to Comments and all text changes as a result of the public comment period, will be distributed to the Planning Commission and posted on the City's website on November 27, 2007.

The document must be adopted and certified by the Planning Commission prior to any action on Conditional Use Permit No. 07-039. The environmental impact report discusses potential adverse impacts in the areas described below. The direct, indirect and cumulative impacts of the proposal are addressed, as are the impacts of project alternatives.

The requisite CEQA procedure that was followed is outlined below:

March, 2007

Staff conducted an initial study and determined that an EIR would be required.

April 2, 2007

A Notice of Preparation was filed with the State Clearinghouse to notify public of intent to prepare an EIR.

April 5, 2007 to May 4, 2007

Initial Study/Notice of Preparation available for 30 day public review and comment period.

April 19, 2007

A Public Scoping Meeting was held to solicit comments and issue areas to be studied in the EIR.

September 13, 2007

Notice of Completion filed with the State Clearinghouse.

September 17, 2007 to October 31, 2007

Draft EIR available for public review and comment for forty-five days.

October 11, 2007

A Public Comment Meeting was held to solicit comments on the adequacy of the Draft EIR.

December 11, 2007

Public hearing is scheduled before Planning Commission to Certify EIR No. 07-002.

The Initial Study determined that the project would result in no impacts in the following issue areas and no further analysis was required in the EIR:

- Agricultural Resources
- Mineral Resources
- Population and Housing

The EIR determined that the project would result in no impacts or less than significant impacts in the following issue areas:

- Land Use and Planning
- Public Services
- Utilities and Service Systems

The EIR determined that implementation of the proposed project would result in significant or potentially significant impacts that could be mitigated to a less-than-significant level in the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

Through the use of appropriate mitigation measures identified in the EIR, all of the potentially adverse impacts associated with the project can be mitigated to a less than significant level. The EIR also presents alternatives to the proposed project that could avoid or reduce the severity of impacts described in the issue areas above.

Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. It should be noted, however, that removal of any of the recommended mitigation measures will require findings and justification.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The analysis and conclusions included in Draft EIR No. 07-002 reflect and are based in part on consultation with the Departments of Building and Safety, Community Services, Fire, Police and Public Works. There are no other responsible public agencies.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

Since Measure T was passed by voters last November, several public meetings associated with the proposed senior center have been held. A public meeting was held on April 19, 2007 to take comments related to the scope of the environmental issues to be analyzed in the draft EIR. Another public meeting was held on October 11, 2007 to collect comments on the adequacy of the draft EIR. Approximately 20 people were in attendance at both meetings. Additionally, both meetings, as well as the two Planning Commission Study Session meetings, were advertised in the Huntington Beach Independent, and notices were sent to interested parties and property owners and tenants within a 1000' radius of the project site.

On November 13, 2007, the Planning Commission conducted a study session on Conditional Use Permit No. 07-039, the entitlement for the construction and operation of the proposed senior center project. Among others, questions and comments related to green building, ADA compliance, project costs and landscaping were brought up by the Planning Commission. In addition, three members of the public provided comments at the meeting.

PLANNING ISSUES

Staff has analyzed the EIR with regards to the level of adequacy of the environmental issues analyzed in the EIR. Staff has also analyzed the project with respect to compliance with mitigation measures identified in EIR No. 07-002. All of the mitigation measures are feasible and attainable prior to, during, and after construction.

ATTACHMENTS: Draft Mitigation Monitoring Program

HUNTINGTON BEACH SENIOR CENTER

Final Environmental Impact Report
SCH No. 2007041027

Mitigation Monitoring Program

Prepared for
City of Huntington Beach
Planning Department
2000 Main Street, Third Floor
Huntington Beach, California 92648

Prepared by
PBS&J
12301 Wilshire Boulevard, Suite 430
Los Angeles, California 90025

November 2007

ATTACHMENT NO. 1.1

Mitigation Monitoring Program

A. INTRODUCTION

The Final Environmental Impact Report for the Huntington Beach Senior Center project (State Clearinghouse #2007041027) identified mitigation measures to reduce the adverse effects of the project in the areas of: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, recreation, transportation/traffic, and utilities & service systems.

The California Environmental Quality Act (CEQA) requires that agencies adopting environmental impact reports ascertain that feasible mitigation measures are implemented, subsequent to project approval. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during applicable project timing, e.g. design, construction, or operation (Public Resource Code §21081.6).

The Mitigation Monitoring Program (MMP) shall be used by the City of Huntington Beach staff responsible for ensuring compliance with mitigation measures associated with the Huntington Beach Senior Center project. Monitoring shall consist of review of appropriate documentation, such as plans or reports prepared by the party responsible for implementation or by field observation of the mitigation measure during implementation.

The following table identifies the mitigation measures by resource area. The table also provides the specific mitigation monitoring requirements, including implementation documentation, monitoring activity, timing and responsible monitoring party. Verification of compliance with each measure is to be indicated by signature of the mitigation monitor, together with date of verification.

The Project Applicant and the Applicant's Contractor shall be responsible for implementation of all mitigation measures, unless otherwise noted in the table.

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Aesthetics						
MM 4.1-3(a) All exterior nighttime lighting shall be angled down and away from the adjacent open space areas. Prismatic glass coverings and cutoff shields shall be used to further prevent spillover off site.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
MM 4.1-3(b) The minimum number of foot-candles deemed necessary by the City to promote effective security while controlling glare and minimizing light spillover onto adjacent areas shall be utilized in all lighting fixtures.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
MM 4.1-3(c) Motion-sensitive security lighting shall be used on site.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
MM 4.1-3(d) To the extent feasible, the Developer shall use non-reflective façade treatments, such as matte paint or glass coatings.	Project building plans	Review and approve building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
MM 4.1-3(e) Trees and barrier-type vegetation should be placed throughout the site, including along the entire perimeter, to help shield vehicle headlights from adjacent uses.	Project landscaping and building plans	Review and approve landscaping and building plans for inclusion of features	Plan check prior to issuance of building permit	Planning		
Air Quality						
MM-4.2-2(a) (This MM incorporates Measure Air-9 from the Central Park Master Plan EIR) The project developer(s) shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction.	Contract language and notes on grading and building plans	Review and approve contract specifications, grading and building plans for inclusion	Plan check prior to issuance of a grading permit	Planning		

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM-4-2-2(b) (This MM incorporates Measure Air-12 from the Central Park Master Plan EIR) The project developer(s) shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	<p>Contract language and notes on grading and building plans</p>	<p>Review and approve contract specifications, grading and building plans for inclusion</p>	<p>Plan check prior to issuance of a grading permit</p>	<p>Planning</p>	<p>_____</p>	<p>_____</p>
<p>MM-4-2-2(c) (This MM incorporates Measures Air-10 and Air-11 from the Central Park Master Plan EIR) The project developer(s) shall encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, electric, and unleaded gasoline) and low-emission diesel construction equipment to the extent that the equipment is readily available and cost effective. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	<p>Contract language and notes on grading and building plans</p>	<p>Review and approve contract specifications, grading and building plans for inclusion</p>	<p>Plan check prior to issuance of a grading permit</p>	<p>Planning</p>	<p>_____</p>	<p>_____</p>
<p>MM-4-2-2(d) The project developer(s) shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	<p>Contract language and notes on grading and building plans</p>	<p>Review and approve contract specifications, grading and building plans for inclusion</p>	<p>Plan check prior to issuance of a grading permit</p>	<p>Planning</p>	<p>_____</p>	<p>_____</p>
<p>MM-4-2-2(e) The project developer(s) shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a building permit.</p>	<p>Project building plans</p>	<p>Review and building plans for inclusion</p>	<p>Plan check prior to issuance of a building permit</p>	<p>Planning</p>	<p>_____</p>	<p>_____</p>

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<p>Biological Resources</p> <p>MM 4.3-1(a) Nesting habitat for protected or sensitive avian species:</p> <ol style="list-style-type: none"> 1) Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2) Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. This survey can be carried out concurrently with surveys for other species provided it does not conflict with any established survey protocols. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a sensitive species is identified onsite (per established thresholds) a 250-foot no-work buffer shall be maintained between the nest and construction activity until CDFG and/or USFWS approves of any other mitigation measures. 3) Completion of the nesting cycle shall be determined by qualified ornithologist or biologist. 	<p>Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season. If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.</p>	<p>Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits</p> <p>Perform periodic field check to ensure compliance</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.3-1(b) Burrowing Owl:</p> <p>1) Prior to construction activity, focused pre-construction surveys shall be conducted for burrowing owls where suitable habitat is present within the construction areas. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys shall be conducted in accordance with CDFG burrowing owl survey protocol.</p> <p>2) If unoccupied burrows are found during the non-breeding season, the City may collapse the unoccupied burrows, or otherwise obstruct their entrances to prevent owls from entering and nesting in the burrows. This measure would prevent inadvertent impacts during construction activities.</p> <p>3) If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the City and CDFG for review and approval, and no further mitigation is necessary.</p> <p>If occupied burrows are found, impacts on the burrows shall be avoided by providing a buffer of 165 feet during the non-breeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). The size of the buffer area may be adjusted if a qualified biologist and CDFG determine it would not be likely to have adverse effects on the owls. No project activity shall commence within the buffer area until a qualified biologist confirms that the burrow is no longer occupied. If the burrow is occupied by a nesting pair, a minimum of 7.5 acres of foraging habitat contiguous to the burrow shall be maintained until the breeding season is over.</p> <p>4) If impacts on occupied burrows are unavoidable, onsite passive relocation techniques approved by CDFG shall be used to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that</p>	<p>Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season. If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.</p>	<p>Review schedule and field survey report, and as necessary, review and approve plans indicating construction limits</p> <p>Perform periodic field check to ensure compliance</p>	<p>Plan check prior to issuance of a grading permit</p> <p>During construction</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>

Mitigation Monitoring Program

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Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated pairs shall follow guidelines provided in the California Burrowing Owl Consortium's April 1995 Burrowing Owl Survey Protocol and Mitigation Guidelines, which ranges from 7.5 to 19.5 acres per pair.</p>						
<p>MM 4.3-2 (This MM is Measure Biological Resources-4 from the Central Park Master Plan EIR)</p> <p>The City shall mitigate for impacts to raptor foraging habitat through dedication as open space, conservation and/or enhancing areas of raptor foraging habitat at a ratio of 1:1 for acres of impact on raptor foraging habitat to provide suitable habitat values and functions for raptors. Mitigation for impacts on raptor foraging habitat will be accomplished within suitable areas that are City-owned and preferably nearby, such as the areas in association with the Sully Miller Lake Group Facility, Low Intensity Recreation Area, Semi-Active Recreation Area, and/or Midden Area/Urban Forest/Trailhead. Enhancement would include, but not be limited to, the planting of native trees within and adjacent to conserved areas of raptor foraging habitat. Prior to ground disturbance, the City shall identify the particular site or area to be enhanced and shall formulate a plan to accomplish the raptor foraging habitat enhancement activities. This plan shall be reviewed for approval by a qualified biologist.</p>	<p>The City shall determine the location of 5 acres of suitable raptor foraging habitat to be conserved and/or enhanced.</p> <p>The City shall formulate a plan to accomplish the raptor foraging habitat enhancement activities, including the planting of native trees within and adjacent to the dedicated area.</p> <p>Proof of retention of biologist.</p>	<p>Prepare plans indicating enhancement area, and verify retention of a qualified biologist</p> <p>Review and approval of raptor foraging habitat enhancement plan by qualified biologist</p> <p>Implementation and completion of enhancement activities</p>	<p>Plan check prior to issuance of a grading permit</p> <p>Review plan throughout construction activities</p> <p>Prior to Certificate of Occupancy</p>	<p>Planning</p> <p>Planning</p> <p>Qualified Biologist</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>Cultural Resources</p> <p>MM 4.4-1(a) (This MM incorporates Measures Archaeology-3, Archaeology-4, Historical-1, and Paleontology-1 from the Central Park Master Plan EIR)</p> <p>The City shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities, including the potential disturbance of soils on adjacent slopes. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.</p>	<p>Proof of retention of archaeological and paleontological monitor</p>	<p>Verify retention of qualified monitors</p> <p>Periodic field check to ensure monitors are present</p>	<p>Plan check prior to issuance of grading permit</p> <p>Throughout ground-disturbing activities</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

Mitigation Monitoring Program

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Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.4-1(b) (This MM incorporates Measures Archaeology-6,7 and 8, Historical-2 and 3, Paleontology-2,3 and 4, from the Central Park Master Plan EIR)</p> <p>If archaeological or paleontological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the City shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and keep the report on file at the City of Huntington Beach.</p>	<p>Notes on grading plans</p> <p>Research design and recovery plan, if required</p>	<p>Review and approve grading plans for inclusion</p> <p>Review and approve research design and recovery plan</p>	<p>Plan check prior to issuance of grading permit</p> <p>Throughout ground-disturbing activities</p>	<p>Planning</p> <p>Peer review by three County-certified professionals</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>MM 4.4-1(c) (This MM incorporates Measure Archaeology-5 from the Central Park Master Plan EIR)</p> <p>The City shall arrange for a qualified Native American monitor or a rotation of monitors from the interested bands to be present during all project-related ground-disturbing construction activities, including the recompaction of soils on the adjacent hillside. Should project personnel discover any previously unknown cultural resources in the absence of an archaeological monitor, a qualified archaeologist should be notified immediately to evaluate the significance of the find and make recommendations for treatment.</p>	<p>Proof of retention of Native American monitor</p>	<p>Verify retention of qualified monitor</p> <p>Periodic field check to ensure monitor is present</p>	<p>Plan check prior to issuance of grading permit</p> <p>Throughout ground-disturbing activities</p>	<p>Planning</p> <p>Planning</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.4-3 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Developer shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.</p>	Notes on grading plans	Review and approve grading plans for inclusion	Plan check prior to issuance of grading permit Throughout ground-disturbing activities	Orange County Coroner & Planning	_____	_____
Geology and Soils						
<p>MM 4.5-1 Detailed design measures contained within the Geotechnical Evaluation prepared for the project shall be implemented, including those related to: earthwork, seismic design consideration, foundations, building floor slabs, retaining wall, exterior flatwork, shoring, corrosion; concrete, site drainage, storm drain infiltration system, and preliminary pavement design.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and building plans for inclusion of soils and geotechnical recommendations	Plan check prior to issuance of a rough/mass grading permit	Public Works Building and Safety	_____	_____
<p>MM 4.5-2 In order to mitigate the erosion potential of the slopes adjacent to the site, the near surface soils shall be compacted along the northern slope face (earthen berm) where the site improvements encroach upon the existing slopes. The slope shall then be covered with an appropriate erosion protection device and drought tolerant plants. Surface water runoff must be diverted away from the top of the slope to reduce the likelihood of surficial sliding and erosion.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and landscaping plans for inclusion of soils and geotechnical recommendations and plant material	Plan check prior to issuance of a rough/mass grading permit and prior to approval of landscape plan	Public Works	_____	_____
<p>MM 4.5-4(a) Oversize materials, more than approximately four inches in size, such as concrete rubble shall be disposed of off site. Trash and other debris shall be selectively removed and disposed off site.</p>	Notes on grading and building plans	Review and approve notes on grading building plans	Prior to issuance of grading and building permit	Public Works Planning	_____	_____

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.5-4(b) (This MM incorporates Measure Geology-2 from the Central Park Master Plan EIR) Remedial grading to remove compressible soils and replace them with appropriately compacted fill shall occur in order to address potential settlements. Fill soils to be used for backfill around utilities shall be compacted to 90 percent relative compaction.</p>	Soils report documenting fill properties	Review and approve soil sampling report Notes on grading plans	Prior to fill import Prior to issuance of a grading permit	Fire Public Works	_____ _____ _____	_____ _____ _____
<p>MM 4.5-4(c) (This MM incorporates Measure Geology-6 from the Central Park Master Plan EIR) Corrosivity testing of the on-site soils should be performed during the design phase. Corrosivity testing may also need to be considered for soils that are imported for use as fill during construction.</p>	Soils report with corrosion engineer recommendations	Review and approve notes on building plans	Prior to issuance of building permit	Building and Safety	_____ _____	_____ _____
<p>MM 4.5-5 (This MM incorporates Measure Geology-5 from the Central Park Master Plan EIR) The soil expansion potential shall be evaluated in detail prior to issuance of grading permits. If expansive soils are present near design grades, potential for heaving or cracking of rigid structures shall be addressed through soil removal, chemical treatment, or other equivalent measures.</p>	Notes on rough/mass grading plan and building plans	Review and approve grading and building plans for inclusion of soils and geotechnical recommendations	Plan check prior to issuance of a rough/mass grading permit and building permit	Building and Safety	_____ _____	_____ _____

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>Hazardous Materials</p> <p>MM 4.6-1(a) (This MM incorporates Measure Hazards-15 from the Central Park Master Plan EIR)</p> <p>In the event that previously unknown soil contamination that could present a threat to human health or the environment is encountered during construction, construction activities in the immediate vicinity of the contamination shall cease immediately. A risk management plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). A site health and safety plan that meets OSHA requirements shall be prepared and in place prior to the commencement of work in any contaminated area. The developer shall ensure proper implementation of the health and safety plan. If required, contamination shall be remediated in accordance with mitigation measure MM 4.6-1(b).</p>	<p>Risk Management Plan & Site Health and Safety Plan</p>	<p>Review and approve any grading plans for inclusion</p>	<p>Plan check prior to issuance of any grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>

ATTACHMENT NO. 1.12

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.6-1(b) Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the HBFD prior to issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.</p>	<p>Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities</p>	<p>Review and approve closure reports other to the HBFD that document the successful completion of required remediation activities</p>	<p>Plan check prior to issuance of any grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>
<p>MM 4.6-1(c) (This MM is Measure Hazards-9 from the Central Park Master Plan EIR) Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City and DOGGR. In addition, should any known and unexpected landfills be excavated and discovered during the construction phase of the proposed project, construction work will be immediately halted and LEA will be notified. Further construction operations will resume at the discretion of LEA and upon work approval by LEA.</p>	<p>Documentation of consultation with DOGGR</p>	<p>Review and approve documentation</p>	<p>Plan check prior to issuance of a rough grading permit</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>
<p>MM 4.6-1(d) Prior to the issuance of grading permits and during construction, the project shall comply with all provisions of the HBMC Section 17.04.085 and HBFD City Specification 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared. If necessary, measures to reduce levels of gases to within levels determined acceptable by the HBFD (such as vent systems) shall be implemented, if required by the HBFD.</p>	<p>Notes on grading and building plans Methane and Hydrogen Sulfide Testing Plan</p>	<p>Plan check prior to issuance of a rough grading permit Review and approval of testing plan</p>	<p>Prior to issuance of any grading permit and during construction</p>	<p>Fire</p>	<p>_____</p>	<p>_____</p>

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>Hydrology and Water Quality</p> <p>MM 4.7-1 (This MM incorporates Measures Water-2 and 3 from the Central Park Master Plan EIR)</p> <p>The project proponent shall prepare and implement a site-specific Water Quality Management Plan (WQMP).</p> <p>This (WQMP) shall identify specific stormwater BMPs for reducing potential pollutants in stormwater runoff. BMPs shall be designed in accordance with DAMP requirements and the recommendations of the Geotechnical Report prepared for the proposed project. The WQMP must be approved by the Public Works Department prior to the beginning of construction activities.</p> <p>The WQMP shall include the following BMPs along with selected BMPs to target pollutant removal rates:</p> <ul style="list-style-type: none"> ■ Waste and materials storage and management BMPs (design and construction of outdoor materials storage areas and trash and waste storage areas, if any, to reduce pollutant introduction) ■ Spill prevention and control BMPs ■ Slope protection and stabilization BMPs ■ Water efficient irrigation practices (Municipal Code 14.52 Water Efficient Landscape; water efficient guidelines and Conceptual Landscape Plan). ■ Permanent erosion and sediment controls (e.g., hydroseeding, mulching, surface covers) <p>The Project Proponent is encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> ■ Minimize directly connected impervious area, including: pervious concrete (if applicable) or other pervious pavement for parking areas (e.g., turf block), pervious pavement for paths and sidewalks, and direction of rooftop runoff to pervious areas. ■ Incorporation of rain gardens or cisterns to reuse runoff for 	Water Quality Management Plan	Review and approve WQMP and documentation	Plan check prior to issuance of precise grading permit	Public Works		

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
landscape irrigation <ul style="list-style-type: none"> ■ Alternative building materials ■ Site design and landscape planning ■ Wet vaults for subsequent landscape irrigation ■ Sand filters for parking lots and rooftop runoff ■ Frequent street and parking lot sweeping ■ Media filter devices for roof top drain spouts (including proprietary devices) ■ Biofiltration devices (swales, filter strips, and others) ■ Proprietary control measures (if supporting documentation is provided) ■ Drain inlet filters ■ Pet waste station ■ The upstream drainage area must be completely stabilized 						

ATTACHMENT NO. 1.15

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.7-2 (This MM incorporates Measure Utilities-8 from the Central Park Master Plan EIR)</p> <p>The project proponent shall prepare a Project Hydrology and Hydraulic Report and Drainage Plan that incorporates stormwater conveyance facilities to provide adequate site drainage and minimize erosive forces.</p> <p>This Hydrology and Hydraulic Report shall include analysis of stormwater runoff peak flow and total volume from the 2-year and 100-year storm events for both existing and developed conditions. Stormwater conveyance and detention features shall be designed and incorporated into the proposed project to reduce runoff forces to non-erosive rates for the 100-year storm events. To the maximum extent practicable, the Drainage Plan shall also reduce post-construction peak runoff rates and timing to existing conditions levels. Off-site road improvements shall be included in the Hydrology and Hydraulic Report and Drainage Plan.</p> <p>The Hydrology and Hydraulic Report shall include a Drainage Plan identifying any additional stormwater quantity BMPs, their locations, and design characteristics, along with the flow dissipation piping, bioswales, and vegetated buffer areas already identified on the Conceptual Grading and Utility Plan (Figure 3-7 in Section 3.0 [Project Description]). Supporting documentation shall be included to show that incorporation of these features will result in post-construction runoff erosive forces that do not exceed existing conditions erosive forces.</p> <p>The Public Works Department shall approve this Hydrology and Hydraulic Report and Site Drainage Plan prior to the issuance of a precise grading permit. It is recommended that the Site Drainage Plan be coordinated with the WQMP to maximize efficiency of stormwater runoff detention/retention and water quality treatment.</p>	<p>Hydrology and Hydraulic Report and Drainage Plan</p>	<p>Review and approve plan and documentation</p>	<p>Prior to issuance of a grading permit</p>	<p>Public Works</p>	<p>_____</p>	<p>_____</p>

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
<p>MM 4.7-5 The project proponent shall prepare and implement a Nutrient and Pesticide Management Program.</p> <p>A Nutrient and Pesticide Management Program (NPMP) shall be prepared and implemented to minimize the risk of pollutants associated with landscape establishment and maintenance practices in runoff waters. This NPMP shall include guidelines, application regulations, and applicator training, and shall encourage minimization of chemical use.</p>	Nutrient and Pesticide Management Program	Review and approve NPMP	Prior to issuance of a grading permit	Public Works		
Noise						
<p>MM 4.9-1(a) (This MM is Measure Noise-3 from the Central Park Master Plan EIR)</p> <p>The City of Huntington Beach shall limit grading and construction activities to daily operation hours between 7:00 a.m. and 7:00 p.m. (Monday through Friday) and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction shall not take place on Sundays or Federal holidays.</p>	Notes on building plans	Review and approve building plans for inclusion	Prior to issuance of a building permit	Planning		
<p>MM 4.9-1(b) (This MM is Measure Noise-5 from the Central Park Master Plan EIR)</p> <p>The U.S. Environmental Protection Agency has estimated that noise levels from construction equipment can be lowered as much as 13 dBA by implementing noise control features that require no major redesign or extreme cost. The City of Huntington Beach shall require that all construction equipment incorporate noise reduction control features. All vehicles and compressors should utilize exhaust mufflers, and engine enclosures as designed by the manufacturer should be in place at all times.</p>	Notes on grading plans and building plans	Review and approve grading plans and building plans for inclusion	Prior to issuance of a grading permit and a building permit	Planning		

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Recreation						
<p>MM 4.11-1 (This MM is Measure Recreation-1 from the Central Park Master Plan EIR)</p> <p>At least thirty days prior to construction, the City of Huntington Beach shall post signs in the vicinity of the project site indicating the proposed construction schedule of the senior center facility (including location and hours of operation) and shall complete the permanent relocation of the disc golf course hole located at the southern boundary of the site back to the official disc golf course.</p>	Final building plans and project grading plans	Ensure construction schedule signs are posted and disc golf course hole is relocated	At least 30 days prior to construction	Planning		
Transportation/Traffic						
<p>MM 4.12-2 The project shall provide an additional northbound through lane at the intersection of Goldenwest Street and Slater Avenue. This can be provided by restriping the existing northbound right turn lane, without any physical roadway widening. In addition, approximately 300 feet of existing on-street parking from Ford Drive to Betty Drive will need to be removed in order to allow three through lanes northbound.</p>	Street Improvement Plans & Traffic Control Plan	Review and approval of Street Improvement Plans & Traffic Control Plan	Prior to Certificate of Occupancy	City Transportation Division		
<p>MM 4.12-4 The intersection of Goldenwest Street at Talbert Avenue shall be modified to include the project driveway as the west leg, with appropriate corresponding signal modifications and intersection lane improvements. The City Transportation Manager shall determine the ultimate signal modifications that are most appropriate for the project site. Design recommendations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ■ Split phase operations for east-west movements ■ Adequate pedestrian green to accommodate a slower walk speed (e.g., 2.8 feet per second) ■ Address design site distance ■ Increased letter sizes on roadway signs ■ Increased signal clearance intervals 	Street Improvement Plans & Traffic Control Plan	Review and approval of Street Improvement Plans & Traffic Control Plan	Prior to Certificate of Occupancy	City Transportation Manager		

Mitigation Monitoring Program

Mitigation Monitoring Program

Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
Utilities & Service Systems						
<p>MM 4.13-2 (This MM is Measure Utilities-7 from the Central Park Master Plan EIR)</p> <p>If the Green Acres Project is not yet operational and able to supply water to the program level elements of the Master Plan prior to the development of final plans and specifications, additional studies will be undertaken to determine the extent to which one or a combination of the following measures will be necessary to reduce impacts to water supply systems for program level elements during the interim until water from the Green Acres Project is available:</p> <ul style="list-style-type: none"> ■ Reduce the required irrigable areas by 10 percent; ■ Enhance the utilization of existing groundwater systems (i.e., subpotable wells); or ■ Supplement the irrigation supply with water from the domestic water system. 	Green Acres Project	Review status of Green Acres Project and ability to supply the project If Green Acres Project cannot supply water to the project, prepare study/studies identifying measures to reduce impacts to water supply systems	Prior to issuance of a grading permit	Public Works		
<p>MM 4.13-6 The developer shall install low-flow water devices and waterless urinals as part of the project.</p>	Notes on building plans	Installation of low-flow water devices and waterless urinals	Prior to and during construction activities	Public Works		
<p>MM 4.13-8 (This MM is Measure Utilities-9 from the Central Park Master Plan EIR)</p> <p>Prior to construction of program level elements, additional electrical load analyses shall be undertaken to determine the need for additional electrical transformers.</p>	Electrical load analyses	Conduct electrical load analyses	Prior to construction activities	Public Works		

SOURCE: PBS&J 2007

ATTACHMENT NO. 1.19

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net

City of Huntington Beach 
 SEP 27 2007

September 25, 2007

Ms. Jennifer Villaseñor, Associate Planner

CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING
 2000 MAIN Street
 Huntington Beach, CA 92648

Re: SCH#2007041027 CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for Huntington Beach Senior Center, City of Huntington Beach, Orange County, California

Dear Ms. Villaseñor:

The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf> The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 - * CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

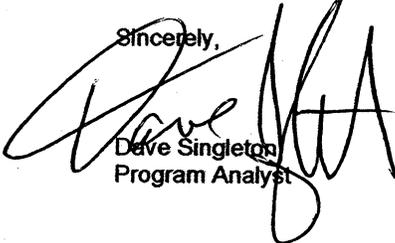
ATTACHMENT NO. 2.1

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

ATTACHMENT NO. 2.2

Native American Contacts

Orange County

September 25, 2007

Ti'At Society
Cindi Alvitre
6602 Zelzah Avenue
Reseda , CA 91335
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles , CA 90021
office @tongvatribes.net
(213) 489-5001 - Officer
(909) 262-9351 - cell
(213) 489-5002 Fax

Juaneno Band of Mission Indians Acjachemen Nation

David Belardes, Chairperson

31742 Via Belardes
San Juan Capistrano , CA 92675
(949) 493-0959
(949) 493-1601 Fax

Juaneno

Juaneno Band of Mission Indians Acjachemen Nation

Anthony Rivera, Chairman

31411-A La Matanza Street
San Juan Capistrano , CA 92675-2674
arivera@juaneno.com
949-488-3484
949-488-3294 Fax

Tongva Ancestral Territorial Tribal Nation

John Tommy Rosas, Tribal Administrator

4712 Admiralty Way, Suite 172
Marina Del Rey , CA 90292
310-570-6567

Gabrielino Tongva

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Tribal Chair/Cultural Resources

5450 Slauson, Ave, Suite 151 PMB
Culver City , CA 90230
gtongva@verizon.net
562-761-6417 - voice
562-920-9449 - fax

Gabrielino/Tongva Tribal Council

Anthony Morales, Chairperson

PO Box 693
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

Gabrielino Tongva

Juaneno Band of Mission Indians Acjachemen Nation

Joyce Perry , Tribal Manager & Cultural Resources

31742 Via Belardes
San Juan Capistrano , CA 92675
(949) 493-0959
(949) 293-8522 Cell
(949) 493-1601 Fax

Juaneno

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007041027; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for Huntington Beach Senior Center; City of Huntington Beach; Orange County, California.

ATTACHMENT NO. 2.3

Native American Contacts
Orange County
September 25, 2007

Juaneno Band of Mission Indians
Alfred Cruz, Culural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
slfredgcruz@sbcglobal.net

Juaneno Band of Mission Indians
Adolph "Bud" Sepulveda, Chairperson
P.O. Box 25828 Juaneno
Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bsepul@yahoo.net

Sonia Johnston, Tribal Vice Chairperson
Juaneño Band of Mission Indians
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
(714) 323-8312
sonia.johnston@sbcglobal.net

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007041027; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for Huntington Beach Senior Center; City of Huntington Beach; Orange County, California.

ATTACHMENT NO. 2.4



*Flex your power!
Be energy efficient!*

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592

City of Huntington Beach
OCT 31 2007

October 24, 2007

Jennifer Villasenor
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

File: IGR/CEQA
SCH#: 2007041027
Log #: 1851A
SR-1, SR-39

Subject: Huntington Beach Senior Center Project

Dear Ms. Villasenor,

Thank you for the opportunity to review and comment on the **Draft Environmental Impact Report (DEIR) for the Huntington Beach Senior Center Project**. The proposed project involves the construction of a new one-story senior center on an undeveloped portion of Central Park. The project site is located west of the intersection of Goldenwest Street and Talbert Avenue in the City of Huntington Beach. The nearest State routes to the project site are SR-1 and SR-39.

Caltrans District 12 is a commenting agency on this project and has no comment at this time. However, in the event of any activity in Caltrans' right-of-way, an encroachment permit will be required.

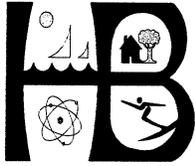
Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Chamberlain".

Ryan Chamberlain, Branch Chief
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

November 1, 2007

City of Huntington Beach

Jennifer Villasenor, Planner
City of Huntington Beach
2000 Main St
Huntington Beach, CA 92648

NOV 02 2007

Subject: Senior Center - Draft EIR Report (No. 07-02)

At our November 1, 2007 meeting the Environmental Board reviewed the Draft EIR Report No. 07-02 for the proposed Senior Center. The following are our comments, concerns and observations. We understand few of the comments may be applicable to the project CUP and may not be appropriate to address in the draft EIR. Please include the applicable comments where they best fit, either the EIR, CUP.

1. There is insufficient review of the alternatives to the proposed site. The relative environmental impact (positive and negative) of other locations is only briefly addressed. The proposed site at northwest corner of the Ellis Ave. and Golden West St. intersection appears to be a viable alternative. The report does not satisfactorily assess and evaluate the Ellis Ave and Golden West St. location for comparison. This information is essential for proper decision making to identify the most suitable location.
2. The EIR report states that the development parcel is designated as Open Space-Parks & Recreation. The report mentions that the proposed Senior Center is an appropriate use as a recreational facility, thus is compatible with its land use designation.

However, the current land use is undeveloped open space. The development of this open space parcel is a change in its current land use. The result is a permanent loss of open space at an optimum Central Park location. This is significant and should be stated as such in the EIR. The Board recommends that the loss of this open space parcel be mitigated in an appropriate manner. Mitigation for the loss of open space was recommended in the Board's prior project comments.

3. The document mentions an appropriate landscape plan. As was mentioned in the Board's original comments, the City project should be held to a high standard and native drought-tolerant plants should be used on this project along with a smart water efficient

ATTACHMENT NO. 2.6

irrigation system. It is recommend a plant pallet and landscape design is consistent with the natural area, which includes the Shipley nature center.

4. The document mentions the use of reclaimed (grey) water for irrigation. It also states that the city currently does not have a grey water system. The Board suggests that provisions be put into the base design for that system if and when one comes online so this project can be easily retrofitted to accommodate it.
5. The document has proposed hours of operation for Friday and Saturday night until 12 midnight. The EIR report should discuss in more detail potential weekend operation on Saturday and/or Sunday and the impacts during the operation period.
6. The document mentions Irreversible Environmental Effects and briefly discusses energy usage. In the Board's original comments, we recommended that this City project should be held to a high standard (possibly as mitigation for #2 above) than normal projects. The Board recommends the City take a leadership role and achieve a level of LEED certification with the project.

Sincerely,

Craig Justice, Chair H.B. Environmental Board

Villasenor, Jennifer

From: patricia kreamer [pat_kreamer@verizon.net]
Sent: Wednesday, October 31, 2007 12:41 AM
To: Villasenor, Jennifer
Subject: HB Senior Center EIR

Dear Ms. Villasenor,
Thank you for the opportunity to comment on the EIR for the Senior Center.
Pat Kreamer
18111 Lakepoint Lane
Huntington Beach, CA 92647
714-625-6750

Aesthetics

Concerns: The architecture and placement of the designed center does not compliment a park setting.

The center appears to be able to take advantage of the beauty of the park, but the park is not looking at something designed to blend in with the park. It looks dropped in. Also, the footprint taken up for parking spaces takes up as much land as the building, and it pushes the actual Center farther into the park, which sets up other issues for EIRs.

Suggestions: Use rarely-used parking spaces across the street bordering Goldenwest, and have handicapped parking on the west side near the Center. There are requirements for having a parking space ratio for a new building, however since this is all city property, extra parking spaces could be applied or shared across the street to meet the quota. As for walking distance, I think of the distance people walk from the parking lot at HB City Hall to the different city buildings could be the same distance as walking across the street (Golden West) from the parking lot to a Center. Likewise walking from any parking lot to the Segerstrom concert hall.

Or parking in a mall. Possibly an electric cart could also patrol and shuttle people. Another factor is that if the parking is located west of Golden West, the non-senior public will use the spaces. It is too popular a park and would require parking monitoring.

Another thought is building the Center in the Park near Slater next to the Verizon parking lot. There are already buildings there, and parking lot, so another building and more parking does not look so out of place. The area is already used by many seniors who walk there. It would be easier to design a building, even two stories with a parking structure, that could architecturally blend in with the environment.

"Degrading visual character" seems subjective. The visual character I currently enjoy, in my subjective view, is to be able to look up towards Golden West from the park below and see a large swath of land connect with sky without large obstruction of buildings. I am allowed a sense of looking into the distance. Likewise, driving or walking at Golden West looking towards the park, I see into an uninterrupted distance, or look down into trees and grass and dirt.

LIGHT

I live near Edwards and Inlet, near the dog park. I can see the lights from the ball fields at night from my home. I'm concerned a Center protruding into the park will have a very negative impact. If I can see the ball park lights, surely the lights from the Center will be unavoidable.

There is the nocturnal life in the park to consider, too. I've seen the park serve as a corridor for coyotes going back and forth from the meager open space they have on Seapoint to the Nature Center and the bushes along Golden West. The coyotes serve a purpose in controlling the rabbits and squirrels, which need to be controlled because of the damage and erosion they cause to the walls of the water canals and waterways. The added light would keep the coyotes away. Particularly motion detector lights. That would be a negative impact.

Also, I've gone at midnight to watch large flocks of migrating birds land in the lake at night because its such an amazing sight Would additional light impact their migrating patterns?

The existing pale light aimed down from pole lights into the park allows the darkness to dominate the night. Preserving space to walk at night that has an absence of light or minimal light is rare in a city, and should be preserved. If the Center were built where it is currently planned, would parking lot lights have to be on all night? Would bright security lights have to be on all night? If I walk in the park, will I see the light spilling across the park casting shadows towards the homes fringing the park where once there was darkness?

I see the lights from the ball fields from my home.

When there are events at the proposed center, will I also see those lights? When cars drive in and out of the parking lot, will their lights beam out across the park? Again, the absence of light at night in a dense cityscape is rare and valuable. Once the darkness is lost, will we ever get it back?

SOUND

From my home I currently hear noise from events at the ball field, and bands from the summer concert series by the library. When events take place in the park below the proposed center, I can hear the music well enough to sing along. If the Center has events, the music and noise will come from a hill top, I can't imagine how the sound will carry. At night time this is not acceptable and would cause an auditory nightmare in a peaceful park. Using the Center for events that last into the evening are a source of noise pollution to the community. It would be another example of the Center benefiting from the park but the park not benefiting from the Center.

Hydrology

Use the parking lot across the street. It is already designed to deal with stormwater runoff that carries contaminants from cars.

Other:

No matter where the Center is built, is it a LEED building? Where will it get its energy? Solar panels?
How will it conserve its water? Is the landscaping indigenous and able to survive in a dry desert climate? How will it be heated? Will the materials used inside produce off-gasses that may effect sensitive seniors' health?

Huntington Beach Senior Center - Draft Environmental Impact Report

Comments to EIR - October 30, 2007

Submitted by Antony Brine, P.E., T.E.

Chapter 2:

Page 2-4:

MM 4.1-3(a) ; prismatic glass coverings and cutoff shields should be required, (not *where feasible*), to prevent lighting spillover off site.

MM 4.1-3(e); trees should be placed around the entire parking lot that will shield all headlights to adjacent homes.

Page 2-15:

MM 4.9-1(a); any construction hours prior to 8:00 a.m. and after 6:00 p.m. are not compatible with the surrounding residential neighborhood. Construction of this facility on Saturdays is certainly not compatible with the immediately adjacent park.

Chapter 3:

Figure 3-8;

Significant landscaping should be placed on the west side of the property to shield lighting from buildings and lessen the noise impacts to the adjacent residential neighborhood. Landscaping should be placed at the bottom of the driveway entrance, and at the end of the southerly drive aisle to shield headlights to adjacent homes.

Section 3.3.3 and Table 3-3:

The late operating hours (normal hours until 10:00 p.m. on weekdays and weekends) are not appropriate for the surrounding park and residential neighborhood. The hours for special events are especially disturbing. (Until 10:00 p.m. on Sunday through Thursday, and specifically until 12:00 a.m. on Fridays and Saturdays) These hours are simply not compatible with the surroundings. If you add the operating hours for a one week period (Monday through Friday), the total hours of use clearly indicate that the center is to be used more often for Community Center type activities, classes etc., than as a Senior Center. This project is being discussed primarily as a "Senior Center", yet the general uses described would suggest otherwise.

There needs to be more specific discussion in the EIR regarding the classes and activities that are planned for normal operation (daytime and evening). Are these classes available to all residents, such as art classes, exercise classes, etc.? Are these the types of classes

presented in the SANDS ? If there are a significant number of community classes held at the center, then the traffic trip generation rates (which were established based on Senior Center uses only) are not appropriate. The uses and the trip generation rates for a community center are different from a senior center. Generally trip generation for a community center are generally higher than for a senior center. This needs to be addressed in the Transportation section of the EIR.

The EIR should include descriptions of the types of special events that would be held in the multi-purpose room. I anticipate the multi-purpose room will be scheduled for large parties, wedding receptions, large corporate events, etc. Again, special events will generate a different trip generation than a senior center use. There should be more restrictive hours for special events than are shown. This is a new facility, and the uses should be planned based on the fact this is a new project. Any precedents, as far as community uses, should not be a factor in the design of this facility and the proposed uses. This project was voted by the community to be a "Senior Center", a "humanitarian" facility. In fairness to the community, based on the discussion of the project in the ballot Measure T, this project should be designed as a Senior Center, not as a Senior and Community Center.

Chapter 4:

Page 4.8-5:

It should be clearly addressed in the EIR how the project will not impact the existing Shipley Nature Center, including the wildlife that exists within the center, and the migratory wildlife through Central Park.

Page 4.9-14:

It is discussed that the proposed project "may have a significant impact" if "a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project". I believe that the construction activities specifically, and also potential noise from large events in the community hall, are a temporary and periodic increase in noise above existing noise levels.

Page 4.9-18

In this section, it is stated that programs could be extended onto the outdoor patio which adjoins the multi-purpose rooms. What are the programs being considered? Any type of program that includes live or recorded music which is amplified should not be allowed on, or near, the patio. For example, if there is a wedding reception with live or recorded music, the project should be conditioned to require all amplified noises to be confined indoors and all doors to the patio be closed at all times.

This section only discusses noise related to "normal human conversation". The EIR goes on to conclude that "As such the noise associated with special events such as wedding

receptions” is less than significant. The information provided in this section would appear to indicate that the only noise studied in the EIR in relation to special events, such as wedding receptions, is human conversation. Clearly, other noises associated with all of the proposed facility uses, such as amplified music, etc. needs to be analyzed and discussed in more detail in the EIR.

Impact 4.9-2

This section discusses the potential for groundborne vibration. Will there be piles driven as a part of the foundation for the building? If there is this type of construction, then there will be significant noise and vibration impacts to the adjacent residential neighborhood.

Page 4.12-2 (Transportation/Traffic)

For a project that generates 3,395 daily trips, it is amazing to me that the traffic impact analysis for this project included only three (3) intersections. Based on the project trip distribution, there are other primary intersections in the city that should have been studied. With twenty-five (25) percent of the traffic headed north on Goldenwest, the intersection of Goldenwest/Warner should be studied. This is an intersection that probably has a Level of Service E or F today. Any addition of traffic to that intersection will probably cause a significant impact. With twenty (20) percent of the traffic headed south on Goldenwest, then the intersections of Goldenwest/Garfield and Goldenwest/Yorktown should be included. The Yorktown intersection is particularly congested in the AM peak hour with school traffic. This project includes 334 AM peak hour trips. There is a real chance that the project traffic will impact the LOS at this intersection.

Page 4.12-14

When the trip rates were developed for this project, the traffic engineer collected counts at the Oasis Senior Center in Newport Beach. Did the traffic engineer discuss with the City of Newport Beach the percentage of seniors that use buses to get to their facility? The Oasis facility is operationally different in a number of ways. Their facility has two separate parking lots that are separated by a secondary roadway. One lot has 97 spaces and the other has 90 spaces. In discussions with their Senior Services department, approximately ten (10) percent of their seniors arrive at the facility by bus or van. Another ten (10) percent arrive to the center by walking from their homes in the immediately adjacent Corona del Mar neighborhood. The facility may be similar in nature, but the socio-economic needs of their seniors are different. This effects the trip generation rates of the two facilities. These factors should be discussed and addressed in the EIR. As it relates to trip generation, this is not an “apples-to-apples” comparison.

Please submit this to the public record regarding the proposed senior center and the EIR done in support of this project. My comments regarding the draft EIR dated 9/17/2007.

The existing land is noted to be “unvegetated, bare landscape”. That is due to a pattern of pesticides and mowing by the city landscape department.

4.0 The implementation of the proposed project represents a departure from the land use identified for the site in the Central Park Master Plan.” It is my belief that your proposed mitigation measures can not preserve intent of the master plan – the park should remain as passive recreation area as indicated in the Central Park Master Plan.

4.1-3 Light and glare impact noted as potentially significant. The EIR notes the introduction of new sources of night lighting and glare to the project area. Currently no such conditions exist for lighting impacts this significant on Central Park West. Further study should be conducted as to the impact on the residences surrounding the proposed site.

“The new sources of light could affect nighttime views of adjacent sensitive land uses and result in potential impacts.”

“With respect to wildlife in the adjacent park and undeveloped open space areas, increased lighting from the project site could cause a substantial adverse change in habitat (a non-lighted condition to a lighted condition and an unoccupied condition to an occupied condition) that could adversely affect various species>”

How can you truly mitigate that?

The cumulative impacts of the proposed project on this parkland are not known at this time. “However, the increase in development intensity of the project site, when compared with current uses, contributes incrementally to the visual degradation of the area in terms of reducing the amount of undeveloped open space within Central park. This would be considered a significant cumulative impact of the proposed project>” The EIR speaks for itself of the issue of park land impact. ,

4.2 Air Quality – as the primary source of pollutants that would affect the site are motor vehicle emissions, that impact is also significant and as yet untested given that there will be a significant increase in traffic at that location.

4.3-1 There are noted to be substantial adverse impacts on the sensitive plants, animals, and habitats. Please do all due diligence to be sure that these issues are addressed as mitigation doesn’t cut it when you are losing habitat.

4.3-2 Of significant importance is the substantial adverse impact to raptor foraging habitat. More specifically, how will the need for 1:1 acreage replacement of raptor foraging habitat be accomplished? The Central park Master EIR notes that the site is intended for low intensity development and the implementation of the

proposed project is a departure from the the anticipated uses, which would result in a high intensity use of the site. The proposal must provide 5 acres of raptor foraging habitat in the area and Sully Miller lake does not represent the same topography necessary for raptor foraging. Flat open space bordered by tall trees does not exist at the mitigation site. The impact noted by the loss of foraging habitat is a significant piece of the master plan EIR noted for Central Park.

4.3- There is significant adverse impact to wildlife and migration corridors as the impact from the newly restored Bolsa Chica wetlands and its role in the migration corridor for many types of birds and wildlife is not fully known. Central Park is known to be a stopping route for many migratory birds.

In closing, the cumulative impacts regarding the environment in Central Park indicate and I quote, “the cumulative direct loss of undeveloped land and the potential removal of sensitive wildlife and habitat. Loss of sensitive habitat within the localized areas would further decrease the amount of this habitat within the immediate area and add to the cumulative loss of sensitive species in the region.”

Don not insult the public to think that you can mitigate away the impacts noted in the City’s own report and in direct quotes. Loss of habitat is significant.

4.5-8 Please be sure that studies are addressed regarding the water table – likely reached prior to 10 feet as noted in the EIR, and also on the soil. The expansivity of the clay type natural soils is in question and could have costly implications.

4.8-2 The existing site is zoned as a Low Intensity Recreation Area requiring a zoning change to the Central Park Master Plan. This should not be taken lightly and requires due diligence according to regulatory approvals.

4.9 Noise. The residential neighbors surrounding the park and proposed site are already affected by noise levels on days when the park is at capacity, or a sporting event is taking place. The impact on noise levels once the center is used as a rental facility until 10 pm will have an affect on the neighborhood and current noise levels enforced by the city. It is requested that this impact be given more consideration regarding the impact to the residential areas.

4.12 Traffic. This piece is also untested as there is no feasibility study pending as to participant numbers expected to utilize the new center. What numbers exist as to the use when all facilities are at capacity? (i.e. Library, Sports Complex, park, Shipley, Equestrian Center, Disc Golf). The impact to traffic on Goldenwest is significant and will impact emissions from motor vehicles. In addition, the turning of slower moving traffic into the fast moving 6 lanes of Goldenwest will be a safety hazard and was seen as a CON in the original study put forth by the city.

In conclusion, the loss of open space in Central Park and its subsequent impact on the environment, as well as residents and park uses will be significant. Therefore, it is

imperative that all attempts are made by the city and its planners to justify the need for this project as well to mitigate its impact on the park and its intended uses.

Thank you,
Mindy White
17762 Carranza Lane
Huntington Beach, CA 92647

Sept.26,2007

City of HB Planning Dept.
%Jennifer Villasenor
2000 Main Street
HB CA 92648

City of Huntington Beach

OCT - 1 2007

Re: Comments on the DEIR for Senior Center

2. 6 Alternatives

1. No project
2. Reduced project
- 3 Alternate site.

Any of these alternatives are preferable to the proposed project of a 45,000 square foot building on park land

From the Summary

1. 2.3-Summary of proposed project table 2-1
2. Building height

"height of the bldg with architectural features will be for a one story building 46 ft." What is the City's standard for height of a one story building? Is there a variance for this height?

3. Aesthetics

Impact 4-1-1

"implementation of the proposed building would not substantially effect the scenic vista" How could a 49 ft high building not ?

4. Air quality

Impact 4.2-1 peak construction activities associated with the project (b) could generate emissions that exceed SCAGMD thresholds"

Potentially significant. The public recourse is call the person in charge. I don't feel that's enough of a solution. This DEIR should demand it not exceed the thresholds

Impact4.2-3" daily operation of the project would not generate .emissions that exceed SCAQMD thresholds. What if it does?

ATTACHMENT NO. 2.16

5. Biological

Impact 4.3-1 (2) "---If an active nest of a sensitive species is identified on site(per established thresholds) a 250-foot no work buffer shall be maintained between the nest and construction activity until the DFG and/or USFWL approves any other mitigation measures. Project should stop. The birds will not nest and the babies will die

MM4.3-1 (b)Burrowing Owl 2. If unoccupied Burroughs are found during the non-breeding season the city may collapse the unoccupied Burroughs or otherwise obstruct their entrances to prevent owls from entering or nesting in Burroughs measure would prevent inadvertent impacts during construction. What kind of reason is that to obliterate burrowing owls from nesting so the construction can proceed?

MM 4-3-2 Development of the proposed project would have a substantial adverse impact to raptor foraging habitat. Check the reason for Bolsa Chica Lower Bench being saved. Raptors need large open areas for foraging I don't think""city owned and preferably nearby "mitigates the needs

6. Impact4.12-2 Mm The project shall provide an additional northbound through lane at the intersection of Goldenwest and Slater. This can be provided by restriping the existing right turn lane,without any physical widening. This is impossible. The Shipley turn-in to their parking is not mentioned plus seniors driving Goldenwest slowly looking for the senior center which can't be seen from the street is going to cause innumerable accidents. This MM should not be considered mitigated.

7. MM 4.12-4None of these mitigating recommendations will satisfy. Example Slower pedestrian green to accommodate a slower walk. This was the reason this senior center was recommended for seniors so they could walk over to the library. How long will the green be for a senior to get across Goldenwest. Try it anyone and time it? Traffic will be tied up all day

8. RecreationImpact4.11-2Implementation of the proposed project area would not effect existing passive recreational opportunities. Many

schools in the area use the site and have for years for their cross country practice and meets. I have talked to many coaches who are against this site being developed.

9. Transportation and traffic 4.12-1

10. Construction of the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity.

How can you think a 46,000 sq. foot Community center won't increase traffic when all that was there previously was open space?. Traffic should be a mitigation problem.

11. Impact 4.4-2 and 4.4-3 Native American burials are a distinct possibility here. There are many indigenous people's artifacts and remains in the area. There should be a native American there at all times, This is not the answer

12. I couldn't find the study for liquefaction which I feel is a high possibility. The water table is so high that Shipley's walking paths are flooded out in rainy season. It has to be a problem for digging basement and foundation for this 46,000 square foot building

Respectfully submitted

Eileen Murphy

Eileen Murphy

201 21st Street

HB CA 92648

Villasenor, Jennifer

From: lgeisse@aol.com
Sent: Friday, October 12, 2007 9:07 PM
To: Villasenor, Jennifer
Subject: Re: Senior Center

Thanks Jennifer, I appreciate the response. Can you send him the last email I sent you, as it contains some reasoning why the site would be better based on the DEIR? Thanks again. Larry

The EIR should look at alternative sites. The one most promising would be across the street in the parking lot of the Sports Complex. It is not used now, would offer parking already there, has the soil clean-up completed, has utilities in, and would not require elevation changes. It would save the city a lot of money to do it there.

-----Original Message-----

From: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
To: lgeisse@aol.com
Sent: Fri, 12 Oct 2007 9:23 am
Subject: RE: Senior Center

Larry,

Thank you for your comment. I did receive your comment last week and forwarded it to our environmental consultant that prepared the draft EIR. Responses to comments will take place after the end of the comment period (October 31st). Thanks again.

From: lgeisse@aol.com [mailto:lgeisse@aol.com]
Sent: Friday, October 12, 2007 7:52 AM
To: Villasenor, Jennifer
Subject: Senior Center

Jennifer -

I sent this comment a week or so ago and didn't hear back.

The EIR should look at alternative sites. The one most promising would be across the street in the parking lot of the Sports Complex. It is not used now, would offer parking already there, has the soil clean-up completed, has utilities in, and would not require elevation changes. It would save the city a lot of money to do it there.

Let me know if you are going to include this in suggestions.

Thanks. Larry Geisse

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

ATTACHMENT NO. 2.19

10/15/2007

Villasenor, Jennifer

From: PARS11@aol.com
Sent: Thursday, October 04, 2007 3:45 PM
To: Villasenor, Jennifer
Subject: Comments on Senior Center

The reasons for placing the proposed Senior Center near the Central Park Library do not make sense.

1. The largest concentration of seniors in Huntington Beach is actually in S. E. Huntington Beach. Landmark Senior Living not to mention three mobile home parks located in this section of Huntington Beach would seem to dictate that the new Center might better be placed at the proposed Kettler School site. This site has nearly \$3,000,000 in upgrades and remains vacant. Seniors from Landmark could use the stop light at MiraMar and Atlanta to WALK, yes walk, to the center. Improvements and additional structures and walkways could lead directly to Edison Park and the Edison Community Center. Additionally, the Kettler School site is near a well serviced shopping mall containing a Von's Super Market, dry cleaning, a dentist, Hallmark Shop, beauty shop and supply and a bank on the corner. The currently proposed site at the Library is very limited. In fact, the senior would be close to nothing at all.

2. Statistics that are used in support of choosing the current Central Park site are woefully inadequate and prove nothing at all. Even tho 16% of Huntington Beach may be 60 or older, there are NO statistics that say how many senior actually USE the center now available to them. To surmise that a leap from the current Roger's Senior Center to 45,000 sq. feet is defensible is nonsense. Nothing supports that figure, not even your chart of Comparative Standards. Using these standards is sheer speculation on the part of a group of a few well placed people in Huntington Beach to want to build a monument to themselves. In my opinion this center has relatively little to do with numbers and use, it has to do with huge egos.

3. LPA, Inc., did a poor job not only in investigating other sites thoroughly, but in writing the report itself. For a fact, the Huntington Beach City School District was NOT notified that it was even the #3 site considered except by word of mouth. How many other sites got exactly this same "investigative" insight? They wrote what the Bauer/Detloff group wanted to see.

The ballot measure passed by such a small majority, the city does NOT have a mandate to build at this location. It is a clever ruse, or maybe not so clever after all.

The building of this site at Central Park will use all park funds available (Quimby funds) to other parks for much needed repairs and up-keep. This may be illegal.

I do not support building the senior center at Central park at such an astonishing cost.

Merle Moshiri
8802 Dorsett Dr.
Huntington Beach, CA 92646

See what's new at AOL.com and [Make AOL Your Homepage](#).

Villasenor, Jennifer

From: Robert Haben [habenrl@earthlink.net]
Sent: Wednesday, October 03, 2007 12:03 PM
To: Villasenor, Jennifer
Subject: Comments on Senior Center Initial Study - Suggestion

Robert Haben
habenrl@earthlink.net
EarthLink Revolves Around You.

Dear Jennifer, I'm writing to suggest that a pool needs to be added to the Senior Center plan. As one ages, swimming is the best way to keep the bones and muscles working. Huntington Beach needs to plan for the future and not be cheap about providing for seniors. Other cities where I have been have more that craft centers for the aged. Please convey this suggestion to the proper authority. Thank you. Bob and Sue Haben 714-8461042 16542 Charleyville Circle H.B. 92649

ATTACHMENT NO. 2.21

10/8/2007

Villasenor, Jennifer

From: Villasenor, Jennifer
Sent: Monday, September 24, 2007 8:25 AM
To: 'Nathan, Tamarine J'
Subject: FW: senior center

From: Margern@aol.com [mailto:Margern@aol.com]
Sent: Monday, September 24, 2007 8:23 AM
To: Villasenor, Jennifer
Subject: senior center

Why is there not a pool for therapy? Most seniors have some arthritis or others types of joint problems that benefit from warm water exercises. It is an insult to our seniors not to offer this type of therapy, as most other cities offer in their senior centers.

Thank you for listening.

See what's new at AOL.com and [Make AOL Your Homepage](#).

10/8/2007

ATTACHMENT NO. 2.22

Villasenor, Jennifer

From: Villasenor, Jennifer
Sent: Monday, September 24, 2007 7:36 AM
To: 'Nathan, Tamarine J'
Subject: FW: Senior Center DEIR

From: lgeisse@aol.com [mailto:lgeisse@aol.com]
Sent: Saturday, September 22, 2007 9:29 PM
To: Villasenor, Jennifer
Subject: Senior Center DEIR

Hi Jennifer -

I think the EIR should also consider the alternate site of the opposite corner of Goldenwest and Talbert. The center could be built at the end of the existing Sports Complex parking lot, which is never used. Since the fields are mostly used in the evenings, the parking lots could easily be shared. I think this would result in a significant savings to the city. The parking lot, and entrances already exist. Ground mitigation has already been done. The area sits empty now. Thanks. Larry Geisse

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

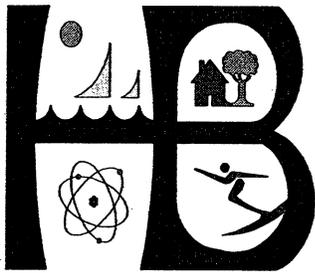
10/8/2007

ATTACHMENT NO. 2.23

Senior Center Comment Meeting 10/11/07 – Summary of Comments

- **John McGregor** – posed a question regarding the allocation of park money for the senior center
- **Stan Cohen** – asked about likelihood of library and sports complex users using the senior center parking lot
- **Pat Kreamer** – asked for a clarification of alternatives analysis
- **Bob Detloff** – offered comment that an excellent job was done on Draft EIR
- **Carol Settimo** – offered comment that she is treasurer of Council on Aging and applauded PBS&J/staff on a job well done on Draft EIR
- **Pat Kreamer** – asked if building was going to be LEED certified; asked about traffic impacts – wanted to know what's to keep people from parking in senior center lot to use picnic tables/park area? Asked if we need all of the parking spaces that are proposed for project; Brought up parking and run-off – is there too much impervious surface?
- **Elmer Smith** – Are there going to be provisions for new/more restrooms for picnic areas/park area? Is there going to be a pool? Brought up use of Kettler School for possible senior center site
- **Tony Brine** – Wanted to make sure that project alternatives are thoroughly analyzed – specifically reduced use/project alternative; recreation – concerned about after hours uses/functions – does not believe facility will be used solely for seniors; concerned about large community room; concerned about project hours going until midnight – noise impacts from community room & amplified music from events – need to be addressed in EIR; 2 primary concerns: lighting and noise – impacts need to be conditioned on project, such as use of double paned windows, etc.
- **John McGregor** – Kettler School site would be a better project site
- **Stan Cohen** – Is elevation of parking lot higher or lower than building? Will there need to be steps going up or down to get from parking lot to building? Have provisions been made in floor plan for ADA accessibility – i.e. – extra wide hallways, doorways, restrooms?

- **Mary Siegel** – Asked about project hours? Made a comment in support of after hours use of building so that seniors that work can take advantage of classes offered at senior center; glad to see fitness room included in floor plan – wants design and use of building to accommodate younger and more active seniors
- **Ralph Bauer** – likes to go dancing on Fridays and Saturdays – would like to see senior center open late; mentioned reasons why Kettler school would not be viable alternative site for senior center: site was not available at time Measure T was passed; site has contamination; part of site is not usable
- **Pat Kreamer** – concerned about location of new senior center – it is going to be a big change from quiet, peaceful area that is there now; concerned about noise at night; wanted to know about approval process – wanted to know if everything about project has already been decided or when everything will be decided – next steps
- **John McGregor** – mentioned that City should look into how much maintenance/work is required to operate facility at night – said City should look at facilities in other cities to see how much work is required
- **Ralph Bauer** – Brought up the fact that after Planning Commission public hearing, the project can be appealed to the City Council
- **Elmer Smith** – mentioned that Kettler school is available now
- **Charlene Bauer** – mentioned that any aspect of the proposed project can be modified by the City Council



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

OCTOBER 23, 2007
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

A P P P P P A
ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley*
(Commissioner Shier-Burnett absent, Commissioner Farley arrived at 5:18 PM)

AGENDA APPROVAL

A MOTION WAS MADE BY SPEAKER, SECONDED BY DWYER, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF OCTOBER 23, 2007, BY THE FOLLOWING VOTE:

AYES: Speaker, Livengood, Scandura, Shaw, Dwyer
NOES: None
ABSENT: Shier-Burnett, Farley
ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 07-001 (AMENDING CHAPTER 244 DESIGN REVIEW) – Rosemary Medel, Associate Planner

Rosemary Medel, Associate Planner, gave a presentation and outlined the general changes proposed by the amendment.

Discussion ensued regarding qualifications for Design Review Board members and the scope of the Zucker recommendations.

Commissioner Livengood requested clarification on the Design Review Board recommendations.

Commissioners Farley and Dwyer stated that the definition of a "design background" was vague.

Chairman Scandura requested that the definitions of professions and design backgrounds be expanded and detailed.

**A-2. GENERAL PLAN AMENDMENT NO. 07-002 (HOUSING ELEMENT UPDATE)
– Jennifer Villasenor, Associate Planner**

Karen Warner (City Consultant) gave a presentation. Mary Beth Broeren, Principal Planner, solicited the Planning Commission's views, stating that the draft Housing Element will be reviewed by the City's Ad Hoc committee and the City Council before being sent to the state. The Planning Commission will then review the document during the amendment process and forward a recommendation to the City Council.

Chairman Scandura stated that each Planning Commissioner needs to review the draft and noted that the draft and amendment process is slated for completion in June of 2008.

General discussion ensued regarding the need for low incoming housing, the current housing market slump, and the land shortage for new development.

B. STUDY SESSION ITEMS

B-1. Code Enforcement Activity Report – Bill Zylla, Principal Planner

Bill Zylla, Principal Planner, presented the Code Enforcement Activity Report.

A general interchange followed which addressed such issues as abandoned furniture, mandated fencing for abandoned lots, abandoned cars, and Code Enforcement's response to such code violations.

B-2. Planning Commission Goals 2007

Chairman Scandura requested that due to time constraints, this item be re-scheduled to the Planning Commission meeting of December 11, 2007.

A MOTION WAS MADE BY DWYER, SECONDED BY SPEAKER, TO RE-SCHEDULE THE PLANNING COMMISSION GOALS 2007 TO DECEMBER 11, 2007, BY THE FOLLOWING VOTE:

AYES: Speaker, Livengood, Scandura, Shaw, Dwyer, Farley
NOES: None
ABSENT: Shier-Burnett
ABSTAIN: None

MOTION APPROVED

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

D. PLANNING COMMISSION COMMITTEE REPORTS - NONE

E. PUBLIC COMMENTS

Dick Harlow, Ad Hoc committee member, spoke regarding the Housing Element update (#A-2) and affordable housing in general.

Mike Adams, Ad Hoc committee member, spoke regarding the Housing Element update (#A-2) and said that requiring residential builders to provide low income housing places a financial

burden on them. He stated that the development standards need to be restated to provide a mixed-use base.

F. PLANNING COMMISSION COMMENTS

Commissioner Dwyer invited all Commissioners and staff to his Halloween party this weekend.

Commissioner Farley – none.

Commissioner Shaw said that the OCAPA Planning Directors' Forum he attended on October 18th was a worthwhile experience and very enjoyable.

Commissioner Livengood also spoke of his attendance at the Planning Directors' Forum and mentioned the excellent presentation of guest speaker Mr. Segerstrom.

Commissioner Speaker mentioned the Design Review Board (Item #A-1) and cautioned the Commission to be careful in their decision making process. Speaker also spoke of the Costco planned at the Goldenwest College site, warned of upcoming traffic problems and urged careful study.

Chairman Scandura spoke of the First Christian Church appeal (which was upheld) and thanked Commissioner Livengood for his presentation at the City Council meeting. He noted the upcoming Planning Commission Holiday Party is scheduled for Thursday, December 13th, at 6:00 PM, at Sebastiani's Italian Bistro, located at the corner of Warner Avenue and Springdale Street.

Scandura stated the Senior Center (EIR/CUP) is scheduled for the December 11, 2007, Planning Commission meeting. Scandura polled the Commission for a possible continuance date. It was determined that if the Senior Center needs to be continued, the continuance date will be December 18, 2007.

Adjourned at 6:45 p.m. to the next regularly scheduled meeting of November 13, 2007.

APPROVED BY:

Scott Hess, Secretary

John Scandura, Chair