



FINAL ENVIRONMENTAL IMPACT REPORT



PACIFIC CITY

SCH No. 2003011024

EIR 02-01



City of Huntington Beach
2000 Main Street, P.O. Box 190 Huntington Beach, Ca 92648
714.536.5271

Prepared by



www.eipassociates.com
12301 Wilshire Boulevard, Suite 430 Los Angeles, Ca 90025
310.268.8132

PACIFIC CITY

*Volume III—Text Changes and
Responses to Comments*
Final Environmental Impact Report
EIR No. 02-01
SCH No. 2003011024

Prepared for
City of Huntington Beach
2000 Main Street
Post Office Box 190
Huntington Beach, California 92648

Prepared by
EIP Associates
12301 Wilshire Boulevard, Suite 430
Los Angeles, California 90025

February 2004

CONTENTS

VOLUME I—DRAFT ENVIRONMENTAL IMPACT REPORT

Executive Summary	xv
Introduction	xv
Structure of the EIR	xv
Summary of Proposed Project	xvi
Summary of Project Objectives	xix
Public Involvement	xx
Classification of Environmental Impacts and Discussion of Mitigation Measures	xxi
Significant and Unavoidable Impacts.....	xxii
Synopsis of Alternatives.....	xxii
Summary of Environmental Impacts and Mitigation Measures.....	xxiii
Chapter 1 Introduction.....	1-1
1.1 Overview of the Proposed Project	1-1
1.2 Relationship of Proposed Project to Previous Environmental Documentation.....	1-1
1.3 Purpose of the EIR.....	1-2
1.4 Environmental Review Process.....	1-3
1.5 Intended Use of the EIR	1-5
1.6 Scope of the EIR.....	1-6
1.7 Project Sponsors and Contact Persons	1-7
1.8 Document Organization	1-7
1.9 Areas of Controversy and Issues to Be Resolved.....	1-8
Chapter 2 Project Description	2-1
2.1 Project Location.....	2-1
2.2 Existing Site Characteristics	2-1
2.2.1 Existing On-Site Land Use.....	2-4
2.2.2 Surrounding Land Uses.....	2-4
2.2.3 Existing General Plan/Zoning Designations.....	2-5
2.2.4 Former Uses of the Site	2-7
2.3 Proposed Project Development	2-8
2.3.1 Visitor-Serving Commercial Center	2-13
2.3.2 Residential Village.....	2-16
2.3.3 Vehicular and Pedestrian Circulation Improvements	2-17
2.4 Construction Scenario.....	2-26
2.5 Project Goals and Objectives	2-26
2.6 Intended Uses of the EIR	2-30

2.6.1 City of Huntington Beach 2-30
2.6.2 State and Local Agencies 2-31
2.7 Cumulative Projects 2-32

Chapter 3 Environmental Impact Analysis..... 3-1

3.1 Aesthetics 3.1-1
3.1.1 Existing Conditions..... 3.1-1
3.1.2 Regulatory Framework 3.1-23
3.1.3 Thresholds of Significance..... 3.1-29
3.1.4 Project Impacts..... 3.1-29
3.1.5 Cumulative Impacts 3.1-45
3.1.6 Mitigation Measures and Residual Impacts 3.1-46
3.2 Air Quality 3.2-1
3.2.1 Existing Conditions..... 3.2-1
3.2.2 Regulatory Framework 3.2-5
3.2.3 Thresholds of Significance..... 3.2-11
3.2.4 Project Impacts..... 3.2-12
3.2.5 Cumulative Impacts 3.2-18
3.2.6 Mitigation Measures and Residual Impacts 3.2-19
3.3 Biological Resources 3.3-1
3.3.1 Existing Conditions..... 3.3-1
3.3.2 Regulatory Framework 3.3-11
3.3.3 Thresholds of Significance..... 3.3-18
3.3.4 Project Impacts..... 3.3-18
3.3.5 Cumulative Impacts 3.3-23
3.3.6 Mitigation Measures and Residual Impacts 3.3-24
3.4 Cultural Resources 3.4-1
3.4.1 Existing Conditions..... 3.4-1
3.4.2 Regulatory Framework 3.4-11
3.4.3 Thresholds of Significance..... 3.4-16
3.4.4 Project Impacts..... 3.4-16
3.4.5 Cumulative Impacts 3.4-18
3.4.6 Mitigation Measures and Residual Impacts 3.4-18
3.5 Energy and Mineral Resources 3.5-1
3.5.1 Existing Conditions..... 3.5-1
3.5.2 Regulatory Framework 3.5-6
3.5.3 Thresholds of Significance..... 3.5-8
3.5.4 Project Impacts..... 3.5-9
3.5.5 Cumulative Impacts 3.5-11
3.5.6 Mitigation Measures and Residual Impacts 3.5-12
3.6 Geology and Soils 3.6-1
3.6.1 Existing Conditions..... 3.6-1
3.6.2 Regulatory Framework 3.6-11
3.6.3 Thresholds of Significance..... 3.6-16
3.6.4 Project Impacts..... 3.6-16
3.6.5 Cumulative Impacts 3.6-19

3.6.6	Mitigation Measures and Residual Impacts.....	3.6-20
3.7	Hazardous Materials	3.7-1
3.7.1	Existing Conditions	3.7-2
3.7.2	Regulatory Framework.....	3.7-12
3.7.3	Thresholds of Significance	3.7-15
3.7.4	Project Impacts	3.7-15
3.7.5	Cumulative Impacts	3.7-19
3.7.6	Mitigation Measures and Residual Impacts.....	3.7-19
3.8	Hydrology and Water Quality	3.8-1
3.8.1	Existing Conditions	3.8-1
3.8.2	Regulatory Framework.....	3.8-9
3.8.3	Thresholds of Significance	3.8-16
3.8.4	Project Impacts	3.8-17
3.8.5	Cumulative Impacts	3.8-24
3.8.6	Mitigation Measures and Residual Impacts.....	3.8-26
3.9	Land Use and Planning	3.9-1
3.9.1	Existing Conditions	3.9-1
3.9.2	Regulatory Framework.....	3.9-3
3.9.3	Thresholds of Significance	3.9-18
3.9.4	Project Impacts	3.9-19
3.9.5	Cumulative Impacts	3.9-22
3.9.6	Mitigation Measures and Residual Impacts.....	3.9-23
3.10	Noise	3.10-1
3.10.1	Existing Conditions	3.10-1
3.10.2	Regulatory Framework.....	3.10-8
3.10.3	Thresholds of Significance	3.10-14
3.10.4	Project Impacts	3.10-14
3.10.5	Cumulative Impacts	3.10-20
3.10.6	Mitigation Measures and Residual Impacts.....	3.10-22
3.11	Population and Housing.....	3.11-1
3.11.1	Existing Conditions	3.11-1
3.11.2	Regulatory Framework.....	3.11-10
3.11.3	Thresholds of Significance	3.11-13
3.11.4	Project Impacts	3.11-13
3.11.5	Cumulative Impacts	3.11-17
3.11.6	Mitigation Measures and Residual Impacts.....	3.11-18
3.12	Public Services.....	3.12-1
3.12.1	Existing Conditions	3.12-1
3.12.2	Regulatory Framework.....	3.12-5
3.12.3	Thresholds of Significance	3.12-9
3.12.4	Project Impacts	3.12-9
3.12.5	Cumulative Impacts	3.12-13
3.12.6	Mitigation Measures and Residual Impacts.....	3.12-14
3.13	Recreation.....	3.13-1
3.13.1	Existing Conditions	3.13-1

3.13.2	Regulatory Framework	3.13-4
3.13.3	Thresholds of Significance.....	3.13-9
3.13.4	Project Impacts.....	3.13-9
3.13.5	Cumulative Impacts	3.13-12
3.13.6	Mitigation Measures and Residual Impacts	3.13-13
3.14	Transportation/Traffic.....	3.14-1
3.14.1	Existing Conditions.....	3.14-1
3.14.2	Regulatory Framework	3.14-23
3.14.3	Thresholds of Significance.....	3.14-27
3.14.4	Project Impacts.....	3.14-28
3.14.5	Cumulative Impacts	3.14-77
3.14.6	Mitigation Measures and Residual Impacts	3.14-77
3.15	Utilities and Service Systems	3.15-1
3.15.1	Existing Conditions.....	3.15-1
3.15.2	Regulatory Framework	3.15-5
3.15.3	Thresholds of Significance.....	3.15-12
3.15.4	Project Impacts.....	3.15-13
3.15.5	Cumulative Impacts	3.15-19
3.15.6	Mitigation Measures and Residual Impacts	3.15-21

Chapter 4 Alternatives to the Proposed Project..... 4-1

4.1	Introduction	4-1
4.1.1	Rationale for Selecting Potentially Feasible Alternatives	4-1
4.1.2	City of Huntington Beach Objectives	4-2
4.1.3	Applicant Objectives	4-2
4.2	Alternatives Analysis	4-3
4.2.1	No Project/No Development Alternative	4-4
4.2.2	Reasonably Foreseeable Development.....	4-5
4.2.3	Reduced Project Alternative.....	4-13
4.3	Other Alternatives Considered	4-24
4.3.1	Alternative Site.....	4-24
4.3.2	Limited Development Alternative.....	4-25
4.3.3	Reduced Residential Density Alternative	4-26
4.4	Environmentally Superior Alternative.....	4-26

Chapter 5 Long-Term Implications 5-1

5.1	Growth-Inducing Impacts	5-1
5.1.1	Extension of Public Facilities	5-1
5.1.2	Employment Generation	5-2
5.1.3	Additional Housing Supply.....	5-3
5.2	Significant, Irreversible, Environmental Changes	5-3
5.3	Significant, Unavoidable Impacts	5-4

Chapter 6	List of Preparers.....	6-1
Chapter 7	References	7-1
7.1	Written References	7-1
7.2	List of Persons and Agencies Contacted.....	7-6

Figures

Figure 2-1	Project Vicinity & Regional Location Map	2-2
Figure 2-2	Existing Site Overlays and Surrounding Uses	2-3
Figure 2-3a	Proposed Site Plan—Floor Plan Street/Podium Level	2-9
Figure 2-3b	Proposed Site Plan—Floor Plan Level Two	2-10
Figure 2-3c	Proposed Site Plan—Floor Plan Level Three	2-11
Figure 2-3d	Proposed Site Plan—Floor Plan Level Four	2-12
Figure 2-4	Proposed Building Heights.....	2-15
Figure 2-5a	Common Open Space Diagram	2-18
Figure 2-5b	Private Open Space Diagram	2-19
Figure 2-6	Vehicular Access and Circulation	2-24
Figure 2-7	Pedestrian Access and Circulation.....	2-25
Figure 2-8a	Construction Schedule	2-27
Figure 2-8b	Construction Phasing	2-28
Figure 2-9	Cumulative Projects	2-34
Figure 3.1-1	Photo Location Map	3.1-4
Figure 3.1-2	Viewpoint 1: View Southwest from Huntington Street	3.1-5
Figure 3.1-3	Viewpoint 2: View Southwest from Intersection of Huntington Street and Atlanta Avenue	3.1-6
Figure 3.1-4	Viewpoint 3: View South from Atlanta Avenue	3.1-7
Figure 3.1-5	Viewpoint 4: View Southeast from Orange Avenue	3.1-8
Figure 3.1-6	Viewpoint 5: View Southeast from First Street	3.1-9
Figure 3.1-7	Viewpoint 6: View East from PCH, West of First Street	3.1-10
Figure 3.1-8	Viewpoint 7: View Northeast from the Huntington Beach Pier.....	3.1-11
Figure 3.1-9	Viewpoint 8a: View Northeast from PCH, between First and Huntington Streets	3.1-12
Figure 3.1-10	Viewpoint 8b: View Northeast from Beach Parking Lot, between First and Huntington Streets	3.1-13
Figure 3.1-11	Viewpoint 9: View North from PCH at Huntington Street.....	3.1-14
Figure 3.1-12	Viewpoint 10: View West from Pacific View Avenue, East of Huntington Street	3.1-15
Figure 3.1-13	Viewpoint 11: View Southwest from Manning Park	3.1-16
Figure 3.1-14	Viewpoint 12: View East from PCH at the Huntington Beach Pier	3.1-17
Figure 3.1-15	Areas Across from Proposed Garage A	3.1-20
Figure 3.1-16	Areas Across for Proposed Garage B	3.1-21
Figure 3.1-17	Areas Across From Proposed Garage C	3.1-22
Figure 3.1 18	Typical Shadows Cast by Proposed Development	3.1-35
Figure 3.1-19	Worse Case Shadows—Winter Solstice 3:00 P.M.	3.1-36
Figure 3.1 20	Proposed Garage and Intersection Locations	3.1-39

Figure 3.1-21	Conceptual Headlight Effects	3.1-42
Figure 3.3 1	On-Site Vegetation Types	3.3-8
Figure 3.5-1	Oil Overlay Districts	3.5-5
Figure 3.6-1	Major Regional Faults	3.6-6
Figure 3.6-2	Local Faults.....	3.6-7
Figure 3.6-3	On-Site Soil Regions.....	3.6-9
Figure 3.7-1	Site Investigation/Remediation Status.....	3.7-8
Figure 3.8-1	Drainage Channels and Pumping Stations.....	3.8-3
Figure 3.8-2	Vicinity Map & Drainage Areas	3.8-5
Figure 3.8-3	Existing Hydrology	3.8-7
Figure 3.8-4	Moderate Tsunami Run-Up Area	3.8-10
Figure 3.8-5	Proposed Drainage.....	3.8-22
Figure 3.9-1	General Plan Land Use Map	3.9-6
Figure 3.9-2	Downtown Specific Plan Districts.....	3.9-15
Figure 3.10-1	Representative Environmental Noise Levels	3.10-2
Figure 3.10-2	Noise Measurement Locations	3.10-6
Figure 3.14-1	Existing Roadway Conditions and Intersection Controls.....	3.14-5
Figure 3.14-2	Existing A.M. Peak Hour Traffic Volumes	3.14-9
Figure 3.14-3	Existing P.M. Peak Hour Traffic Volumes.....	3.14-11
Figure 3.14-4	Existing Average Daily Traffic Volumes.....	3.14-13
Figure 3.14-5	Existing Off-Site Parking Plan	3.14-22
Figure 3.14-6	A.M. Peak Hour Project Traffic Volumes	3.14-31
Figure 3.14-7	P.M. Peak Hour Project Traffic Volumes.....	3.14-33
Figure 3.14-8	Average Daily Project Traffic Volumes.....	3.14-35
Figure 3.14-9	2008 A.M. Peak Hour Volumes with Project Traffic	3.14-43
Figure 3.14-10	2008 P.M. Peak Hour Volumes with Project Traffic	3.14-45
Figure 3.14-11	2008 Average Daily Volumes with Project Traffic	3.14-47
Figure 3.14-12	2020 General Plan Buildout A.M. Peak Hour Volumes with Project Traffic	3.14-59
Figure 3.14-13	2020 General Plan Buildout P.M. Peak Hour Volumes with Project Traffic	3.14-61
Figure 3.14-14	2020 General Plan Buildout Average Daily Traffic Volumes with Project Traffic	3.14-63
Figure 3.14-15	Proposed Street Parking	3.14-70
Figure 4.14-16	Proposed Site Plan	3.14-73

Tables

Table ES-1	Proposed Visitor-Serving Commercial Uses.....	xvii
Table ES-2	Residential Units	xvii
Table ES-3	Summary of Proposed Roadway Improvements	xviii
Table ES-4	Summary Impact Table.....	xxiv
Table 2-1	Summary of Existing Site Characteristics	2-1
Table 2-2	Summary of Applicable Design and Development Provisions	2-6
Table 2-3	Proposed Project Uses	2-8

Table 2-4	Summary of Project and Site Characteristics: Visitor Serving Commercial Center.....	2-13
Table 2-5	Proposed Commercial Uses	2-13
Table 2-6	Summary of Project and Site Characteristics: Residential Village.....	2-16
Table 2-7	Residential Units	2-16
Table 2-8	Summary of Proposed Roadway Improvements	2-20
Table 2-9	Cumulative Projects	2-33
Table 3.1-1	General Plan Urban Design Element—Policies Applicable to Aesthetics	3.1-24
Table 3.1-2	General Plan Environmental Resources/Conservation Element—Policies Applicable to Aesthetics.....	3.1-25
Table 3.1-3	General Plan Coastal Element—Policies Applicable to Aesthetics	3.1-27
Table 3.1-4	Garage Exit and Potentially Affected Residential Use Elevations	3.1-43
Table 3.2-1	Summary of Ambient Air Quality in the Project Vicinity	3.2-4
Table 3.2-2	Existing Localized Carbon Monoxide Concentrations	3.2-6
Table 3.2-3	SCAG Regional Comprehensive Plan and Guide—Actions Applicable to Air Quality	3.2-8
Table 3.2-4	General Plan Air Quality Element—Policies Applicable to Air Quality.....	3.2-9
Table 3.2-5	Estimated Peak Daily Construction Emissions	3.2-13
Table 3.2-6	Project Daily Operational Emissions.....	3.2-15
Table 3.2-7	Future (2010) With Project Localized Carbon Monoxide Concentrations....	3.2-16
Table 3.2-8	Daily Reduced Operational Emissions	3.2-19
Table 3.3-1	Plants Observed on the Project Site.....	3.3-3
Table 3.3-2	Wildlife Observed on the Project Site	3.3-5
Table 3.3-3	SCAG Regional Comprehensive Plan and Guide— Policies Applicable to Biological Resources	3.3-15
Table 3.3-4	General Plan Land Use Element—Policies Applicable to Biological Resources	3.3-15
Table 3.3-5	General Plan Environmental Resource/Conservation Element—Policies Applicable to Biological Resources	3.3-16
Table 3.3-6	General Plan Coastal Element—Policies Applicable to Biological Resources.....	3.3-18
Table 3.4-1	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Cultural Resources	3.4-12
Table 3.4-2	General Plan Historic and Cultural Resources Element—Policies Applicable to Cultural Resources.....	3.4-13
Table 3.4-3	General Plan Coastal Element—Policies Applicable to Cultural Resources.....	3.4-14
Table 3.5-1	General Plan Utilities Element—Policies Applicable to Energy and Mineral Resources	3.5-6
Table 3.5-2	General Plan Environmental Resources/Conservation Element—Policies Applicable to Energy and Mineral Resources.....	3.5-7
Table 3.5-3	General Plan Coastal Element—Policies Applicable to Energy and Mineral Resources	3.5-7
Table 3.5-4	Proposed Electricity Demand	3.5-9
Table 3.5-5	Proposed Natural Gas Demand	3.5-10

Table 3.6-1	Relationship between Greatest Measure Intensity and Magnitude.....	3.6-4
Table 3.6-2	Nearest Regional Faults Affecting the Proposed Pacific City Site in Huntington Beach	3.6-5
Table 3.6-3	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Geology and Soils	3.6-13
Table 3.6-4	General Plan Environmental Hazards Element—Policies Applicable to Geology and Soils	3.6-14
Table 3.6-5	General Plan Coastal Element—Policies Applicable to Geology and Soils....	3.6-15
Table 3.7-1	Historical On-Site Uses	3.7-2
Table 3.7-2	Historical Adjacent Uses	3.7-3
Table 3.7-3	Regulatory Database Search Results for Sites within One Mile	3.7-4
Table 3.7-4	General Plan Coastal Element—Policies Applicable to Hazardous Materials	3.7-14
Table 3.8-1	Pre-Development Drainage Conditions (Post-1986 Values)	3.8-6
Table 3.8-2	General Plan Utilities Element—Policies Applicable to Hydrology and Water Quality	3.8-12
Table 3.8-3	General Plan Environmental Hazards Element—Policies Applicable to Hydrology and Water Quality	3.8-14
Table 3.8-4	General Plan Coastal Element—Policies Applicable to Hydrology and Water Quality	3.8-15
Table 3.8-5	General Plan Growth Management Element—Policies Applicable to Hydrology and Water Quality	3.8-16
Table 3.8-6	Summary of First Flush Discharges.....	3.8-20
Table 3.8-7	Projected Drainage Conditions (in cfs)	3.8-21
Table 3.9-1	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Land Use.....	3.9-4
Table 3.9-2	General Plan Land Use Element—Policies Applicable to Land Use.....	3.9-7
Table 3.9-3	General Plan Coastal Element—Policies Applicable to Land Use	3.9-13
Table 3.10-1	Representative Environmental Noise Levels	3.10-3
Table 3.10-2	Human Response to Different Levels of Groundborne Vibration	3.10-5
Table 3.10-3	Existing Daytime Noise Levels at Selected On- and Off-Site Locations	3.10-5
Table 3.10-4	Existing Roadway Noise Levels On Site.....	3.10-7
Table 3.10-5	Existing Roadway Noise Levels Off Site	3.10-8
Table 3.10-6	General Plan Noise Element—Policies Applicable to Noise.....	3.10-9
Table 3.10-7	City of Huntington Beach Noise Ordinance Exterior Noise Standards	3.10-13
Table 3.10-8	City of Huntington Beach Noise Ordinance Interior Noise Standards	3.10-13
Table 3.10-9	Noise Ranges of Typical Construction Equipment	3.10-15
Table 3.10-10	Typical Outdoor Construction Noise Levels	3.10-15
Table 3.10-11	Vibration Source Levels for Construction Equipment	3.10-16
Table 3.10-12	Predicted Future Roadway Noise Levels On Site.....	3.10-18
Table 3.10-13	Project Traffic Noise Impacts	3.10-20
Table 3.10-14	Cumulative Project Roadway Traffic Noise Impacts	3.10-21
Table 3.11-1	Population Growth: City of Huntington Beach (1980–2000)	3.11-2
Table 3.11-2	Households in Huntington Beach and Orange County (1990–2000)	3.11-3
Table 3.11-3	City of Huntington Beach Age Distribution in 2000	3.11-4

Table 3.11-4	Housing Stock in the City of Huntington Beach	3.11-4
Table 3.11-5	Total Housing Units: City of Huntington Beach (1990–2000) Defined by Units per Structure	3.11-4
Table 3.11-6	Occupancy Status of Housing Stock in Huntington Beach in 2000	3.11-6
Table 3.11-7	RHNA Needs by Income Category for Huntington Beach (June 1, 1998, through June 30, 2005)	3.11-7
Table 3.11-8	SCAG Population, Households, and Employment Forecast	3.11-7
Table 3.11-9	Residential Sites Inventory.....	3.11-8
Table 3.11-10	Housing Growth Need and Development Potential by Income Group	3.11-9
Table 3.11-11	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Population and Housing.....	3.11-11
Table 3.11-12	General Plan Housing Element—Policies Applicable to Population and Housing	3.11-12
Table 3.11-13	Project Contribution to Population Increases	3.11-14
Table 3.11-14	Projected Project Employment	3.11-15
Table 3.12-1	Current School Enrollment of the Huntington Beach City School District....	3.12-4
Table 3.12-2	Estimated Beach Attendance in Area 1	3.12-5
Table 3.12-3	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Public Services	3.12-6
Table 3.12-4	General Plan Public Facilities and Services Element—Policies Applicable to Public Services.....	3.12-7
Table 3.12-5	General Plan Growth Management Element—Policies Applicable to Public Services	3.12-8
Table 3.12-6	Additional Students Generated by Proposed Project.....	3.12-12
Table 3.13-1	Huntington Beach Recreational Facilities	3.13-3
Table 3.13-2	General Plan Recreation and Community Services Element—Policies Applicable to Recreation.....	3.13-5
Table 3.13-3	General Plan Coastal Element—Policies Applicable to Recreation	3.13-8
Table 3.13-4	General Plan Growth Management Element—Policies Applicable to Recreation	3.13-9
Table 3.14-1	Level of Service Definitions for Signalized Intersections (ICU Method).....	3.14-16
Table 3.14-2	Level of Service Criteria for Signalized Intersections (HCM Method)	3.14-17
Table 3.14-3	Level of Service Criteria for Unsignalized Intersections (HCM Method)....	3.14-17
Table 3.14-4	Existing Year 2001/02 Peak Hour Levels of Service.....	3.14-17
Table 3.14-5	Roadway Segment Capacities	3.14-20
Table 3.14-6	Year 2001 Existing Roadway Link Capacity Analysis Summary.....	3.14-20
Table 3.14-7	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Transportation/Traffic	3.14-23
Table 3.14-8	General Plan Circulation Element—Policies Applicable to Transportation/Traffic	3.14-24
Table 3.14-9	General Plan Growth Management Element—Policies Applicable to Transportation/Traffic	3.14-27
Table 3.14-10	Project Traffic Generation Forecast.....	3.14-29
Table 3.14-11	Related Projects Traffic Generation Forecast	3.14-39
Table 3.14-12	Year 2008 Peak Hour Intersection Levels of Service Summary	3.14-40

Table 3.14-13	Peak Hour Intersection Levels of Service Summary—Caltrans (HCM)	3.14-42
Table 3.14-14	Year 2008 Roadway Link Capacity Analysis Summary	3.14-49
Table 3.14-15	Year 2020 General Plan Buildout Peak Hour Intersection Levels of Service Summary—w/Hamilton Ext. w/Walnut Alignment w/SARC	3.14-53
Table 3.14-16	Year 2020 General Plan Buildout Roadway Link Capacity Analysis Summary w/Hamilton Ext. w/Walnut Alignment w/Santa Ana River Crossing.....	3.14-56
Table 3.14-17	Long-Term Parking Plan for Existing Off-Site Parking Spaces	3.14-69
Table 3.14-18	Project Access Driveways.....	3.14-75
Table 3.15-1	City of Huntington Beach Water Supply and Demand (in acre-feet).....	3.15-3
Table 3.15-2	SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Utilities and Service Systems	3.15-7
Table 3.15-3	General Plan Utilities Element—Policies Applicable to Utilities and Service Systems.....	3.15-7
Table 3.15-4	General Plan Coastal Element—Policies Applicable to Utilities and Service Systems.....	3.15-10
Table 3.15-5	General Plan Growth Management Element—Policies Applicable to Utilities and Service Systems	3.15-11
Table 3.15-6	Projected Water Demands for the Proposed Project	3.15-13
Table 3.15-7	Estimated Water Demand Types for the Proposed Project.....	3.15-14
Table 3.15-8	Projected Sewer Flows.....	3.15-17
Table 3.15-9	Proposed Solid Waste Demand.....	3.15-18
Table 4-1	Reduced Project Commercial Uses	4-14
Table 4-2	Reduced Project Alternative Daily Operational Emissions	4-17
Table 4-3	Comparison of Alternatives to the Proposed Project	4-27

VOLUME II—APPENDICES TO THE DRAFT ENVIRONMENTAL IMPACT REPORT

Appendices

Appendix A	Initial Study/Notice of Preparation and Scoping Comments
Appendix B	Air Quality Data
Appendix C	Noise Data
Appendix D	Water and Sewer Materials
Appendix E	Hazardous Materials
Appendix F	Specific Plan Conformity
Appendix G	Drainage Study
Appendix H	Traffic
Appendix I	Biological Resources Information
Appendix J	Geotechnical Investigation
Appendix K	Shade and Shadow Diagrams
Appendix L	Cultural Resources

VOLUME III—TEXT CHANGES AND RESPONSES TO COMMENTS

Chapter 1	Introduction	1-1
1.1	CEQA Requirements	1-1
1.2	Public Review Process	1-1
1.3	Contents and Organization of the Final EIR	1-1
1.4	Use of the Final EIR	1-2
Chapter 2	Text Changes	2-1
2.1	Format of Text Changes	2-1
2.2	Text Changes	2-1
2.3	Figure Changes	2-174
2.4	Appendix Changes	2-181
Chapter 3	Responses to Comments	3-1
3.1	Organization of the Responses to Comments	3-1
3.2	Comments and Responses to Comments	3-2
3.3	Comments on the Draft EIR	3-3
3.4	Topical Responses	3-173
	Topical Response on Water Quality	3-173
	Topical Response on Traffic Generation.....	3-176
	Topical Response on Shared Parking	3-180
	Response to Comment Letter DOC (Department of Conservation, State of California, December 1, 2003)	3-183
	Response to Comment Letter DOT (California Department of Transportation, December 3, 2003)	3-185
	Response to Comment Letter DTSC (Department of Toxic Substances Control, November 4, 2003)	3-190
	Response to Comment Letter CNB (Steven Bromberg, Mayor of the City of Newport Beach, December 3, 2003)	3-194
	Response to Comment Letter HBUHSD (Huntington Beach Union High School District, October 27, 2003)	3-198
	Response to Comment Letter OCPD (County of Orange Planning & Development Services Department, December 3, 2003)	3-199
	Response to Comment Letter OCTA (Orange County Transportation Authority, December 3, 2003)	3-203
	Response to Comment Letter SCAG (Southern California Association of Governments, November 25, 2003)	3-204
	Response to Comment Letter HBEB (City of Huntington Beach Environmental Board, November 24, 2003)	3-205
	Response to Comment Letter HBT (Huntington Beach Tomorrow, December 3, 2003)	3-210
	Response to Comment Letter OCC (Orange County Coastkeeper, December 1, 2003).....	3-212
	Response to Comment Letter LBBS (Lewis Brisbois Bisgaard & Smith LLP, December 3, 2003)	3-216

Response to Comment Letter OEG (A) (Orosz Engineering Group, Inc., December 3, 2003)..... 3-224

Response to Comment Letter OEG (B) (Orosz Engineering Group, Inc., December 4, 2003)..... 3-226

Response to Comment Letter PCAC (Pacific City Action Coalition, December 3, 2003).... 3-228

Response to Comment Letter PCAC (A) (Pacific City Action Coalition, Attachment A, December 3, 2003) 3-247

Response to Comment Letter PCAC (B) (Pacific City Action Coalition, Attachment B, December 3, 2003) 3-253

Response to Comment Letter PCAC (C) (Pacific City Action Coalition, Attachment C, December 3, 2003) 3-259

Response to Comment Letter RMC (Robert Mayer Corporation, December 3, 2003)..... 3-263

Response to Comment Letter RMC (A) (Kimley-Horn and Associates, Inc. (Attachment A to Robert Mayer Corporation Letter), December 2, 2003) 3-291

Response to Comment Letter RMC (B) (Richard Watson & Associates, Inc. (Attachment B to Robert Mayer Corporation Letter), December 2, 2003) 3-300

Response to Comment Letter Bixby (Mr. Mark D. Bixby, December 2, 2003) 3-306

Response to Comment Letter Cross (Mr. Paul Cross, November 14, 2003)..... 3-313

Response to Verbal Comments (Pacific City Draft EIR Public Meeting, November 13, 2003)..... 3-320

Response to Comment Churchin (Attachment to Verbal Comments) (Mr. Mike Churchin). 3-327

Response to Comment Card Bixby (A) Mr. Mark D. Bixby (November 13, 2003)..... 3-330

Response to Comment Card Bruculeri Mr. Frank C. Bruculeri (November 14, 2003)..... 3-331

Response to Comment Card Calonico Mr. Al Calonico (November 13, 2003)..... 3-332

Response to Comment Card Churchin (A) Mr. Mike Churchin (November 13, 2003) 3-333

Response to Comment Card Cross (A) Mr. Paul Cross (November 13, 2003) 3-334

Response to Comment Card Knox Ms. Laura Knox (November 13, 2003) 3-335

Response to Comment Card Mathis Ms. Faye S. Mathis (November 13, 2003) 3-336

Response to Comment Card Sisker Mr. John Sisker (November 13, 2003) 3-337

Figures

Figure 2-5a (old) Common Open Space Diagram.....2-175

Figure 2-5a (revised) Common Open Space Diagram2-176

Figure 2-7 (old) Pedestrian Access and Circulation.....2-177

Figure 2-7 (revised) Pedestrian Access and Circulation2-178

Figure 3.9-1 (old) General Plan Land Use Map.....2-179

Figure 3.9-1 (revised) General Plan Land Use Map2-180

Tables

Table 3-1 Comment Letters Received During the Draft EIR Comment Period 3-1

Chapter 1 INTRODUCTION

1.1 CEQA REQUIREMENTS

Before approving a project, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a Final Environmental Impact Report (Final EIR). The contents of a Final EIR are specified in Section 15132 of the CEQA Guidelines, which states that:

The Final EIR shall consist of

- (a) The Draft EIR or a revision of the Draft
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process
- (e) Any other information added by the Lead Agency

The Lead Agency (the City of Huntington Beach) must also provide each public agency that commented on the Draft EIR with a copy of the City's response to those comments at least 10 days before certifying the Final EIR. In addition, the City may also provide an opportunity for members of the public to review the Final EIR prior to certification, though this is not a requirement of CEQA.

1.2 PUBLIC REVIEW PROCESS

The Draft EIR for the Proposed Pacific City project was circulated for review and comment by the public, agencies, and organizations for a 45-day public review period that began on October 17, 2003 and concluded on December 3, 2003. A Public Information Meeting was held on November 13, 2003 to receive comments on the adequacy of the Draft EIR, in which 40 verbal comments were received. In addition, 18 individual written comment letters were received during the review period.

1.3 CONTENTS AND ORGANIZATION OF THE FINAL EIR

This Final EIR is composed of three volumes. They are as follows:

- Volume 1** **Draft EIR**—This Volume describes the existing environmental conditions on the project site, and in the vicinity of the project site; analyzes potential impacts on those conditions due to the proposed project; identifies mitigation measures that could avoid or reduce the magnitude of significant impacts; evaluates cumulative impacts that would

be caused by the project in combination with other future projects or growth that could occur in the region; analyzes growth-inducing impacts; and provides a full evaluation of the alternatives to the proposed project that could eliminate, reduce, or avoid project-related impacts.

Volume 2 **Technical Appendices**—This Volume includes supporting technical data used in the preparation of the Draft EIR. Refer to the Table of Contents provided in Volume 1 of this Final EIR for a complete list of Appendix titles.

Volume 3 **Text Changes and Response to Comments**—This part contains an explanation of the format and content of the Final EIR; all text changes to the Draft EIR; a complete list of all persons, organizations, and public agencies that commented on the Draft EIR; copies of the comment letters received by the City of Huntington Beach on the proposed project; and the Lead Agency’s responses to those comments.

1.4 USE OF THE FINAL EIR

The Final EIR allows the public and the City of Huntington Beach an opportunity to review the response to comments, revisions to the Draft EIR, and other components of the EIR, such as the MMP, prior to the City’s decision on the project. The Final EIR serves as the environmental document to support approval of the proposed project, either in whole or in part.

After completing the Final EIR, and before approving the project, the Lead Agency must make the following three certifications as required by Section 15090 of the CEQA Guidelines:

- That the Final EIR has been completed in compliance with CEQA
- That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the project
- That the Final EIR reflects the Lead Agency’s independent judgment and analysis

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant, unavoidable impacts that are disclosed in the Final EIR, the agency must state in writing its reasons for supporting the approved action. This Statement of Overriding Considerations is supported by substantial information in the record, which includes this Final EIR. Since the proposed project could result in significant, unavoidable impacts, the City of Huntington Beach would be required to adopt a Statement of Overriding Considerations if it approves the proposed project.

These certifications, the Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document. The Final EIR will be considered, and , in conjunction with making Findings, the City of Huntington Beach may decide whether or how to approve the proposed project.