

MINUTE ITEM

This Calendar Item No. 20
was approved as Minute Item
No. 20 by the State Lands
Commission by a vote of 3
to 0 at its 6/17
meeting.

CALENDAR ITEM

20

6/81
WP 4432
A. Scott
PRC 4432

GENERAL LEASE - COMMERCIAL USE

APPLICANTS: Bruce Conn, Mark Scott Annerl,
Kenneth Black and Charles W. Legeman,
a general partnership
c/o Marcus and Millichap
5160 Birch Street
Newport Beach, California 92660
Attention: Mr. Bruce Conn

AREA, TYPE LAND AND LOCATION:
A 2.78-acre parcel of filled sovereign
land at the intersection of Pacific Coast
Highway and First Street in the City of
Seal Beach, Orange County.

LAND USE: Construction and operation of a commercial
complex together with necessary appurtenances
consistent with local government zoning.

TERMS OF PROPOSED LEASE:

Initial period: 40 years from January 1
of the year that Notice
of Completion is filed
for this project and
ending no later than
December 31, 2023.

Surety: \$72,500 or one-half of
the minimum annual rental,
whichever is greater.

Public liability insurance: \$1,000,000
as combined single-limit
coverage.

Fire Insurance: 90% of the replacement
value of improvements.

CONSIDERATION: \$450 per year or any portion of a year
for the period of time between lease execution
and filing of a Notice of Completion on
the project.

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Upon filing of the Notice of Completion, the annual rental will be in accordance with the following:

A minimum annual rental paid at the beginning of the lease year against a percentage of gross income, the difference to be paid at the end of the lease year.

Minimum annual rental:

Year 1 - \$50,000
Year 2 - \$100,000
Years 3-10 - \$145,000

The minimum to be adjusted for the lease term after the tenth (10th) year and every five (5) years thereafter.

Percentages: 3% to 5% of gross income dependent on the source of income. Percentages to be adjusted at ten (10) year intervals throughout the term of the lease.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

AB 884 DEADLINE:

N/A.

OTHER PERTINENT INFORMATION:

Background:

During the past several years, various calendar items have been presented to the Commission concerning this State-owned parcel of land located in the City of Seal Beach. These items have ranged from an acceptance of a quitclaim from the previous lessee, solicitation of development proposals, selection of a developer and approval of a proposed lease. Due to various problems encountered by staff and the proposed lessee, no lease has ever been finalized. The proposed lease previously approved by the Commission was for a sports complex, and an appropriate environmental document was prepared and circulated in accordance with CEQA. Two

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of the current applicants were the lessees involved in the previously approved lease.

After approval of the proposed lease, our lessee began working with the City of Seal Beach to secure local approval for the proposed sports complex. The city found the proposed project to be unacceptable and not in accordance with existing zoning on the property, and our lessees revised their proposed project to meet more closely the desires of the City of Seal Beach and to be consistent with existing zoning.

The project now proposed is a small commercial/retail complex with a restaurant and a number of small retail shops which meet the desires of the city and existing zoning. The environmental impacts of the new proposed development do not appear to be any more substantial than those of the previous sports complex proposal; however, staff is currently circulating an initial study and Negative Declaration that addresses the environmental impacts of the current proposed development.

CURRENT SITUATION:

Our previously approved lessees have joined with other applicants and now propose to construct a commercial/retail complex on the State's Seal Beach property. The applicants have secured conceptual approval of such a complex from the City of Seal Beach and are in the process of securing financing for the project. The applicants are also preparing an application to the Regional Coastal Commission.

In order to secure and protect financing for this proposed project, our lessees must have an executed lease and a consent to encumbrancing of lease. The current proposed project and revised lease will be of greater benefit, to both the City of Seal Beach and the State, than the previously approved lease.

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Because the proposed lease has been modified substantially from our standard format, it has been reviewed by staff of the Office of the Attorney General and has been found to be legally acceptable. An "Agreement and Consent to Encumbrancing of Lease" will be executed with the lender who supplies funding for the proposed project. The lender will be one authorized to do business in California, and the agreement will be executed on the standard form that has previously been approved by the Commission in other transactions. The proposed lessee is currently negotiating with San Diego Federal Savings and Loan Association in San Diego.

Due to the change in the type of project, it is necessary that we circulate new environmental documents covering this proposed project. Staff foresees no substantial environmental problems.

- EXHIBITS:
- A. Land Description.
 - B. Site Map.
 - C. Initial Study and Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. RESCIND WITHOUT PREJUDICE THE AUTHORITY GRANTED BY THE COMMISSION TO ISSUE A LEASE TO BRUCE CONN AND MARK SCOTT ANNERL dba MARINA RACQUETBALL CLUB, A CORPORATION AS MINUTE ITEM NO. 22 AT ITS MEETING OF SEPTEMBER 27, 1978.
2. FIND THAT THE PROPOSED COMMERCIAL/RETAIL DEVELOPMENT AUTHORIZED IN CALENDAR ITEM NO. 7 IS NOT INCONSISTENT WITH THE PUBLIC TRUST.
3. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISION OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE.
4. DETERMINE THAT A NEGATIVE DECLARATION HAS BEEN PREPARED FOR THIS PROJECT BY THE COMMISSION AFTER CONSULTATION WITH RESPONSIBLE AND TRUSTEE AGENCIES.
5. CERTIFY THAT NEGATIVE DECLARATION NO. 285 HAS BEEN COMPLETED IN ACCORDANCE WITH CEQA, THE STATE EIR GUIDELINES AND THE COMMISSION'S ADMINISTRATIVE REGULATIONS, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE

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INFORMATION CONTAINED THEREIN TOGETHER WITH COMMENTS RECEIVED DURING THE REVIEW PROCESS.

6. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
7. AUTHORIZE THE ISSUANCE TO BRUCE CONN, MARK SCOTT ANNERL, KENNETH BLACK AND CHARLES W. LEGEMAN, A GENERAL PARTNERSHIP OF A 40-YEAR GENERAL LEASE - COMMERCIAL USE, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A COMMERCIAL COMPLEX SUBSTANTIALLY IN THE FORM OF THE LEASE APPROVED AS TO FORM BY THE OFFICE OF THE ATTORNEY GENERAL AND ON FILE IN THE SACRAMENTO OFFICE OF THE COMMISSION IN CONSIDERATION OF A PERCENTAGE OF GROSS INCOME BEING PAID ANNUALLY AS RENTAL, A BOND OR OTHER SURETY IN THE INITIAL AMOUNT OF \$72,500, PROVISION OF LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000 COMBINED SINGLE LIMIT COVERAGE.
8. AUTHORIZE THE ISSUANCE, TO A LENDER AUTHORIZED TO DO BUSINESS IN CALIFORNIA AND ACCEPTABLE TO STAFF, OF AN AGREEMENT AND CONSENT TO ENCUMBRANCING OF LEASE IN SUBSTANTIALLY THE FORM OF SUCH AGREEMENT ON FILE IN THE SACRAMENTO OFFICE OF THE COMMISSION.

EXHIBIT "A"

WP 4432

Three parcels (Parcel 1, Parcel 2, and Parcel 3) of State owned land, situated in the County of Orange, California, described in Book 9272 page 219, Official Records of Orange County, said parcels more particularly described as follows:

Basis of Bearings for Parcels 1, 2 & 3.

(The bearing of $N 37^{\circ} 52' 11.9'' W$, for the line between stations 50 and 51 of the Rancho Los Alamitos, a portion of which line is also the centerline of Pacific Coast Highway, based on California Grid System, Zone 7, Status of 1962 Supplemented 1965, being the Basis of Bearings as per C.I.B. DRG E243.03 filed in the City Engineers Office of the City of Long Beach, California, certified by Francois D. Uzes, L.S.)

Parcel 1

That portion of the area labeled San Gabriel River and those portions of Lots 1 and 2 of the San Gabriel Extension of Naples, in the City of Seal Beach, County of Orange, State of California as per map recorded in Book 7, page 31 of Miscellaneous Maps in the Office of the County Recorder of said county, described as a whole as follows:

BEGINNING at a point on the boundary line of the Rancho Los Alamitos between stations 50 and 51, said point being $N 37^{\circ} 52' 11.9'' W$, 100.09 feet from said station 50; thence $N 37^{\circ} 52' 11.9'' W$, 115.26 feet; thence $S 47^{\circ} 51' 19'' W$, 97.10 feet; thence $N 70^{\circ} 54' 26'' W$, 164.98 feet; thence $N 51^{\circ} 24' 11'' W$, to its intersection with the boundary line between Los Angeles County and Orange County as delineated on a map filed in Book 90, pages 23-30 inclusive of record of Surveys of said county; thence along said boundary line $S 56^{\circ} 59' 37'' W$, to its intersection with the curved east line of the Pacific Coast Highway, 100 feet wide, said curve being concave to the west with a radius of 2050 feet, as described in deed to the State of California recorded December 2, 1929, in Book 332, page 237 of Official Records; thence southerly along said curve to the southerly terminus thereof; thence $S 1^{\circ} 25' 35'' E$, 15.96 feet along the east line of said Pacific Coast Highway to a point that bears

S 73° 26' 04" E, 38.76 feet from the southerly terminus of that certain line shown on said C.L.B. DRG E243.03 as "N 46° 24' 00" W, 988.60"; thence S 73° 26' 04" E, 271.11 feet; thence S 85° 56' 46" E, to its intersection with a line Parallel with and 100.00 feet northwesterly from the line between stations 49 and 50 of said Rancho; thence N 54° 37' 35" E, along said Parallel line to the point of beginning.

EXCEPTING THEREFROM the northwesterly 100.00 feet.

Parcel 2

That portion of the area labeled San Gabriel River and of Lot 1 of the San Gabriel Extension of Naples, in the City of Seal Beach County of Orange, State of California, as per map recorded in Book 7, page 31 of Miscellaneous Maps, in the office of the county recorder of said county, described as a whole as follows:

BEGINNING at a point on the boundary line of the Rancho Los Alamitos between stations 50 and 51, said point being N 37° 52' 11.9" W, 215.35 feet from said station 50; thence S 47° 51' 19" W, 97.40 feet; thence N 70° 54' 26" W, 164.98 feet; thence N 50° 24' 11" W to its intersection with the boundary line between Los Angeles County and Orange County as delineated on a map filed in Book 90, pages 23-30 inclusive of Record of Surveys of said county thence along said boundary line N 56° 59' 37" E to its intersection with said Rancho line; thence S 37° 52' 11.9" E, to the point of beginning.

EXCEPTING THEREFROM the northwesterly 100.00 feet.

Parcel 3

That portion of the area labeled San Gabriel River and of Lot 2 of the San Gabriel Extension of Naples, in the City of Seal Beach, County of Orange, State of California, as per map recorded in Book 7, page 31 of Miscellaneous Maps, in the office of the county recorder of said county, described as a whole as follows:

BEGINNING at said station 50; thence S 54° 37' 35" W, 613.45 feet along the line between stations 49 and 50 of said rancho to the Pacific Coast Highway, 100 feet wide, as described in Deed to the State of California, recorded December 2, 1929 in book 332, page 237 of Official Records; thence along said highway N 1° 25' 35" W, 425.05 feet to a point on a line that bears S 73° 26' 04" E, 38.76 feet from the southerly terminus of that certain line shown on said C.L.B. DRG E243.03 as "N 46° 24' 00" W, 988.60"; thence S 73° 26' 04" E, 271.11 feet;

thence S 85° 56' 46" E, 197.84 feet; thence N 55° 17' 27" E,
49.89 feet to said first mentioned rancho line; thence
S 37° 52' 11.9" E, 17.89 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying southeasterly of a line
parallel with and 100.00 feet northwesterly of the rancho line
between said stations 49 and 50.

Said three parcels of land are included within the area shown on a map
filed in the office of the County Recorder of said Orange County, in
Book 90, page 28, Record of Surveys.

END OF DESCRIPTION

Prepared M. J. Drake Checked Neil Hall
Reviewed Det. Funnicke Date 9/29/76
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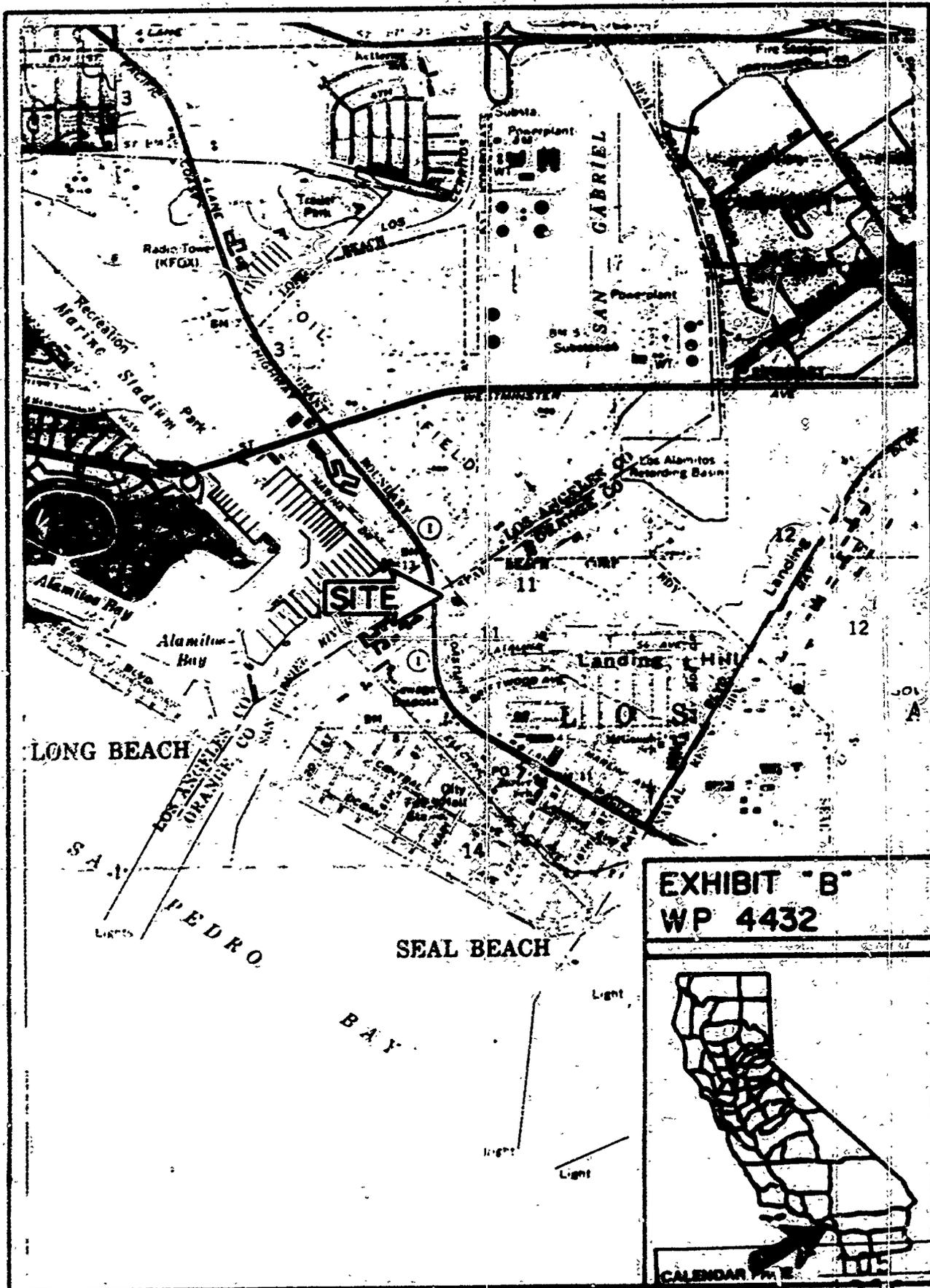
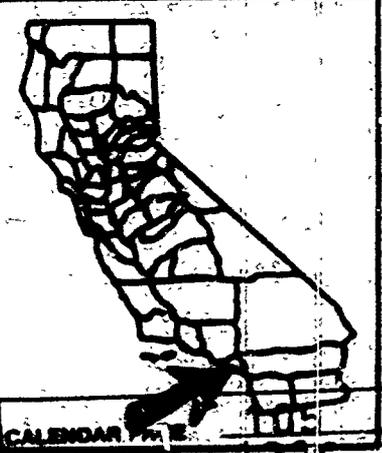


EXHIBIT "B"
WP 4432



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NEGATIVE DECLARATION

EIR NO. 285

Fountain Plaza, Seal Beach

WP 4432

This Negative Declaration is prepared pursuant to Section 15083, California Administrative Code, Title 14, Division 6, and is based upon an Initial Study pursuant to Sections 15080 and 15066 thereof.

DESCRIPTION

It is proposed to construct and operate a commercial/retail restaurant-shop complex on a State-owned parcel of land in the city of Seal Beach, Orange County. The proposed complex will include 20 individual shops and a dining establishment on a 2.7-acre parcel. Adequate off-street parking is planned. The entire complex will be single level.

DETERMINATION

An Initial Study has been prepared, and it is determined that the proposed project will not have a significant effect upon the environment.

1. There will be no significant growth-inducing impact, inefficient energy consumption, air, water or noise pollution, or solid waste problems created as a result of construction and operation of this project.
2. There will be minimal impacts upon fish and wildlife.
3. No park lands, recreational areas, or historic and archaeological sites will be affected by this proposal.
4. No public services or utilities will be significantly affected by the proposal.
5. The construction of this project will not narrow the range of beneficial uses of the environment or pose long-term risks to public health or safety.

This Negative Declaration has been prepared by the State Lands Commission staff. Additional copies of this document may be obtained from Ted Fukushima, State Lands Commission, 1807 13th Street, Sacramento 95814, telephone (916) 322-7813.

(added 6/24/81)

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INITIAL STUDY

Fountain Plaza
Pacific Coast Highway and First Street
Seal Beach, California

Prepared by
Staff of the State Lands Commission
May 1981

Note: An initial study and negative declaration were prepared by the staff of the State Lands Commission in June 1978 for a commercial athletic complex proposed on the site of the project described herein. That document was circulated pursuant to CEQA and provoked a minor response regarding parking and traffic access. The athletic complex, however, did not conform with City zoning, and the current project was subsequently proposed. Although the nature of the two projects is substantially different, the setting, description, impacts, and mitigation are generally similar.

(added 6/24/81)

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INITIAL STUDY

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PROJECT DESCRIPTION

The proposed project is a commercial retail shop/restaurant complex to be constructed on a State-owned parcel of land at the northeast corner of the Pacific Coast Highway and First Street in the city of Seal Beach (Orange County). The plan involves a single-level facility, which includes five building areas separated by landscaped walkways and surrounded by an offstreet parking area. The facility will be designed as follows (see site plan):

Retail Area "A"	6,360 sq.ft.	6 shops
Retail Area "B"	6,725 sq.ft.	4 shops
Retail Area "C"	4,400 sq.ft.	4 shops
Retail Area "D"	9,000 sq.ft.	6 shops
Parking		159 spaces
Landscaped areas	11,750 sq.ft.	

It is projected that the retail areas will house small specialty shops, salons, and boutiques, and that the restaurant will be a high-quality dining establishment. The exterior of the facility has been designed using wood and glass for a blending effect with surroundings.

ENVIRONMENTAL SETTING

Regional Setting

The city of Seal Beach, located within the Los Angeles Basin in western Orange County, is bounded by the Pacific Ocean; the cities of Long Beach, Los Alamitos, Garden Grove, Westminster, and Huntington Beach; and the unincorporated territories of Rossmore and Sunset Beach. The project area is a vacant 2.7-acre lot located at the northwest corner of the intersection of Pacific Coast Highway and First Street in Seal Beach.

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The land north of the vacant site is being used for petroleum production; the Oakwood apartment complex is on the south side of the Pacific Coast Highway; the western perimeter of the site is the San Gabriel River, which is used for recreational fishing enjoyment. The vacant land to the east is the subject of a general plan and environmental impact report for the development of the Hellman Specific Plan, which would include: 11.5 acres of dwelling units (a maximum of 1,000 units), 29.2 acres of neighborhood and community park uses, 32.1 acres for continued oil production and future development, 17.9 acres of major roadways, and a 35.3-acre flood control retention basin.

Because of the City's proximity to the Pacific Ocean, climate of the area (classed maritime) generally consists of mild sunny winters (with occasional rain) and warm dry summers. Occasional fog is experienced during the winter months, and overcast conditions generally exist in the early morning hours during summer.

People have been attracted to Seal Beach because of its location, educational opportunities, attractive beaches, ideal climate, and small town friendly character. Present City population is approximately 27,400 persons. It is projected this figure will increase to 30,080 by 1985.

Geologic and Seismic Conditions

Geologically the area is located in the southern portion of the Los Angeles Basin. The basement of the basin consists of metamorphic and igneous rocks, which are overlain by 8,000 to 16,000 feet of sedimentary

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rocks. The city of Seal Beach is located on the Newport-Inglewood structural zone, a complex-deformed sequence of sedimentary rocks that overlies a "master fault" in the crystalline basement at depth. Since the project site is subject to this fault zone, it is subject to stress during an earthquake event. No known surface displacements have been exposed at the site. The San Andreas Fault Zone, which caused the great San Francisco Earthquake of 1906, lies 50 miles to the northeast of the subject property. Both the Newport-Inglewood Fault Zone and the San Andreas Fault Zone are considered active and may produce earthquakes of magnitude 6.3 or greater within the next 50 years.

The nearest earthquake epicenter of significant magnitude is located approximately 7 miles south-southeast offshore. This earthquake, the 1933 "Long Beach Earthquake", was not particularly strong, but since it occurred in a highly populated area where heavy concentrations of poorly reinforced commercial buildings and private residences were located on relatively poor soil, it turned out to be one of the major earthquake disasters in California history. Although major surface rupturing did not occur during this earthquake, most geologists believe that a point in time will be reached when earthquake-related stress relief will be accomplished by surface rupture on one and probably several of the faults within the Newport-Inglewood Zone.

The project site displays a nonmarsh condition that suggests that it may not be underlain by highly compressive organic silts and clays characteristic of bars, islands, and the periphery of coastal inlets. There is a strong suggestion that the project site is likely to have foundation

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conditions that could require special design if concentrated loads were to develop. Thus, any construction at the site should conform with earthquake safety standards and codes of Seal Beach and Orange County.

Natural Environment

The site is almost completely cemented over from previous structures and is inhabited only by the hardiest of plant species. Although the site is dominated by "weedy" species, several date palms are still present in good health and support nestling of resident songbirds. The site is within an area used as nesting grounds for the migratory California least tern, a State and Federally protected bird. Because the tern needs sandy soil in tidewater areas, the project should not have an effect on them. Other birds typical of the area are the house finch, mockingbird, and house sparrow. The western fence lizard and side-blotched lizard are the primary reptiles found in the area. Mammals found near the site are the domestic dog and cat. The site contains no unique or endangered floral or faunal elements.

The San Gabriel River, which forms the western perimeter of the site, is used for recreational fishing enjoyment. The San Gabriel River Bicycle Trail and a portion of the bicycle trail system developed by the City of Seal Beach are in immediate proximity to the subject parcel.

Historical and Archaeological

The site was once occupied by a structure known to people of the area as the "marina place". Today all that remains of the structure are remnants

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of concrete foundation and paved parking lot. Past surveys conducted of the area have revealed no ruins, adobes, or physical remains of historic sites. Past archaeological surveys conducted have reported there are no known archaeological resources at the project site.

Relationship to Area Planning

Because the project site is located at a major entrance to the city of Seal Beach, there has been concern by City officials and residents that the site be used in a manner that will fully comply with the City's General Plan. The site, which is within the Riverfront Redevelopment Project Area (Redevelopment Agency), has been proposed by the City for general commercial use and is zoned "C-1". The proposed project adheres to the General Plan as a general business. The site also lies within the coastal permit zone and is within Coastal Commercial jurisdiction. The Commission has expressed that since issuance of a permit for use of the site would eliminate any future options to the City, any proposed development of the land should provide mitigating evidence that the proposed use of the site will not be detrimental to the area.

Economic and Social Considerations

The proposed project will provide more shopping, leisure, and dining facilities, providing an attraction for the people in the area and providing the City an opportunity to keep abreast of the growing need for such facilities. This project conforms architecturally to the Hellman Specific Plan proposed facilities and would provide residents of that planned community with nearby amenities.

(added 6/24/81)

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The retail/commercial concept of the facility will place the cost burden on the merchants and customers rather than the taxpayers in general. Additionally, the proposal will provide tax revenue to the City and State. Employment opportunities will also be provided by construction and operation of the project.

No negative social impacts are likely to be a result of the proposal. In fact, social and economic benefits should occur as a result of the proposed development.

ENVIRONMENTAL IMPACTS

Regional

Since the parcel is presently unused, it is an eyesore to people entering the city of Seal Beach. The proposed development will eliminate the site's unkempt condition. The proposed project will attempt to blend the site with its natural surroundings, thereby transforming it into an attractive gateway to the City.

Geologic and Seismic

It is not likely the proposed project will have any major effect on landforms or create adverse geologic hazards. The site and the entire Southern California area is susceptible to earthquake hazards. All structures will be built to fully comply with City and County building codes and standards.

Natural Environment

Since the proposed project uses existing abandoned remnants of previous structures, construction should have no adverse impact on the

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natural environment at the project site. Vegetation and wildlife will not be negatively impacted by the proposed development.

Historical and Archaeological

There are no known significant historic or archaeological resources at the project site.

Relationship to Area Planning

The proposed facility is compatible with regional and local plans as a general commercial use. The convenience and enjoyment to be offered by the facility will provide an attractive addition to the community. The project will contribute to efforts of the continually growing need for shopping and dining facilities in the area to meet the needs of the people.

Economic and Social Considerations

No negative social or economic impacts are expected to result from the proposal. The retail/commercial concept of the facility will place the cost burden on the merchants and customers rather than the taxpayers in general. The project will provide employment opportunities and bring in revenue to the City and State.

UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS

1. Dust, noise, and traffic temporarily created during construction.
2. Increase in traffic and noise resulting from human activity at the site during facility operation.
3. Introduction of lighting at the site.
4. Increased use of utilities, water, and sewer.

(added 6/24/81)

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MITIGATION OF SIGNIFICANT EFFECTS

1. Construction-related impacts will be mitigated primarily through prudent planning and operation. Construction activities will be scheduled during normal working hours, and peak traffic hours will be considered in order to avoid any major traffic tie-ups.

2. The proposed facilities will experience peak use during the evening hours on weekdays. Generally, weekend use will not be concentrated during specific hours. A traffic engineering analysis, conducted November 1977 by Herman Kimmel and Associates, Traffic Engineering Consultants, indicates the total daily traffic on Pacific Coast Highway is about 14% higher on Friday than on the average weekday. However, the Friday peak hour is only about 2% greater than on an average weekday. This peak hour occurs between 5:00 and 6:00 p.m. Existing traffic signals at the corner of Pacific Coast Highway and First Street will reduce the opportunity for traffic congestion hazards.

Considering the size of the proposed facility, it is unlikely that the amount of traffic it will generate will have a significant impact on the traffic volume in the vicinity.

Although the proposed facility will attract human activity, it will operate on a structured schedule, thus discouraging unnecessary loitering at the site. Increases in human activity can probably be expected at the site (aside from that which will result from the

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project), since the City bicycle trail system crosses over and runs adjacent to the subject property. The bikeway will probably become more heavily traveled as the popular trend of bicycling continues to grow.

The project plans will include provisions for an adequate number of parking spaces in order to comply with the offstreet parking requirements set forth by the City of Seal Beach. By providing parking facilities to adequately accommodate patrons of the facility, parking and traffic congestion along public streets will be discouraged.

3. Operation of the facility, particularly the parking area, will necessitate outdoor lighting at the site; however, it will operate on a structured schedule and in compliance with City ordinances, which should minimize negative lighting impacts. Generally, the facilities will be in operation from 10:00 a.m. to 10:00 p.m., seven days a week.
4. Operation of the facility on a scheduled basis will provide some control over water and electrical power use. The applicant will provide proper sewage and storm drainage to accommodate the proposed development.

(added 5/24/81)

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Persons Consulted in Preparation of the Initial Study

City of Seal Beach - Charles Antos, Associate Planner

Norm Wilkinson, Assistant City Engineer

Mark Scott Associates, Environmental & Architectural Designers - Mark Scott.

Materials Consulted in Preparation of the Initial Study

California Coastal Zone Conservation Commission, South Coast Region,

"Interpretive Guidelines for Orange County", April 1978.

City of Seal Beach, "Land Use Element Summary Report", October 1973.

City of Seal Beach, "General Plan", 1966.

Environmental Impact Reports, Inc., "Environmental Impact Report for the
Expansion of the Riverfront Redevelopment Project in the City of Seal
Beach by the Seal Beach Redevelopment Agency", 1975.

Herman Kimmel and Associates, Inc., Traffic Engineering Consultants,

"Traffic Engineering Analysis - Old Lumber Yard, November 1977.

Ultrasystems, Inc., "Draft Environmental Impact Report for the Hellman
Specific Plan", 1981.

State Lands Commission, "Initial Study and Negative Declaration for Seal
Beach Park", 1978.

(added: 6/24/81)

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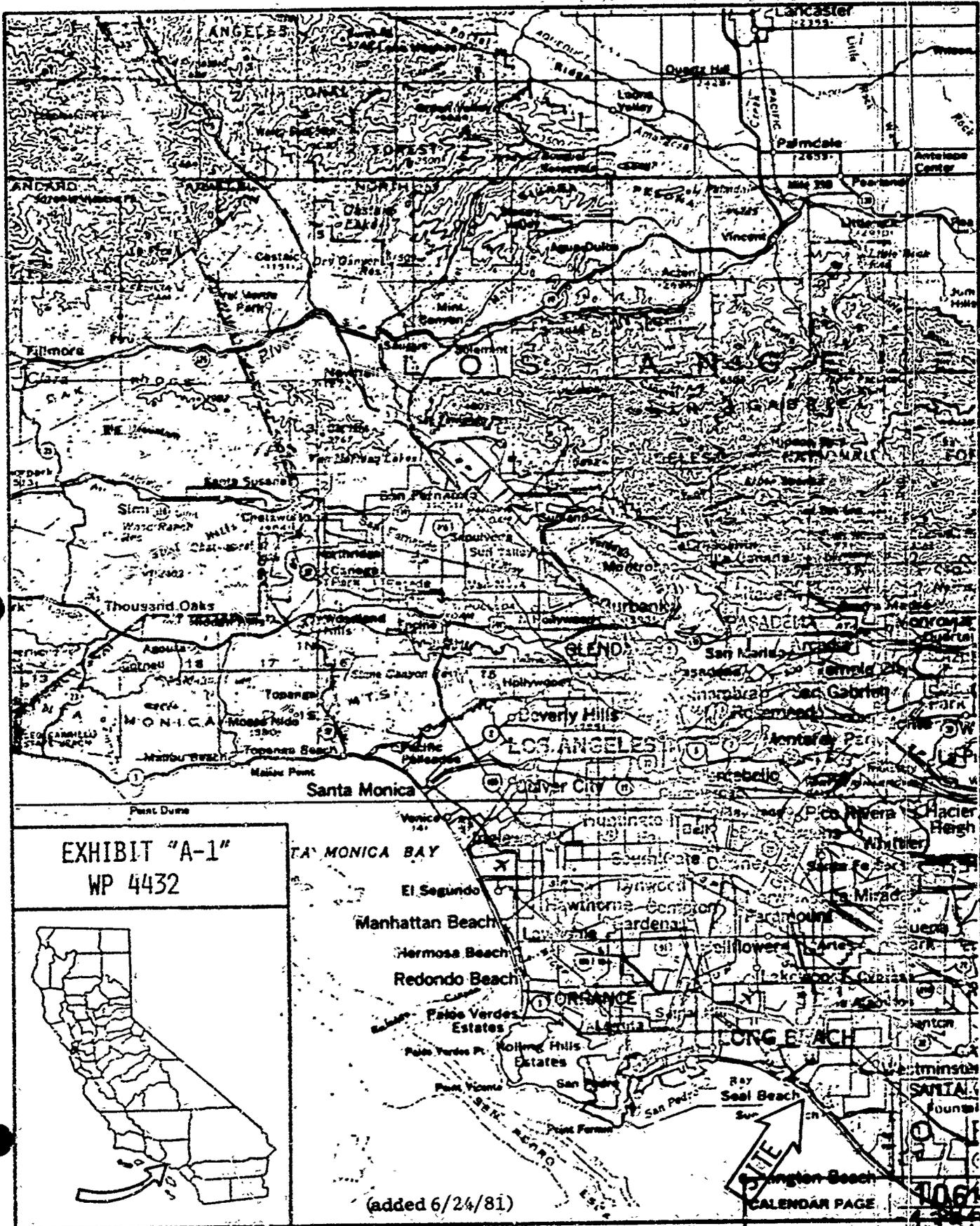


EXHIBIT "A-1"
WP 4432



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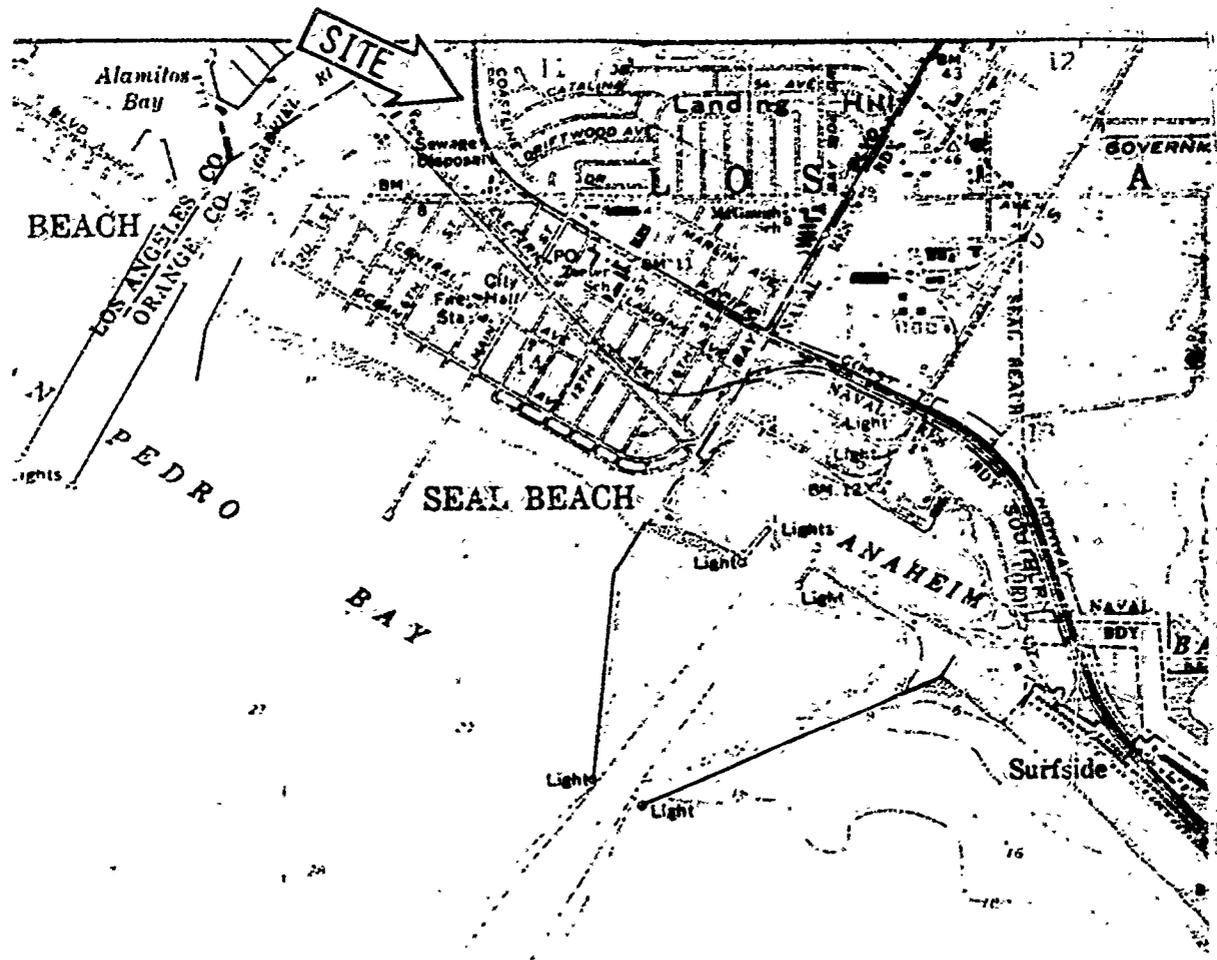


EXHIBIT "A-2"
WP 4432



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