

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MITIGATED NEGATIVE DECLARATION NO. 13-005**

1.0 PROJECT INFORMATION

PROJECT TITLE: Autumn Care Assisted Living

Concurrent Entitlements: General Plan Amendment No. 13-001
Conditional Use Permit No. 13-010
Variance No. 13-005
Design Review Board No. 17-006

LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Ricky Ramos, Senior Planner
Phone: (714) 536-5271

PROJECT LOCATION: 9960 Garfield Avenue (near the southwest corner at Brookhurst Street – refer to Figure 1)

PROJECT PROPONENT: AMG & Associates LLC
16633 Ventura Blvd., Suite 1014
Encino, CA 91436

Contact Person: Amanda Locke
Phone: (818) 380-2600

GENERAL PLAN DESIGNATION: CN (Commercial Neighborhood – max 0.35 floor area ratio)

ZONING: CG (Commercial General)

PROJECT DESCRIPTION (Describe the whole action involved, including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation):

The proposed project involves the construction of an approximately 28,000 sq. ft. assisted living facility (with Alzheimer's/memory care) on a vacant 30,000 sq. ft. lot. The applicant is proposing to amend the General Plan maximum floor area ratio from 0.35 to 1 which would increase the maximum building floor area that can be proposed on the site from 10,500 sq. ft. to 30,000 sq. ft. The facility includes two stories above an underground parking structure. It will

have 77 beds within 44 rooms and include communal kitchen, dining, living, activity, and outdoor space, among others.

The site slopes down generally from east to west with about a 10 ft. grade differential from the high to the low points. As a result, the building has a two-story appearance along the north and east sides and a three-story appearance along the west and south sides where the parking structure is partly exposed. The majority of the building is proposed at a maximum height of 33.5 ft. with the elevator penthouse and roof stairs at up to 38.5 ft. high. The applicant is proposing up to about a 10 ft. cut along the east side of the property to accommodate the parking structure and up to a nine ft. fill along the west side to create a walkway serving the first floor. A net export of approximately 2,132 cubic yards of material is projected. The north half of the west property line shared with a mobile home park will have up to a 9.5 ft. tall retaining wall topped with a 3.5 ft. tall wrought iron fence. The south property line will have up to an 8 ft. tall retaining wall topped with a 6 ft. tall wrought iron fence. The east property line will have up to a 3.5 ft. tall retaining wall topped with a 6 ft. tall wrought iron fence.

Access to the site will be provided from Garfield Avenue through an easement across the Walgreens property to the north. This access leads to a turnaround and loading area in front of the building and the underground parking towards the rear. A total of 38 parking spaces are proposed. Autumn Care anticipates approximately 33 employees who will work three shifts daily.

Approval of the increase in maximum floor area ratio from 0.35 to 1.0 could theoretically result in a proposal to build up to a 30,000 square foot commercial use on the property if the proposed assisted living facility were ultimately not constructed. However, given the characteristics of the project site and the development standards in the zoning ordinance (e.g. setbacks, maximum height, parking, etc.), such a theoretical 30,000 square foot commercial center is not reasonably foreseeable or feasible on the subject property and therefore not analyzed in this document.

Construction Scenario

Construction is expected to be in one phase with approximately 2 weeks of grading, 5 months of building construction, 2.5 months of painting & finishing, and 1 week of paving.

Project Entitlements

The proposed project requires the following entitlements:

- General Plan Amendment - to amend the maximum floor area ratio for the site from 0.35 to 1.0;
- Conditional Use Permit - to permit an approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a 3 ft. grade differential and maximum combined retaining wall and fencing height along the property lines of 9.5 to 14 feet;
- Variance - to allow: 1) a building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district; 2) exterior stairs at a 1 ft. side setback in lieu of 8 ft.; 3) deck at a 5 ft. side setback in lieu of 10 ft.; 4) basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.; and 5) an 8 ft.-8 in. parking structure perimeter planter in lieu of 10 ft. along the west property line adjacent to the mobile home park; and
- Design Review – to review the design, colors, and materials of the project.

SURROUNDING LAND USES AND SETTING:

The subject site is an infill property surrounded by various commercial uses to the north, east, and south while a mobile home park is located to the west. There are commercial uses along Brookhurst Street near the project site with residential development behind these commercial uses as well as along Brookhurst Street south of the project.

OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): None.

HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, HAS CONSULTATION BEGUN?

The California Native American Tribes traditionally and culturally affiliated with the project area were invited to consult with the City. One tribe has requested consultation and the consultation has concluded.



Figure 1 – Aerial of Project Site and Vicinity

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

	Aesthetics		Hazards and Hazardous Materials		Recreation
	Agricultural Resources		Hydrology and Water Quality		Transportation and Traffic
	Air Quality		Land Use and Planning	✓	Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities and Service Systems
✓	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology and Soils		Population and Housing		
	Greenhouse Gas Emissions		Public Services		

3.0 DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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



Signature

Ricky Ramos

Printed Name

4/30/18

Date

Senior Planner

Title

4.0 EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

5.0 ENVIRONMENTAL ANALYSIS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.1 AESTHETICS <i>Would the Project:</i>				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

a) *Have a substantial adverse effect on a scenic vista? (Sources: 3 and 15)*

No Impact. See discussion under item d.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 3 and 15)*

No Impact. See discussion under item d.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 3 and 15)*

Less Than Significant Impact. See discussion under item d.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 2 and 3)*

Less Than Significant Impact.

There are no scenic vistas or scenic resources on the project site including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The development of the proposed project on the vacant site would alter the existing visual character of the area. However, the area is comprised of a mix of commercial and residential development and the project represents a continuation of the existing character of the area. The design, colors, and materials of the project will require Design Review Board review for compatibility with the area and compliance with the Urban Design Guidelines. Therefore, it will have less than significant impacts to the existing visual character or quality of the site and its surroundings. Since the project site is currently undeveloped, the project could introduce a new source of light and glare in the area due to project lighting. Project lighting is required by the zoning code to be designed so as not to produce glare on adjacent properties. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.2 AGRICULTURAL RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1 and 3)*

No Impact. See discussion under item c.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1 and 3)*

No Impact. See discussion under item c.

- c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1 and 3)*

No Impact.

Much of Huntington Beach was developed with agricultural fields for many years until approximately the late 1950s when the City started to experience tremendous growth. Today, there is little land zoned or used for agricultural purposes. Most of the remaining agriculturally zoned property is limited to the existing Southern California Edison Right-of-Ways, which are generally utilized for commercial nursery operations. The project site is vacant and is not zoned for agricultural use. The project will not result in the conversion of any farmland. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.3 AIR QUALITY. <i>The City has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations.</i> <i>Would the Project:</i>				
a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
b) Expose sensitive receptors to substantial pollutant concentrations?			✓	
c) Create objectionable odors affecting a substantial number of people?			✓	
d) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	

- a) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 8 and 13)*

Less Than Significant Impact. See discussion under item e.

- b) *Expose sensitive receptors to substantial pollutant concentrations? (Sources: 8 and 13)*

Less Than Significant Impact. See discussion under item e.

- c) *Create objectionable odors affecting a substantial number of people? (Sources: 8 and 13)*

Less Than Significant Impact. See discussion under item e.

- d) *Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 8 and 13)*

Less Than Significant Impact. See discussion under item e.

- e) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 8 and 13)*

Less Than Significant Impact.

The City of Huntington Beach is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). The entire Basin is designated as a national-level nonattainment area for Ozone and fine particulate matter (PM_{2.5}). The Basin is also a State-level

nonattainment area for Ozone, PM₁₀ and PM_{2.5}. Population groups such as children, the elderly, and acutely and chronically ill persons, especially those with cardio-respiratory diseases, are considered more sensitive to air pollution than others. Sensitive receptors in the area include residents in nearby developments to the north, south, and west. The nearest sensitive receptors would be residents of the mobile home park immediately to the west of the project site.

Impacts from objectionable odors could potentially occur during construction of the project from equipment exhaust and construction activities. However, construction odors would be intermittent and short-term and would not persist once construction was completed. Residential uses in general are not sources of objectionable odors. Potential odors would be limited to typical household wastes, which are stored in refuse containers and picked up on a weekly basis. As such, impacts from odors would be less than significant.

The 2016 Air Quality Management Plan (AQMP) is the region's applicable air quality plan and was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under jurisdiction of the SCAQMD, to return clean air to the region, and minimize the impact on the economy. Projects with pollutant emissions that do not exceed the SCAQMD daily threshold or that are considered to be consistent with the General Plan are considered to be consistent with the AQMP. As shown in Tables 1 and 2 below, the project would not involve pollutant emissions that exceed SCAQMD thresholds. In addition, although the project is requesting an increase in the General Plan floor area ratio, the use is consistent with the site's General Plan land use designation and the amount of development would be within the development growth anticipated by the General Plan.

The construction of the project may result in short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Tables 1 and 2 below provide the proposed project's construction and operational emissions and compare them to the regional and localized significance thresholds of the SCAQMD. Emissions were derived using CalEEMod (Version 2016.3.1) modeling software.

Table 1: Short-Term Construction Emissions

	Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum lbs/day	5.9	47.9	23.9	0.1	3.9	2.1
SCAQMD Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Local Significance Threshold	N/A	92	647	N/A	4	3
Threshold Exceeded?	No	No	No	No	No	No

Source: Air Quality and Greenhouse Gas Study, Rincon Consultants, Inc., December 2017

Table 2: Long-Term Operational Emissions

Category	Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	0.7	0.7	3.9	<0.1	0.1	0.1
Energy	<0.1	0.1	0.1	<0.1	<0.1	<0.1
Mobile	0.4	1.6	5.1	<0.1	1.5	0.4
Project Total	1.1	2.4	9.1	<0.1	1.6	0.5
SCAQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Air Quality and Greenhouse Gas Study, Rincon Consultants, Inc., December 2017

CO = carbon monoxide
 NOx = nitrogen oxides
 PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size
 ROG = reactive organic compounds
 SCAQMD = South Coast Air Quality Management District
 SOx = sulfur oxides

As shown in the emissions tables, the project would not result in an exceedence of any regionally significant thresholds or localized significance thresholds (LST). LSTs are developed based on the ambient concentrations of a pollutant for each source receptor area and the distance to the nearest sensitive receptor to determine a project's localized air quality impacts.

Based on siting recommendations within the California Air Resources Board's (CARB) Air Quality and Land Use Handbook (CARB 2005), a detailed health risk assessment should be conducted for proposed sensitive receptors within 1,000 feet of a warehouse distribution center, within 300 feet of a large gas station, within 50 feet of a typical gas dispensing facility, or within 300 feet of a dry cleaning facility that uses perchchloroethylene (PCE), among other siting recommendations. In addition, the CARB recommends that a health risk assessment be prepared for any sensitive receptors proposed within 500 feet of a highway. The project site is not within the screening distances of any listed source of toxic air contaminants (TACs). Furthermore, once constructed, the proposed project itself would not emit TACs. Therefore, impacts to sensitive receptors from TACs would be less than significant.

The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, since the project would not result in an exceedence of established thresholds, the project would not result in exposure of sensitive receptors to substantial pollutant concentrations. As the project is consistent with the AQMP and does not result in an exceedence of thresholds for non-attainment pollutants and ozone precursors NO_x and VOC, it would not result in cumulatively considerable impacts to air quality and less than significant impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.4 BIOLOGICAL RESOURCES <i>Would the Project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1 and 3)*

No Impact. See discussion under item f.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1 and 3)*

No Impact. See discussion under item f.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1 and 3)*

No Impact. See discussion under item f.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1 and 3)*

No Impact. See discussion under item f.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1 and 3)*

No Impact. See discussion under item f.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1 and 3)*

No Impact.

The project site is a vacant infill property and does not contain any habitat, other sensitive natural community, or federally protected wetlands. Establishment of the project will not interfere with the movement of any wildlife or conflict with any local policies or ordinances protecting biological resources. It will not conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as none exist on the site. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.5 CULTURAL RESOURCES <i>Would the Project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1 and 3)*

No Impact. See discussion under item d.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 15)*

Potentially Significant Unless Mitigated. See discussion under item d.

- c) *Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 15)*

Potentially Significant Unless Mitigated. See discussion under item d.

- d) *Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 15)*

Potentially Significant Unless Mitigated.

The project site is vacant; therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource as none exist on site.

Based on consultation with the Gabrieleno Band of Mission Indians Kizh Nation, the project site may contain cultural resources. However, with the implementation of the following mitigation measures provided by the Gabrieleno Band of Mission Indians Kizh Nation relating to archaeological and paleontological resources as well as human remains, less than significant impacts are anticipated:

MM CUL-1 ***Retain a Native American Monitor:*** The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification (needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

MM CUL-2 ***Unanticipated Discovery of Tribal Cultural Resources:*** All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or has a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

MM CUL-3 ***Unanticipated Discovery of Human remains and associated funerary objects:*** Prior to the start of ground disturbing activities, the land owner shall arrange a designated site

location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24 hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities is to be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial will be in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.6 GEOLOGY AND SOILS <i>Would the Project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other				✓

substantial evidence of a known fault?				
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				✓

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1 and 9)*

No Impact. See discussion under item e.

ii) *Strong seismic ground shaking? (Sources: 1 and 9)*

Less Than Significant Impact. See discussion under item e.

iii) *Seismic-related ground failure, including liquefaction? (Sources: 1, 9 and 17)*

Less Than Significant Impact. See discussion under item e.

iv) *Landslides? (Sources: 1, 9 and 17)*

No Impact. See discussion under item e.

b) *Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 6 and 9)*

Less Than Significant Impact. See discussion under item e.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 9, and 17)*

Less Than Significant Impact. See discussion under item e.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1 and 9)*

Less Than Significant Impact. See discussion under item e.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 9)*

No Impact.

The site is not located within a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault. It is shown on a Seismic Hazard Zones exhibit as having high to very high liquefaction potential but not subject to earthquake induced landslides. It also has limited potential for subsidence.

A geotechnical report (Applied Earth Sciences received May 31, 2016) for the project states that the site can be graded and developed as proposed subject to the recommendations in the report. The report indicates that the project site consists of existing fill underlain by natural deposits of mainly fine grained soils (silt-clay) with slight to little sand. Slightly organic pockets were also found within the upper 20 feet of the subsoils. Native sand soils (silty sand) were found only in one boring near a depth of about 47 feet. The thickness of the existing fill was found to range from 3 feet to 6 feet in borings drilled within the higher elevation of the site. The original grade within the eastern portion seems to have been raised previously. Groundwater was encountered near a depth of about 7 feet.

Site grading will involve up to about a 10 ft. cut along the east side of the property to accommodate the parking structure and up to a nine ft. fill along the west side to create a walkway serving the first floor. A net export of approximately 2,132 cubic yards of material is projected. The liquefaction analysis indicated that the soil layers below the historically highest groundwater level have factors of safety against potential liquefaction. On this basis, soil liquefaction will not occur at this site. The geotechnical report also indicates that the native soils are fine grained and potentially expansive. Therefore, it is recommended that the site native soils, when excavated, be removed from the site and not be used in the areas of new fill. All imported soil should be non-expansive and all fill shall be placed under engineering observation in accordance with the guidelines in the geotechnical report.

The foundation is recommended to be a thickened slab mat foundation. During grading subgrade preparation will be made to stabilize the finished grade for support of the mat slab. In addition, temporary and permanent de-watering will be required. The proposed development would be required to comply with the California Building Code (CBC), which includes regulations for projects to be designed to withstand seismic forces. Adherence to the seismic design and construction parameters of the CBC and the City's Municipal Code would ensure protection of future occupants of the project from impacts associated with seismic activity. Additionally, the project would be required to implement the recommendations of the geotechnical report into the final design and construction of the proposed project. The project will not use septic tanks or alternative waste water disposal systems. Less than significant impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.7 GREENHOUSE GAS EMISSIONS <i>Would the Project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 8)*

Less Than Significant Impact. See discussion under item b.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 8)*

Less Than Significant Impact.

The CEQA Guidelines state that, where available, significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make determinations regarding air quality impacts. State CEQA Guidelines Section 15064.4 provides guidance to lead agencies for determining the significance of impacts from GHG emissions and states that a lead agency should make a good-faith effort, to the extent possible, based on scientific and factual data to describe, calculate, or estimate the amount of GHG emissions resulting from a project. When assessing the significance of impacts from GHG emissions, a lead agency should consider: (1) the extent to which the project may increase or reduce GHG emissions compared with existing conditions; (2) whether the project's GHG emissions exceed a threshold of significance that the lead agency determines applicable to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The SCAQMD has adopted a 10,000 metric tons (MT) significance threshold for industrial facilities where SCAQMD is the lead agency. However, this 10,000 MT significance threshold is not applicable to the proposed project because the project is not an industrial facility. Neither the City nor the SCAQMD have adopted quantitative thresholds for GHG emissions from development projects; however, the SCAQMD has proposed screening levels such that projects that fall below 3,000 MT CO₂e annually are considered to comply with the GHG emission reduction strategy as mandated by AB 32 (SCAQMD 2003). The screening thresholds represent the level of GHG emissions under which a project would be considered to have a less-than-significant impact on the environment without the need for further mitigation. Other quantitative thresholds have been adopted or recommended by other public agencies, including other air districts, or recommended by experts throughout the state, such as the 900 MT CO₂e (approx. > 54 dwelling units) threshold contained within California Air Pollution Control Officers Association's (CAPCOA's) CEQA and Climate Change Report. CAPCOA's 900 MT threshold level is the lowest existing quantitative threshold within the state. The GHG emissions from the proposed project were quantified using CalEEMod and are shown in Table 3.

Table 3: Combined Annual Emissions MT CO₂e / Year

Emission Source	Project Emissions
Construction	4.4
Operational	
Area	9.8
Energy	115.8
Solid Waste	20.2
Water	22.3
Mobile	
CO ₂ and CH ₄	284.0
N ₂ O	14.5
Total	470.8
SCAQMD Threshold	3,000
Exceeds Threshold?	No

Source: Air Quality and Greenhouse Gas Study, Rincon Consultants, Inc., December 2017

CH₄ = methane

MT/year = metric tons per year

CO₂ = carbon dioxide

N₂O = nitrous oxide

CO₂e = carbon dioxide equivalent

According to CAPCOA, GHG emission impacts are exclusively cumulative impacts from a climate change perspective. Therefore, this analysis evaluates the cumulative contribution of project-related GHG emissions.

Construction activities associated with the project would result in GHG emissions from fuel combustion within construction equipment and vehicles traveling to and from the project site. Consistent with SCAQMD draft guidelines, construction emissions are summed and amortized over a 30-year project life and then added to operational emissions. As shown in Table 3, total GHG emissions are expected to be below the 3,000 MT CO₂e SCAQMD threshold as well as the more stringent CAPCOA threshold of 900 MT. Consequently, the impact of GHG emissions from the project would be less than significant.

As discussed above, project emissions would be below the CAPCOA threshold of 900 MT CO₂e and below 3,000 MT CO₂e SCAQMD threshold, which were developed to help achieve the GHG emissions reduction goals of AB 32. As such, the proposed project would be consistent with the AB 32 goal of reducing statewide GHG emissions to 1990 levels by 2020. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases pursuant to AB 32. A less than significant impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.8 HAZARDS AND HAZARDOUS MATERIALS <i>Would the Project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				✓
f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 5 and 15)*

No Impact. See discussion under item h.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 5 and 11)*

Less Than Significant Impact. See discussion under item h.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 3, 5 and 15)*

Less Than Significant Impact. See discussion under item h.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 11 and 18)*

No Impact. See discussion under item h.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 3 and 16)*

No Impact. See discussion under item h.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 3)*

No Impact. See discussion under item h.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 6)*

No Impact. See discussion under item h.

- h) *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 3 and 15)*

No Impact.

The proposed facility is primarily residential in nature and would provide some minor medical care as needed that will not involve the use, disposal, transport, or release of hazardous materials. The project does not provide on-site fuel dispensing, underground, or outdoor storage of hazardous materials. Hazardous or flammable substances that would be used during the construction phase include vehicle fuels and oils in the operation of heavy equipment for onsite excavation and construction. Construction vehicles may require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid or other materials. However, the proposed construction operation would be required to comply with all State and local regulations to minimize risks associated with accident conditions involving the release of hazardous materials. Less than significant impacts are anticipated.

According to a Phase I Environmental Site Assessment (Hayden Environmental, May 2012), the subject site has been undeveloped at least since 1953 based on a review of aeriels and no activity, hazardous materials or hazardous wastes were observed on the site. The subject site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is required to comply with City Specification #431-92 (Soil Cleanup Standards) prior to issuance of a grading permits. If contamination is identified, the applicant will be required to obtain Fire Department approval of a remediation action plan to bring the site into compliance with City Specification #431-92.

The City is located within the Airport Environs Land Use Plan for the Joint Forces Training Base Los Alamitos. However, the site is located a considerable distance from the Training Base, is not located within two miles of an airport or near a private airstrip, and would not be impacted by flight activity. It

will not impede access to public streets and will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The site is located within an urbanized area and is not subject to wildland fires. Less than significant impacts are anticipated

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.9 HYDROLOGY AND WATER QUALITY <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?				✓
k) Potentially impact stormwater runoff from construction activities?			✓	
l) Potentially impact stormwater runoff from post-construction activities?			✓	
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?			✓	
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?			✓	
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm?			✓	
p) Create or contribute significant increases in erosion of the Project site or surrounding areas?			✓	

a) *Violate any water quality standards or waste discharge requirements? (Sources: 12 and 15)*

Less Than Significant Impact. See discussion under item p.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 12 and 15)*

Less Than Significant Impact. See discussion under item p.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 3 and 6)*

Less Than Significant Impact. See discussion under item p.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 3 and 6)*

Less Than Significant Impact. See discussion under item p.

e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 12)*

Less Than Significant Impact. See discussion under item p.

- f) *Otherwise substantially degrade water quality? (Sources: 12)*

Less Than Significant Impact. See discussion under item p.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 14)*

No Impact. See discussion under item p.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 14)*

No Impact. See discussion under item p.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1 and 14)*

Less Than Significant Impact. See discussion under item p.

- j) *Inundation by seiche, tsunami, or mudflow? (Sources: 1 and 3)*

No Impact. See discussion under item p.

- k) *Potentially impact stormwater runoff from construction activities? (Sources: 12)*

Less Than Significant Impact. See discussion under item p.

- l) *Potentially impact stormwater runoff from post-construction activities? (Sources: 12)*

Less Than Significant Impact. See discussion under item p.

- m) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 3 and 12)*

Less Than Significant Impact. See discussion under item p.

- n) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 3 and 12)*

Less Than Significant Impact. See discussion under item p.

- o) *Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 12)*

Less Than Significant Impact. See discussion under item p.

- p) *Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 6 and 12)*

Less Than Significant Impact.

The project site is currently undeveloped. Water bodies in the vicinity of the project site include the Santa Ana River and the ocean. The project does not propose to alter the course of an existing stream or river. After construction, the project site would consist of approximately 16% landscaped area and 84% impervious surface (building and paved areas). The site drains from east to west. As the site is vacant, the proposed project does have the potential to increase runoff rate and volume during construction and post-construction, which could potentially impact water quality. Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works.

Construction Runoff and Erosion

The State Water Resources Control Board (SWRCB) and the City's *Municipal Code* require erosion and sediment controls for construction projects with land disturbance. The requirements include preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP); preparation and implementation of an erosion and sediment control plan, describing both construction-period and permanent erosion and sediment controls; and construction site inspection by the City. Implementation of a SWPPP and applicable City and SWRCB requirements would ensure that runoff from construction of the project will not result in substantial erosion or flooding on- and off-site and impacts would be less than significant.

Post-construction Runoff and Erosion

The Water Quality Management Plan (WQMP) that will be required by the Public Works Department for the project will take into account the water quality treatment of the drainage area from the project site and incorporate applicable Best Management Practices. The preliminary WQMP (Waber Consultants, received October 2013) submitted by the applicant indicates that drainage will percolate through the pervious sidewalk and landscaping and collected by underdrain connected to a biofilter. Discharge from the biofilter will drain into the 12 inch storm drain line provided by the Walgreens located to the north. Although the project does have the potential to contribute additional runoff, the project will be required to submit a Hydrology and Hydraulic Report for review and approval by the Public Works Department to mitigate impact of runoff due to development or deficient downstream systems.

The Utilities Division of the Public Works Department has reviewed the project plans and did not identify any concerns regarding impacts to ground water supplies due to the nature of the proposed project. Based on all these requirements, the project would not result in substantial increases in the rate and volume of post construction runoff, which would impact the beneficial use of downstream waters. Less than significant impacts would occur.

The project site is not located in a 100-year flood zone and is not subject to inundation from seiche, tsunami, or mudflow. However, like the majority of the city, the site could be subject to flooding if Prado Dam experienced a catastrophic failure. As noted in the General Plan, dam failure events are very rare as dams that are large enough to hold back large quantities of water are usually built to very high standards. If there is an elevated risk of dam failure, operators will often release water from the dam in a controlled manner so that the resulting flooding will be minimal. In addition, dam failure is only a threat during a relatively small part of the year when the reservoir is at its fullest. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.10 LAND USE AND PLANNING <i>Would the Project:</i>				
a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
b) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
c) Physically divide an established community?				✓

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

Less Than Significant Impact. See discussion under item c.

- b) *Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1 and 3)*

No Impact. See discussion under item c.

- c) *Physically divide an established community? (Sources: 3)*

No Impact.

The project site is currently designated as CN (Commercial Neighborhood) in the General Plan with a maximum floor area ratio (FAR) of 0.35 and zoned CG (Commercial General) with a maximum FAR of 1.5. Applicable plans and policies regulating the subject site include the General Plan, Huntington Beach Zoning and Subdivision Ordinance (HBZSO), and the Municipal Code.

Land Use and Zoning Consistency

The proposed project will not change the current General Plan and zoning designations on the project site which permit the proposed use subject to approval of a conditional use permit. Under the current General Plan designation a maximum 10,500 sq. ft. building could be developed on the 30,000 sq. ft. site. In order to allow the proposed ±28,000 sq. ft. project, the applicant proposes to amend the maximum FAR permitted in the CN General Plan designation for the property from 0.35 to 1.0.

The following General Plan goals and policies are applicable to the proposed project:

Goal LU-1 – New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A) – Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1 (D) – Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-4 – A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy LU-4 (A) – Encourage a mix of residential types to accommodate people with diverse housing needs.

Policy LU-13 (A) – Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

The project, while proposing an increase in the General Plan maximum FAR, would not conflict with the General Plan goals and policies. The project will maintain the existing land use pattern in the area and provide an additional housing opportunity to seniors needing assistance with daily living. The proposed assisted living use is also compatible with the existing residential and commercial uses on the abutting properties. The project is proposing variances to building height, setbacks, and landscape planter width, which are subject to approval by the Planning Commission. However, the analysis throughout this document indicates that the additional FAR will have less than significant impacts to land use and planning, traffic, air quality, aesthetics, and public services among others.

The project will not conflict with any habitat conservation plan or natural community conservation plan as none exist on the site or in the area. It will not physically divide an established community as the existing circulation pattern in the area will remain. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.11 MINERAL RESOURCES <i>Would the Project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1 and 3)

No Impact. See discussion under item b.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1 and 3)

No Impact.

The site is not located in a mineral resource zone in the General Plan. It is vacant and no oil production is currently occurring on the property. Therefore, the project will not result in the loss of a known mineral resource or recovery site. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.12 NOISE <i>Would the Project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				✓

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1 and 19)*

Less Than Significant Impact. See discussion under item f.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 3 and 15)*

Less Than Significant Impact. See discussion under item f.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3 and 15)*

Less Than Significant Impact. See discussion under item f.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3 and 15)*

Less Than Significant Impact. See discussion under item f.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 3 and 16)*

No Impact. See discussion under item f.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 3)*

No Impact.

Existing sources of noise and groundborne vibration in the area include motor vehicle traffic as well as the existing uses in the area which include various commercial uses and a mobile home park. Applicable City regulations include the General Plan Noise Element, which identifies goals and policies to ensure that new development does not create an unacceptable noise environment through siting, design and land use compatibility, and the City's Noise Ordinance, which regulates noise produced by uses, equipment, construction and people.

Construction of the project will generate temporary noise impacts due to construction activities and equipment. Construction activities would involve the use of standard equipments and tools. Each stage of construction would involve a different mix of operating equipment and noise levels would vary based on the number and type of equipment in operation and the location of the activity. According the Environmental Protection Agency data on the noise generating characteristics of typical construction equipment, the noise level of these equipment ranges between 68 to 98 dBA at 50 feet from the source. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. The closest sensitive use to the proposed project site would be the abutting residential uses located to the west. Due to the proximity of the abutting residences to the project site, residents would potentially be affected by the construction noise occurring as a result of the proposed project. Most of the types of exterior construction activities associated with the proposed project would not generate continuously high noise levels, although occasional single-event disturbances are possible.

Under Section 8.40.090(d) (Special Provisions) of Chapter 8.40 of the City's Municipal Code, noise sources associated with construction are exempt from the requirements of the Municipal Code, provided that proper permit(s) from the City are obtained and construction activities do not occur between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. The project will be subject to compliance with Chapter 8.40 (Noise Control) of the Huntington Beach Municipal Code. Construction noise would be temporary and intermittent depending on the type of equipment being used and the stage of construction. Although construction of the proposed project would temporarily increase ambient noise levels in the neighborhood surrounding the project, construction would comply with applicable requirements of the City noise ordinance. Accordingly, construction related noise impacts would be less than significant.

No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which does not significantly impact the level of service on area roadways. Vibration could occur during construction but will be short term only and therefore less than significant. Potential noise and vibration generated from area traffic will be attenuated by construction methods. The proposed structure will meet all building code requirements including noise attenuation (i.e. insulated walls, dual-glazed windows, etc.). The proposed use is primarily residential in character and is not expected to substantially increase noise levels in the area. Less than significant impacts are anticipated.

The City is located within the Airport Environs Land Use Plan for the Joint Forces Training Base Los Alamitos. However, the site is located a considerable distance from the Training Base, is not located

within two miles of an airport or near a private airstrip, and would not be impacted by flight activity. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.13 POPULATION AND HOUSING <i>Would the Project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

- a) *Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 5)*

Less Than Significant Impact. See discussion under item c.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 3)*

No Impact. See discussion under item c.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 3)*

No Impact.

The proposed project will stimulate population growth in the area by adding up to 77 new residents (represents .04 percent of the total population of Huntington Beach) as well as employees of the facility. However, this population increase is minimal relative to the city's overall population. The project site is currently vacant; therefore, the project will not displace housing or people. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.14 PUBLIC SERVICES <i>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?			✓	
b) Police Protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities or governmental services?			✓	

a) *Fire protection? (Sources: 1 and 19)*

Less Than Significant Impact. See discussion under item e.

b) *Police Protection? (Sources: 1 and 19)*

Less Than Significant Impact. See discussion under item e.

c) *Schools? (Sources: 1 and 15)*

Less Than Significant Impact. See discussion under item e.

d) *Parks? (Sources: 1 and 19)*

Less Than Significant Impact. See discussion under item e.

e) *Other public facilities or governmental services? (Sources: 1 and 19)*

Less Than Significant Impact.

The police station nearest to the project site is located at City Hall approximately 3 miles away and the nearest fire station is Bushard Fire Station approximately 1 mile away. The project site is located within the Fountain Valley School District and the Huntington Beach Union High School District. The closest parks are Lamb and Bushard Park approximately 1 mile away. The Police, Fire, and Community Services departments have reviewed the proposed use and have not indicated that it would impact acceptable service levels. The project will be subject to payment of development impact fees for law enforcement, fire suppression, libraries, and parks to address any increase in demand for city services. The project will also be subject to payment of school district fees. Based on the minor increase in demand for services and payment of applicable fees, less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.15 RECREATION <i>Would the Project:</i>				
a) Increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
c) Affect existing recreational opportunities?			✓	

- a) *Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1 and 15)*

Less Than Significant Impact. See discussion under item c.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 5)*

Less Than Significant Impact. See discussion under item c.

- c) *Affect existing recreational opportunities? (Sources: 1 and 15)*

Less Than Significant Impact.

The project could result in an increase in the use of existing parks and recreational facilities in the area. However, based on the increase of 77 new residents the project will bring to the area (represents .04 percent of the total population of Huntington Beach), a negligible increase in the use of park and recreational facilities is anticipated. The project will be subject to payment of development impact fees for park and open space facilities to address any increase in demand for city services. The project does not include any significant recreational facilities that could have an adverse impact on the environment. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.16 TRANSPORTATION AND TRAFFIC <i>Would the Project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?			✓	
e) Result in inadequate emergency access?			✓	
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✓

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1 and 10)*

Less Than Significant Impact. See discussion under item g.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1 and 10)*

Less Than Significant Impact. See discussion under item g.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 5)*

No Impact. See discussion under item g.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 3 and 6)*

Less Than Significant Impact. See discussion under item g.

- e) *Result in inadequate emergency access? (Sources: 3 and 7)*

Less Than Significant Impact. See discussion under item g.

- f) *Result in inadequate parking capacity? (Sources: 6)*

No impact. See discussion under item g.

- g) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1)*

No Impact.

A traffic impact study was prepared by LSA Associates (2016) for the proposed assisted living project. Using the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9th Edition, the study anticipates the assisted living project to generate 202 average daily trips (ADT) with 11 weekday am and 17 pm peak hour trips. The study looked at the Level of Service (LOS) at three area intersections with concurrence of city traffic staff: Bushard Street/Garfield Avenue, Brookhurst Street/Garfield Avenue, and project driveway/Garfield Avenue. Consistent with City guidelines, signalized intersection analysis was performed according to peak-hour intersection capacity utilization (ICU) methodology. This methodology compares the volume-to-capacity (v/c) ratios of conflicting turn movements at an intersection, sums these critical v/c ratios for each intersection approach, and determines the overall ICU. The resulting ICU is expressed in terms of LOS, where LOS A represents free-flow activity and LOS F represents overcapacity operation. As City guidelines do not provide guidance on methodology for unsignalized intersection analysis, the methodology for two-way stop-controlled peak-hour intersection analysis from the 2010 Highway Capacity Manual (HCM 2010) has been utilized. Any resulting delay is also expressed in terms of LOS, similar to the ICU methodology.

The traffic impact study evaluated several time horizons including existing, opening year (2018), and future (2030) conditions with and without the proposed project looking at the LOS. The project is deemed to have a significant impact if it would result in the deterioration of the intersection LOS to an unacceptable level or in an increase in the intersection capacity utilization (ICU) value of 0.01 or greater at an intersection that operates at LOS E or F without the project. The study results indicate that the proposed project can be implemented without impacting the design or operation of the surrounding roadway system. Evaluation of the study intersections LOS shows that the addition of the project to the traffic volumes at the various time horizons evaluated would not significantly impact the study area intersections according to the City's performance criteria.

Table A - Existing Intersection LOS Summary

Intersection	Existing				Existing Plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS
Bushard Street/Garfield Avenue	0.49	A	0.47	A	0.49	A	0.47	A
Driveway/Garfield Avenue <i>HCM</i>	15.5	C	11.7	B	15.8	C	12.0	B
Brookhurst Street/Garfield Avenue	0.54	A	0.61	B	0.54	A	0.61	B

Table B - Opening Year (2018) Intersection LOS Summary

Intersection	Opening Year (2018)				Opening Year (2018) Plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS
Bushard Street/Garfield Avenue	0.50	A	0.48	A	0.50	A	0.48	A
Driveway/Garfield Avenue <i>HCM</i>	15.7	C	11.7	B	16.1	C	12.0	B
Brookhurst Street/Garfield Avenue	0.56	A	0.63	B	0.56	A	0.63	B

Table C - Future Year (2030) Intersection LOS Summary

Intersection	Future Year (2030)				Future Year (2030) Plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS
Bushard Street/Garfield Avenue	0.59	A	0.73	C	0.59	A	0.73	C
Driveway/Garfield Avenue <i>HCM</i>	16.4	C	17.3	C	16.8	C	18.4	C
Brookhurst Street/Garfield Avenue	0.68	B	0.94	E	0.68	B	0.94	E

Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians by construction vehicles entering or exiting the project site. Vehicle delays may result along Garfield Avenue and Brookhurst Street adjacent to the project site. However, impacts from construction traffic would be temporary and can be accommodated by the adjacent arterial streets. These potential impacts would be reduced through implementation of code requirements requiring Department of Public Works approval of a construction traffic control plan. Trucks hauling construction materials would add a temporary increase in traffic on surrounding streets during construction. Due to the small nature of the project and the existing level of service on the surrounding streets, project construction traffic is not anticipated to be significant. The contractor would be required to comply with the haul routes of the City of Huntington Beach and obtain a haul route permit from the Department of Public Works.

The project has been reviewed by the Fire Department for adequate access and has tentatively approved an Alternative Materials and Methods proposal to enhance the site and provide equivalency to the Fire Department's access requirement. As such, the project would not result in inadequate emergency access. The project will provide parking in compliance with the HBZSO and will not result in significant impacts due to inadequate parking capacity. The proposed site access and driveway configuration do not propose sharp curves or dangerous intersections and are designed to comply with City standards. The project will be required to provide bicycle parking spaces and would not conflict with policies supporting alternative transportation. The project will not affect air traffic levels or patterns. Less than significant impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.17 TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
ii) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.?		✓		

a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

No impact.

ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Sources: 1)*

Potentially Significant Unless Mitigated.

Pursuant to the requirements of AB 52, codified in Public Resources Code Section 21080.3.1(d)-(e), the City provided formal notification to the designated contact of the tribes that have requested notice from the City. Consultation was requested by the Gabrieleno Band of Mission Indians Kizh Nation who provided mitigation measures which are identified in Section 5.5 (Cultural Resources) to avoid or substantially lessen potential significant impacts to tribal cultural resources to less than significant. No impacts to historical resources are anticipated since none exist on the site.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.18 UTILITIES AND SERVICE SYSTEMS <i>Would the Project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?)			✓	

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 12 and 15)*

Less Than Significant Impact. See discussion under item h.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 12 and 15)*

Less Than Significant Impact. See discussion under item h.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 12 and 15)*

Less Than Significant Impact. See discussion under item h.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1 and 7)*

Less Than Significant Impact. See discussion under item h.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 15)*

Less Than Significant Impact. See discussion under item h.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 15)*

Less Than Significant Impact. See discussion under item h.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 15)*

Less Than Significant Impact. See discussion under item h.

- h) *Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 12)*

Less Than Significant Impact.

As discussed in Section 5.9 (Hydrology and Water Quality), water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. Because the project does have the potential to contribute additional runoff, the project will be required to submit a Hydrology and Hydraulic Report for review and approval by the Public Works Department to mitigate impact of runoff due to development or deficient downstream systems.

The Public Works Department has reviewed the project and did not identify any concerns regarding impacts to water supplies. The project would not result in an increase in water consumption such that it would present a significant impact to water supplies. In addition, the project is subject to compliance with the City's Water Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized. The project will be required to submit a Hydraulic Water Analysis to ensure that the service connection satisfies city requirements. The water demand for the proposed project can be accommodated by the City's water service capacity and less than significant impacts would occur.

Water and storm drain lines serving the project site were previously constructed by the abutting Walgreens Pharmacy. The applicant is required to verify the adequacy of the systems to serve the proposed development and conform to current Public Works standards or install new service. A sewer lateral serving the project site was only partially installed and was never connected to a sewer main. The applicant shall extend and connect the on-site sewer lateral to an approved sewer main on the street. The project's sewer connection will be designed and constructed in accordance with the requirements and standards of the City of Huntington Beach and the OCSD. Compliance with applicable Waste Discharge Requirements, as monitored and enforced by the OCSD, would ensure that the proposed project would not exceed applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) with respect to discharges to the sewer system.

The Orange County Sanitation District (OCSD) provides regional wastewater collection, treatment and disposal services for the City of Huntington Beach. OCSD has two operating facilities that treat wastewater from residential, commercial, and industrial sources in central and northwest Orange County. No existing capacity issues have been identified in the OCSD system, and OCSD has developed plans and commenced plant improvements anticipated to meet area demands to the year 2050. Less than significant impacts would occur.

Republic Services is the exclusive hauler of all solid waste for the City of Huntington Beach. Republic operates a transfer station, located in Huntington Beach, and a Materials Recovery Facility (MRF) through which all solid waste is processed including separating recyclable materials to reduce the waste generation going to the landfills. The remaining solid waste is transferred to the Frank Bowerman landfill in Irvine which has a remaining capacity in excess of 30 years. The project is not anticipated to noticeably impact the capacity of this landfill. The project is subject to compliance with all federal, state, and local statutes and regulations related to solid waste and no exceptions to those standards are proposed. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.19 MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 3 and 15)*

Potentially Significant Unless Mitigated.

The project site is a vacant infill property that is not situated within or in the vicinity of a fish or wildlife habitat. It does not support any biological or historical resources. As discussed in Section 5.5 (Cultural Resources), the project site may contain cultural resources and is subject to several mitigation measures to reduce impacts to less than significant. As discussed throughout this initial study, potential impacts that would degrade the quality of the environment would be less than significant.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 2, 3 and 15)*

Less Than Significant Impact.

As discussed in Sections 5.1 to 5.18, the project is not anticipated to have significant cumulatively considerable impacts due to the nature of the project as well as implementation of mitigation measures and City codes and policies that would further reduce impacts. It does not represent a significant negative impact to the environment or goals of the City. Less than significant impacts are anticipated.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 2, 3 and 15)*

Less Than Significant Impact.

As discussed in Sections 5.1 to 5.18, all potential impacts that could have environmental effects on humans as a result of the project have been found to be less than significant due to the nature of the project as well as implementation of mitigation measures and City codes and policies. As such, impacts would be less than significant

6.0 **EARLIER ANALYSIS/SOURCE LIST.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilized in this analysis, as well as sources of information are as follows:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at https://www.huntingtonbeachca.gov/government/departments/planning/gp/index.cfm
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm
3	Aerial of Project Site and Vicinity	See Figure 1
4	Summary of Mitigation Measures	See Attachment #1
5	Project Narrative	See Attachment #2
6	Project Plans	See Attachment #3
7	Code Requirements	See Attachment #4
8	Air Quality and Greenhouse Gas Study (Dec. 2017)	Available at https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/
9	Geotech Report (Received May 31, 2016)	Available at https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/
10	Traffic Impact Assessment (Nov. 2016)	Available at https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/
11	Phase I Environmental Site Assessment (May 2012)	Available at https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/
12	Preliminary Water Quality Management Plan (Received Oct. 3, 2013)	Available at https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/

		reports/
13	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
14	FEMA Flood Insurance Rate Map (Dec. 3, 2009)	“
15	City of Huntington Beach CEQA Procedure Handbook	“
16	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
17	State Seismic Hazard Zones Map	“
18	Hazardous Waste and Substances Sites List	www.calepa.gov/sitecleanup/cortese
19	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk’s Office, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm

SUMMARY OF MITIGATION MEASURES

ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
<p>CULTURAL RESOURCES</p> <p>b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5</p> <p>c) Would the Project directly or indirectly destroy a unique paleontological resource or site unique geologic feature?</p>	<p>MM CUL-1 <i>Retain a Native American Monitor:</i> The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification (needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.</p> <p><i>Professional Standards:</i> Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> <p>MM CUL-2 <i>Unanticipated Discovery of Tribal Cultural Resources:</i> All archaeological resources unearthed by project construction</p>

SUMMARY OF MITIGATION MEASURES

ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
	<p>activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.</p>
<p>d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>MM CUL-3 <i>Unanticipated Discovery of Human remains and associated funerary objects:</i> Prior to the start of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential</p>

SUMMARY OF MITIGATION MEASURES

ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
	<p>and secure to prevent any further disturbance. If Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24 hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities is to be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.</p> <p>If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial will be in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a</p>

SUMMARY OF MITIGATION MEASURES

ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
	location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
<p>TRIBAL CULTURAL RESOURCES</p> <p>a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>ii) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in</p>	<p>Reference MM CUL-1 through MM CUL-3 in Cultural Resources section above.</p>

SUMMARY OF MITIGATION MEASURES
ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	

RESPONSE TO COMMENTS FOR
DRAFT MITIGATED NEGATIVE DECLARATION NO. 13-005

- I. This document serves as the Response to Comments on the Draft Mitigated Negative Declaration (MND) No. 13-005. This document contains all information available in the public record related to General Plan Amendment No. 13-001/Conditional Use Permit No. 13-010/Variance No. 13-005 (Autumn Care Assisted Living) as of May 31, 2018 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains four sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, and Responses to Comments.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft MND. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of May 22, 2018. The Response to Comments section contains individual responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft MND. Based on the information contained in the public record, the decision makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that Draft MND No. 13-005 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft MND. The following is a list of actions taken during the preparation, distribution, and review of the Draft MND.

1. An official 20-day public review period for the Draft MND was established. It began on May 3 and ended on May 22, 2018. Public comment letters were accepted by the City of Huntington Beach through May 22, 2018.
2. Notice of the Draft MND was published in the Huntington Beach Wave on May 3, 2018. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.

III. COMMENTS

Copies of all written comments received as of May 22, 2018 are contained in Appendix A of this document and all comments have been numbered. Response to Comments for each comment, which raised an environmental issue is contained in this document.

IV. RESPONSE TO COMMENTS

The Draft MND No. 13-005 was distributed to interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 20 days. The public review period for the Draft MND commenced on May 3 and expired on May 22, 2018.

Copies of all documents received as of May 22, 2018 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft MND or do not raise significant environmental issues. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a “comment acknowledged” reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

APPENDIX A
COMMENTS ON DRAFT MND NO. 13-005

Below are the comments letters, which have been bracketed to mark the individual comments. Comments that raise significant environmental issues are provided with a response. Comments that are outside of the scope of the CEQA review will be forwarded to the decision maker for consideration as part of the project review process.

COMMENT LETTERS RECEIVED DURING THE DRAFT MND COMMENT PERIOD		
<i>No.</i>	<i>Commenter/Organization</i>	<i>Abbreviation</i>
	ORGANIZATION	
1	County of Orange Public Works - May 22, 2018	OCPW
	INDIVIDUALS	
2	Christina Silva-Salgado - May 4, 2018	SILV
3	Marzette Lair - May 4, 2018	LAIR
4	Joanne Caiazzo - May 8, 2018	CAIA
5	Sharron Mikrut – May 19, 2018	MIKR

May 22, 2018

NCL-18-028

Ricky Ramos
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

Subject: Autumn Care Assisted Living Project

Dear Mr. Ramos:

The County of Orange has reviewed the Draft Mitigated Negative Declaration (MND) for the Autumn Care Assisted Living Project and has no comments at this time. We would like to be advised of any further developments on the project. Please continue to keep us on the distribution list for future notifications related to the project.

OCPW-1

If you have any questions, please contact Ashley Brodtkin in Development Services at (714) 667-8854.

Sincerely,



Richard Vuong, Manager, Planning Division
OC Public Works Service Area/OC Development Services
300 North Flower Street
Santa Ana, California 92702-4048
Richard.Vuong@ocpw.ocgov.com

Ramos, Ricky

From: krica256@aol.com
Sent: Friday, May 04, 2018 4:59 PM
To: Ramos, Ricky
Subject: Draft Mitigated Negative Declaration 13-005

Dear Mr. Ramos,

I am writing to express my opposition to the excessive square footage and height for the assisted living building. I do not have any opposition to an assisted living but it needs to conform to the standard current codes. Allowing exceptions such as this one only opens the door to others trying to do the same and eventually everyone can build whatever they want. Please do not allow this proposal to happen.

SILV
-1

With respect,

Christina Silva-Salgado

Ramos, Ricky

From: Marz Lair <mlair@socal.rr.com>
Sent: Friday, May 04, 2018 11:51 AM
To: Ramos, Ricky
Subject: Draft Mitigated Negative Declaration No. 13-005 re Autumn Care Assisted Living

Dear Mr. Ramos,

I reside within Brookfield Manor senior citizen mobile home park adjacent to the proposed site for Autumn Care Assisting Living (Autumn)

An aspect that should be ***seriously considered*** before approving the project is the impact of increased traffic along Garfield Avenue, specifically entering and exiting the proposed egress to/from the property. On numerous occasions, I have seen drivers travelling westbound on Garfield make left-hand turns into the parking lot of Walgreens nearly colliding with vehicles travelling in an eastbound direction that are entering the left-hand turn lane to travel northbound onto Brookhurst. Not only that, drivers pull out of the Chase Bank on the northwest corner of Brookhurst and Garfield, cross the double-yellow line in order to travel eastbound—again, nearly colliding with vehicles travelling in the eastbound, left-hand turn lane. I've even witnessed vehicles travelling westbound along Garfield nearly colliding with vehicles whose drivers are, again, pulling out of Chase, crossing the double-yellow line to travel eastbound. Crossing that double-yellow line is very enticing to those drivers who don't put safety first.

I propose the plan ***should*** include the construction of a permanent, concrete medium (at Autumn's expense or HB can share the expense) between the westbound and eastbound lanes of Garfield from the west corner of Garfield and Brookhurst. Such a medium will positively impact an already dangerous traffic condition, and as the traffic will undoubtedly increase, will greatly reduce the probability of accidents. Please take the opportunity to make Huntington Beach's roads safer to protect lives and property.

I am positive you will agree with me once you've had the opportunity to observe the traffic at the corner of Brookhurst and Garfield.

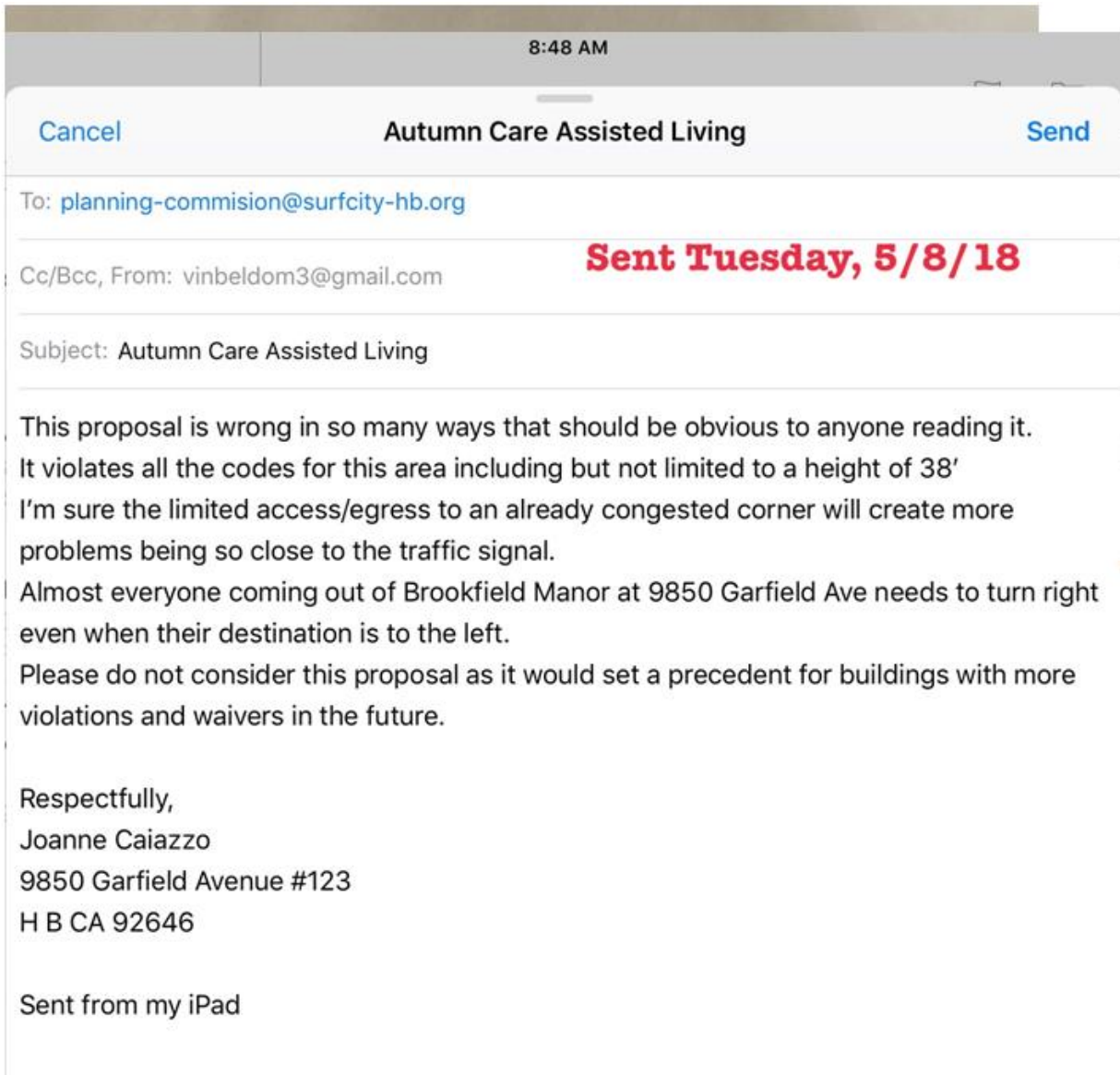
Thank you for your time and consideration of my concerns.

Sincerely,

Marzette L. Lair
9850 Garfield Ave., Sp. 57
Huntington Beach, CA 92646
(714) 963-5363

LAIR
-1

From: Joanne Caiazzo [<mailto:jcaiazzo44@icloud.com>]
Sent: Tuesday, May 08, 2018 9:07 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Autumn Care Assisted Living



CAIA-1

Ramos, Ricky

From: Sharron Mikrut <mikrut2012@gmail.com>
Sent: Saturday, May 19, 2018 10:43 AM
To: Ramos, Ricky
Subject: Draft Mitigated Declaration No. 13-005

To Whom It May Concern:

I believe that allowing this project to go forward is a terrible idea.

The property in question is already several feet higher than the neighbors to the West. Putting a building that is 33 feet high on top of that would block the sun from those neighbors and greatly affect the enjoyment and use of their property.

MIKR-1

Just think about fencing and retaining wall around the property to a height of 9.5 to 14 feet. Would you want that nest to your home?

The property appears to be land locked and quite narrow. There would only be one way in and out of the property and that would be as an easement over someone else's property.

MIKR-2

Because of the narrow width (75 ft), the digging for an underground garage and subsequent construction of a two story building above could greatly affect the stability of the surrounding properties.

MIKR-3

I certainly recommend against approving all of these variances.

MIKR-4

Sincerely,
Sharron Mikrut

APPENDIX B
RESPONSE TO COMMENTS ON DRAFT MND NO. 13-005

ORGANIZATION

▪ **COUNTY OF ORANGE PUBLIC WORKS**

- OCPW-1 The comment describes that the County of Orange has reviewed the Draft MND and has no comments at this time. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.

INDIVIDUALS

▪ **CHRISTINA SILVA-SALGADO**

- SILV-1 The comment expresses opposition to the excessive square footage and height of the project and states that the project needs to conform to code. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.

▪ **MARZETTE LAIR**

- LAIR-1 The comment states that the impacts of increased traffic along Garfield Avenue turning in and out of the proposed project access should be examined given past observations of traffic conflicts along Garfield Avenue. The commenter proposes the installation of a concrete median along Garfield Avenue to reduce conflicts.

Traffic staff has examined the existing traffic conditions and accident history of the Garfield Avenue westbound left turn into and the northbound left turn out of the Walgreens parking lot driveway on Garfield Avenue. Within the last 10 years, one (1) incident was reported related to these turning movements. Since the occurrence of incidents is nominal, the project has low trip generation with most of the project's trips estimated to turn right into and out of the project driveway, and Garfield Avenue having sufficient gaps in traffic to accommodate a full access driveway with the additional project trips, this suggests no additional traffic safety measures are required with implementation of the project.

▪ **JOANNE CAIAZZO**

CAIA-1 The comment states opposition to the project due to the variances and concern about the access/egress to an already congested street. The comment opposing the project due to the variances does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration. See response under LAIR-1 above regarding the traffic concern.

▪ **SHARRON MIKRUT**

MIKR-1 The comment indicates opposition to the project because the project site is already higher than the neighbors to the west. The proposed 33 ft. tall building and retaining wall/fence height of 9.5 to 14 ft. would affect the neighbors. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.

MIKR-2 The comment refers to the property being land locked and narrow and having only a single point of access through an easement over the Walgreens property. Traffic staff has reviewed the project and determined that the proposed single point of access would be adequate given the project's low trip generation. Fire staff has reviewed the project and determined that emergency access is satisfactory.

MIKR-3 The comment expresses concern that the narrow property width and the proposed construction could affect the stability of the surrounding properties. There are measures in place to ensure the stability of the proposed building and retaining walls. Prior to issuance of building permits, the applicant will be required to provide structural calculations prepared by a licensed structural engineer for both the building and the retaining walls to demonstrate to the city's plan check engineers and building inspection staff that both will be structurally sound.

MIKR-4 The comment recommends against approving all of the variances. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.