

CEQA NOTICE OF EXEMPTION
for
HARBOUR COVE
18-UNIT RESIDENTIAL PROJECT

4861 Pearce Street,
Huntington Beach, CA

Prepared by

Will Shaffer

EEC Environmental

Once City Blvd. West, Suite 1800

Orange, CA 92868

wshaffer@eecenvironmental.com

Notice of Exemption

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 Orange County Clerk Recorder
 P.O. Box 238
 Santa Ana, CA 92702

From: City of Huntington Beach
 2000 Main Street
 Huntington Beach, CA 92648

Project Title: Harbour Cove in Huntington Beach

Project Location - Specific: 4861 Pearce Street - Northwest Corner of Pearce Street and Green Lane

Table 1: Table of Parcels for Project Area

No.	APN:	Address:	Acres:	Legal Description/Subdivision	Tract
1	178-201-28	4861 PEARCE ST	0.03	N TR 184 BLK LOT 85	99416
2	178-201-29	4861 PEARCE ST	0.03	N TR 184 BLK LOT 86	99416
3	178-201-30	4861 PEARCE ST	0.06	N TR 184 BLK LOT 87 TR 184 LOTS 87/88	99416
4	178-201-31	4861 PEARCE ST	0.03	N TR 184 BLK LOT 89	99416
5	178-201-32	4861 PEARCE ST	0.03	N TR 184 BLK LOT 90	99416
6	178-201-33	4861 PEARCE ST	0.06	N TR 184 BLK LOT 91 TR 184 LOTS 91/92	99416
7	178-201-38	4861 PEARCE ST	0.14	N TR 184 BLK LOT 106 TR 184 LOTS 106 TO 110 INC	99416
8	178-201-37	4861 PEARCE ST	0.03	N TR 184 BLK LOT 105	99416
9	178-201-36	4861 PEARCE ST	0.11	N TR 184 BLK LOT 101 TR 184 LOTS 101 TO 104 INC	99416

10	178-201-75	4861 PEARCE ST	0.06	N TR 184 BLK LOT 111 TR 184 LOTS 111 & 112	99416
11	178-201-40	4861 PEARCE ST	0.11	N TR 184 BLK LOT 113 TR 184 LOTS 113 TO 116 INC	99416
12	178-201-41	4861 PEARCE ST	0.03	N TR 184 BLK LOT 117	99416
13	178-201-68	4861 PEARCE ST	0.16	N TR 184 BLK LOT 118 TR 184 LOT 118 AND LOTS 119-121 INC, LOT 123 AND	99416
14	178-201-44	4861 PEARCE ST	0.01	N TR 184 BLK LOT 122 TR 184 LOT 122 S1/2	99416
15	178-201-56	4861 PEARCE ST	0.18	N TR 184 BLK LOT 142 TR 184 LOTS 142 TO 147 INC	99416

Project Location - City: Huntington Beach

Project Location - County: Orange

Description of Nature, Purpose, and Beneficiaries of Project: The 1.239-acre site is currently partially developed. The applicant proposes to construct 18 residential units on a 1.239-acre parcel with greater than a three-foot grade difference.

Name of Public Agency Approving Project: City of Huntington Beach

Name of Person or Agency Carrying Out Project: Bijan Sassounian

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption; Type and section number: Article 19, Section 15332

Statutory Exemption; Code number:

Reasons why project is exempt

The applicant proposes to develop 18 residential units on a 1.239-acre site that is currently partially developed. The proposed 18 residential units meet all five conditions of a Class 32 (In-Fill Development Projects) categorical exemption per Section 15332 of the California Environmental Quality Act (CEQA) Guidelines for the following reasons. No environmental impacts are anticipated with the development of the proposed 18 residential units as indicated below.

(a) **Consistent with General Plan and Zoning** – The project site is designated for Residential Medium Density land use by the Huntington Beach General Plan (Land Use Element, Figure LU-2) and zoned Medium Density Residential (RM). The Residential Medium Density land use allows the development of seven to fifteen dwelling units per net acre. Per the General Plan, the project site could be developed with up to 18 residential units (15 dwelling units/acre x 1.239 net acres = 18.5 units). The proposed 18 residential units equate to a density of 14.5 dwelling units per

acre compared to a maximum density of 15 units/acre as allowed by the General Plan. The project will be required to meet the applicable development standards in City of Huntington Beach Zoning and Subdivision Ordinance.

The project is consistent with the General Plan and the Medium Density Residential zone. A general plan amendment or zone change is not required. The project would not have any significant land use or zoning impacts.

- (b) **In City Limits and No More Than Five Acres** - The property, located at the northwest corner of Pearce Street and Green Lane, is in the city limits of Huntington Beach. The project site is 1.239 acres in size.
- (c) **No Value as Habitat for Endangered, Rare or Threatened Species** - The project site is developed with two single-family homes. The site was disturbed in the past to develop and construct the existing residential units. The existing vegetation on the property includes introduced non-native urban landscape materials. No native plant or animal species exist on the property. The site is located in an urbanized area and surrounded by residential development and other urban uses and does not support any endangered, rare or threatened plant or animal species. Therefore, the project will not have any impacts to endangered, rare or threatened species.
- (d) **No Significant Traffic, Noise, Air Quality, or Water Quality Effects**

Traffic

The existing use on the project site generates approximately 75 daily vehicle trips. The project is estimated to generate approximately 105 daily vehicle trips and results in a net increase of 30 daily vehicle trips. A comparison of the estimated daily vehicle trip generation for each development scenario is shown in Table 1.

**Table 1
Trip Generation Comparison**

Land Use	Quantity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Use								
Single-Family Detached Housing	5 units	48	1	3	4	3	2	5
Apartment Complex	4 units	27	0	2	2	2	1	3
Total Existing Trips		75	1	5	6	5	3	8
Proposed Use								
Condominium Housing	18 units	105	2	6	8	6	3	9
Total Proposed Trips		105	2	6	8	6	3	9
Net Difference		30	1	1	2	1	0	1

As shown above in Table 1, the existing residential units are estimated to generate approximately 75 average daily trips (ADT). The proposed 18 residential units are estimated to generate 105 ADT, including 8 AM peak hour and 9 PM peak hour trips. The 18 residential units would generate approximately 30 more daily vehicle trips than the existing residential property. The property is zoned for the proposed use and is consistent with the City of Huntington Beach General Plan. Access to the property is served by Green Lane to the east. Green Lane is designated as a collector arterial street which is capable of servicing volumes of ±25,000 vehicles per day per the City of Huntington Beach General Plan.

Project ingress and egress will be provided by a full-access driveway at Green Lane. This is consistent with existing conditions. No other changes to the roadway or transportation systems are proposed or required to service this project.

The City of Huntington Beach has not yet adopted VMT impact evaluation criteria. However, the County of Orange Transportation Implementation Manual (September 2021) exempts projects from VMT impact analysis for projects resulting in a total daily net traffic generation of less than 200 trips. Per the most current edition of the "Trip Generation Manual" prepared by the Institute of Transportation Engineers (ITE), a Multifamily residential project with 29 or more Dwelling Units would generate 200 or more trips and therefore require a VMT analysis. This proposed project only proposes 18 units of condominiums and 105 daily trips. Therefore, a VMT analysis is not required because the trip generation count is insignificant.

The low traffic volumes generated by the project for the AM and PM peak hours would not have a significant traffic impact at the project site access at Green Lane, which is a collector arterial street. Based on the analysis above, the project would not have any significant traffic or circulation impacts.

Noise

The normal daily operational activities associated with the proposed 18 residential units would increase the noise levels on the site and adjacent to the site compared to the multiple existing single-family homes. The existing sources of noise and ground borne vibration in the area include motor vehicle traffic on Pearce Street and Green Lane adjacent to the site, existing residential uses to the north, south, and east. Applicable City regulations include the General Plan Noise Element, which identifies goals, policies and objectives 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.

City of Huntington Beach Municipal Code

The City of Huntington Beach has adopted a Noise Ordinance (Chapter 8.40 of the Huntington Beach Municipal Code) in order to control unnecessary, excessive and annoying sounds emanating from incorporated areas of the City. It is determined that certain noise levels are detrimental to the public health, welfare and safety and contrary to public interest; therefore, the City Council does ordain and declare that creating, maintaining, causing or allowing to create, maintain or cause any noise in a manner prohibited by, or not in conformity with the provisions of the Noise Ordinance, is a public nuisance and shall be punishable as such.

- A. The exterior noise standards established in the City's Noise Ordinance are identified in Table 2 (City of Huntington Beach Noise Ordinance Exterior Noise Standards) below. The following exterior noise standards shall apply to the applicable land use. It is unlawful for any person at any location within the incorporated area of the City to create any noise due to a fixed noise source (or any mobile source not preempted by State or Federal laws), or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level when measured at the property line of any residential, hotel, motel, public institutional, recreational, or commercial property, either within or outside the City, to exceed the applicable noise standards.

Table 2
City of Huntington Beach Noise Ordinance Exterior Noise Standards

Land Use	Leq Noise Level dBA	Lmax Noise Level dBA	Time Period
Low-Density Residential	55 50	75 70	7:00 am to 10:00 pm 10:00 pm to 7:00 am
Low-Density Residential	55	75	7:00 am to 10:00 pm
Medium-, High-Density Residential, Hotels, Motels	60 50	80 70	7:00 am to 10:00 pm 10:00 pm to 7:00 am
Schools	55	75	Hours of Operation
Hospitals, Churches, Cultural, Museum, Library, Public Park, Recreational	60	80	Hours of Operation
Commercial/Office	65	85	Hours of Operation

SOURCE: City of Huntington Beach Noise Ordinance Exterior Noise Standards

- B. The above standard does not apply to the establishment of multifamily residence private balconies and patios. Multifamily developments with balconies or patios that do not meet noise standards are required to provide occupancy disclosure notices to all future tenants regarding potential noise impacts.
- C. The above daytime (7:00 am – 10:00 pm) standards for hotels, motels, and commercial uses shall apply only to active outdoor use areas such as a pool or outdoor courtyard.
- D. In the event the alleged offensive noise consists entirely of impact or impulsive noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) dBA.
- E. If the alleged offense affects a property outside the City’s jurisdiction, the exterior noise standards shall be enforced at the City boundary.
- F. In the event the measured ambient noise level exceed any of the noise limit categories above, the noise limit shall be increased to reflect said ambient noise level.
- G. In the event that the noise source and the affected property are within difference land use categories, the noise standards of the affected property shall apply.

The exterior noise levels allowable on this project site are: Leq = 60 dBA from 7am to 10pm and Leq = 50 dBA from 10pm to 7am; and Lmax = 80 dBA from 7am to 10pm and Lmax = 70 dBA from 10pm to 7am. Noise levels are subject to Special Provisions (Section 8.40.090), Prohibited Noises (Section 8.40.111), Loud Noises (Section 8.40.112), and Vibration (Section 8.40.113) per City of Huntington Beach Municipal Code.

Construction Noise

The project will generate short-term noise impacts during construction, including noise generated by earth-moving equipment, haul trucks and power tools. However, like all projects in Huntington Beach, the project will be subject to compliance with Section 8.40.090 - Special Provisions, of the Huntington Beach Municipal Code, which restricts all construction activities to the hours between 7:00 AM and 7:00 PM Monday through Saturday with no construction activities allowed on Sunday and Federal holidays. Construction noise and vibration would be temporary (lasting up to 18 months) and intermittent depending on the type of equipment being used and the stage of

construction. Accordingly, construction related noise impacts would be less than significant. Operational noise and vibration levels that will be generated by the proposed residential use would not be significantly different or greater than the existing residences that are adjacent to and surround the project. As such, the proposed project will not result in exposure of persons to excessive temporary or permanent noise levels or ground borne vibration that will exceed existing levels or levels as established by the General Plan Noise Element and the City's Noise Ordinance. Therefore, the project will have less than significant noise or vibration impacts.

Air Quality

Because of the chemical complexity of primary versus secondary pollutants, the South Coast Air Quality Management District (SCAQMD) has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the emission thresholds shown in Table 3 are recommended by the SCAQMD to be considered significant under CEQA.

**Table 3
Daily Emission Thresholds**

Pollutant	Construction	Operations
Nitrogen Oxides (NOx)	100 lbs/day	55 lbs/day
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Particulate Matter up to 10 microns (PM10)	150 lbs/day	150 lbs/day
Particulate Matter up to 2.5 microns (PM2.5)	55 lbs/day	55 lbs/day
Sulfur Oxides (SOx)	150 lbs/day	150 lbs/day
Carbon Monoxide (CO)	550 lbs/day	550 lbs/day

Source: South Coast Air Quality Management District, Air Quality Significance Thresholds

Construction Emissions

Construction associated with the proposed project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the project area include ozone-precursor pollutants (i.e., ROG, NOX), PM10, and PM2.5. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from demolition, site preparation, site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water.

The duration of construction activities for the project is estimated to be approximately 12 months, beginning in October 2025. Construction-generated emissions associated the proposed project were calculated using the California Air Resources Board (CARB)-approved California Emissions Estimator Model (CalEEMod), which is designed to model emissions for land use development

projects, based on typical construction requirements. Predicted maximum daily construction-generated emissions for the proposed project are identified in Table 4: Project Construction Emissions.

**Table 4
Project Construction Emissions**

Construction Year	Emissions (pounds per day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
2025	12.1	18.8	17.1	0.03	0.77	0.71
SCAQMD Threshold	75	100	550	150	150	55
SCAQMD Threshold Exceeded?	No	No	No	No	No	No

Source: CalEEMod

Table 5 shows that construction pollutant emissions would remain below their respective thresholds. As shown above, all criteria pollutant emissions would be below their respective thresholds and impacts would be less than significant.

Operational Emissions

Operational emissions are typically associated with mobile sources (i.e., motor vehicle use) and area sources (such as the use of landscape maintenance equipment, hearths, consumer products, and architectural coatings). Energy source emissions would be generated from electricity and natural gas (non-hearth) usage. Table 5: Operational Emissions summarizes the operational emissions attributable to the proposed project. As shown in Table 5, the project's emissions would not exceed SCAQMD thresholds. Therefore, regional operations emissions would result in a less than significant long-term regional air quality impact.

**Table 5
Operational Emissions**

Source	Emissions (pounds per day) ¹				
	ROG	NOx	CO	SO2	PM10
Summer	1.5	0.57	9.8	0.03	0.65
Winter	1.4	0.59	8.4	0.03	0.65
SCAQMD Threshold	55	55	550	150	150
SCAQMD Threshold Exceeded?	No	No	No	No	No

Source: CalEEMod

Greenhouse Gas Emissions

The project would include direct and indirect GHG emissions from project construction and operations. Construction is considered a direct source since these emissions occur at the site. Direct operational-related GHG emissions for the proposed project would include emissions from area and mobile sources, while indirect emissions are from energy consumption, water demand, and solid waste.

Construction GHG Emissions

Construction of the project would result in direct emissions of CO₂, N₂O, and CH₄ from construction equipment, the transport of materials, and construction workers to and from the project site. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions. Total GHG emissions generated during all phases of construction were combined and are presented in Table 6: Construction Greenhouse Gas Emissions. As shown in Table 6, the project total construction would result in 228 MTCO₂e (approximately 8 MTCO₂e/year when amortized over 30 years).

**Table 6
Construction Greenhouse Gas Emissions**

Construction	MTCO₂e per Year
2025	72
2026	156
Total GHG Emission (2025-2026)	228

Source: CalEEMod

Operational GHG Emissions

Operational or long-term emissions occur over the life of the proposed project. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive refrigerants from air conditioning or refrigerators. Table 7: Total Project Greenhouse Gas Emissions, summarizes the total GHG emissions associated with proposed project. As shown, the project would generate approximately 214 MTCO₂e/year, which is well below the SCAQMD's screening threshold of 3,000 MTCO₂e/yr. Therefore, project-related GHG emissions would be less than significant.

**Table 7
Total Project Greenhouse Gas Emissions**

Emissions Source	MTCO₂e per Year
Area	1.80
Energy	43.03
Mobile	162.8
Waste	4.18
Water	1.73
Total Project Emissions	213.5
SCAQMD Project Threshold	3,000
Threshold Exceeded?	No

Source: CalEEMod

As the proposed project's GHG emissions would be well below the SCAQMD 3,000 MTCO₂e/yr threshold, it would not interfere with the State's goals for reducing GHG emissions. Approximately 96 percent of the project's emissions are from energy and mobile sources

which would be further reduced by implementation of current state programs. It should be noted that the project and the City have no control over vehicle emissions (approximately 76 percent of the project's total emissions). However, these emissions would decline in the future due to statewide measures including the reduction in the carbon content of fuels, CARB's advanced clean car program, CARB's mobile source strategy, fuel efficiency standards, cleaner technology, and fleet turnover. Additionally, the Southern California Association of Government's (SCAG's) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035. Accordingly, the project does not interfere with the State's efforts to reduce GHG emissions in 2030.

Water Quality

The approximately 1.239-acre project site is currently developed with multiple homes. The existing site contains roughly 5,000 sq. ft. of impervious surface (9.3%) and roughly 49,000 sq. ft. pervious surface (90.7%). After construction, the proposed site would consist of roughly 47,600 sq. ft. of impervious surface (88.1%) and roughly 6,400 sq. ft. pervious surface (11.9%). The existing drainage pattern is split to the south and east, consisting of the site sheet flowing over undeveloped dirt land to the existing street gutters along Green Lane and Hideaway Circle. Drainage then eventually enters existing city storm drain catch basins with discharge ultimately at the Pacific Ocean.

The proposed residential units would, like any other development approved for the site, be required to comply with all applicable surface water discharge requirements of the National Pollution Discharge Elimination System (NPDES) program and the County of Orange Drainage Area Management Plan (DAMP), which the City of Huntington Beach is a co-permittee. As required by law, the proposed project will be required to incorporate Best Management Practices (BMP's) into its design and implementation to reduce the amount of pollutants introduced into the storm water drainage system. Permanent post construction BMP's to reduce surface water quality impacts will also be required for the proposed project. The proposed project is greater than 5,000 square feet and therefore, classified as a Priority Project. The City of Huntington Beach will require the project developer to prepare a Water Quality Management Plan (WQMP) and a grading plan to identify the applicable source control BMPs and Low Impact Development (LID) BMPs that must be installed prior to the start of project construction and maintained during construction to reduce surface water quality impacts.

The proposed project has the potential to increase the amount of runoff and the 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 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. The NPDES permit system requires that all discharges to surface waters within the City be subject to specific discharge requirements. The proposed project will not alter the course of any existing stream or river.

Implementation of the proposed project will also result in the discharge of wastewater to the City sanitary sewer system, which would ultimately be treated at one or more of the Orange County Sanitation District (OCSan) wastewater treatment plants. The OCSan wastewater treatment plants are permitted for and required to comply with their associated waste discharge requirements (WDRs). WDRs set the levels of pollutants allowable in water discharged from a facility. The compliance by the project with all applicable WDRs, as monitored and enforced by the OCSan, would ensure that development by the proposed project would

not exceed the allowable wastewater treatment requirements of the SARWQCB with respect to discharges to the sewer system. Compliance with these requirements would result in a less than significant impact.

Construction Runoff and Erosion

The State Water Resources Control Board 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). The SWPPP must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of sediment and erosion control measures, maintenance responsibilities, and non-stormwater management controls. The implementation of a SWPPP by the project and all applicable City and SWRCB requirements will ensure that project runoff during construction will not result in substantial on- or off-site erosion or flooding. As a result, construction runoff and erosion impacts would be less than significant.

Post-Construction Runoff and Erosion

The post-development runoff will sheet flow to local onsite concrete gutters directed to catch basins. The catch basins connect to Cultec Underground Storage Chambers which collect the water while it is infiltrating into onsite soils. The overflow will discharge to Green Lane and travel along the curb and gutter north where it enters a city curb inlet near the intersection of Green Lane and Heil Avenue.

The project is required to submit a Water Quality Management Plan (WQMP) for post-construction compliance with water quality standards and water discharge requirements subject to review and approval by the Department of Public Works. Grading for the project has been designed to limit diversion of existing flow patterns and maintain existing drainage conditions to the maximum extent feasible for developed conditions.

Although the project does have the potential to contribute additional runoff compared to the existing condition, the incremental increase of storm water by the project would not create other significant stormwater impacts such as downstream flooding, erosion or significant increased demand on the existing storm drain system, the project's proposed storm drain system would limit the amount of post-construction runoff to ensure that impacts would be less than significant. As such, the project, as designed and with implementation of a WQMP, would not result in substantial increases in the rate and volume of post construction runoff, which could impact the beneficial use of downstream waters. The project would have less than significant storm water impacts.

Due to the relatively small size of the proposed residential project, the potential to substantially deplete groundwater supplies is minimal. Also, the project's infiltration system would function to recharge the groundwater supply. Therefore, impacts to groundwater would be less than significant.

The project's design as well as required SWPPP, WQMP and Hydrology and Hydraulic Studies, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify project design features and BMPs for ensuring no significant impacts associated with polluted runoff and erosion would occur. As such, project water quality impacts would be less than significant.

- (e) **Adequately Served by Required Utilities and Public Services** - The residential uses are adequately served by public services and utilities, including water, wastewater, electricity, natural gas, telephone, cable, police and fire protection services, solid waste collection, etc.

Water Facilities - The Huntington Beach Water Department meets the majority of the City's water demand with water supplied by groundwater wells. Additional water is supplied by the Metropolitan Water District from the Colorado River and state water projects. Water supply for the project site would be provided by the Huntington Beach Water Department. The water system includes four reservoirs with a combined capacity of 55 million gallons. Increased water supply demands may be met by the Metropolitan Water District through implementation of policies in the 2023 Water Master Plan.

The proposed 18 residential units are estimated to consume approximately 3,568 gallons per day (2.48 gpm). This would not represent a substantial change in water demand. The project will construct a new 4-inch water line with connection to the existing water line in Green Lane in order to provide potable water, irrigation, and fire flow water demands. In addition, water reduction measures would be implemented as part of the project, which shall incorporate water conservation irrigation strategies in accordance with the Chapter 14.52 of the City's Municipal Code. The project applicant will be required to pay any applicable connection fees as determined by the City's Department of Public Works prior to obtaining building permits. Impacts will be less than significant.

Wastewater Facilities - For wastewater treatment, the project will construct a new 8-inch sewer lateral, connecting to the existing 8-inch sewer main in Green Lane. The sewer system in this area is maintained by the City.

OCSan provides regional wastewater collection, treatment, and disposal services for the City of Huntington Beach. OCSan 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 OCSan system, and OCSan has developed plans and commenced plant improvements anticipated to meet demands to the year 2050. A sanitary sewer lateral will be required for the project with connection to the existing 8-inch sewer main in Green Lane. The project applicant would be required to pay any applicable connection fees as determined by OCSan prior to obtaining building permits. Impacts would be less than significant.

The existing site is currently developed with no stormwater drainage facilities. As discussed in Section (d), the proposed drainage concept design is to capture onsite runoff and convey it to the centralized onsite infiltration/detention system. This system would dually act as a BMP to filter out stormwater pollutants and as a detention system so that the runoff from the developed site does not adversely impact the existing downstream storm drain system. Impacts would be less than significant.

Solid Waste Collection - The nearest landfill to the project site is Frank R. Bowerman Landfill, which is approximately 25 miles to the east, between Irvine and Silverado. The City has a long term, exclusive franchise agreement with Rainbow Environmental Services for all residential and commercial trash collection services. The Rainbow transfer station is permitted to accept 4,000 tons per day. The Bowerman Landfill is approximately 725 acres with 534 acres permitted for refuse disposal and is scheduled to close in approximately 2053. The landfill is permitted to accept a daily maximum of 8,500 tons, and in 2012 it accepted over 1,447,000 tons of waste, a daily average of 4,716 tons. Therefore, sufficient landfill capacity is available to serve the project.

Although the project would generate a higher *level* of solid waste than the existing use of the site, compliance with the Chapter 8.21 of the City's Municipal Code and California Public Resources Code Sections 42649 through 42649.7 would ensure that neither short-term nor long-term project-level significant impacts would occur from grading, construction, and occupancy. Impacts would be less than significant.

Police and Fire Protection Services - The proposed 18 residential units would increase the need for public services such as police and fire protection, library services, etc. compared to the two residential units. Although the proposed project would increase the demand for fire and police protection, the increase would be minor and not significantly impact police or fire department response times.

Lead Agency Contact Person: Joanna Cortez
Address: 2000 Main Street, Huntington Beach CA 92648
Telephone Number: (714) 374-1744

Signature: _____ **Date:** _____

Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant