

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MITIGATED NEGATIVE DECLARATION NO. 2016-002**

1.0 PROJECT INFORMATION

PROJECT TITLE: Sea Dance Residential Development

Concurrent Entitlements: General Plan Amendment No. 16-001
Zoning Map Amendment No. 16-002
Tentative Tract Map No. 18057
Conditional Use Permit No. 16-031

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

Contact: Jessica Bui, Assistant Planner
Phone: (714) 536-5271

PROJECT LOCATION: 14422 Hammon Lane (refer to Figure 1)

PROJECT PROPONENT: Rick Wood
TRI Pointe Homes, LLC
5 Peters Canyon, Suite 100
Irvine, CA 92606

Contact Person: Rick Wood
Phone: (949) 478-8638

GENERAL PLAN DESIGNATION: Public- Semipublic, with an underlying designation of Residential Low Density [PS(RL)]

ZONING: Public-Semipublic (PS)

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

Proposed Project

The proposed project involves a request to amend the General Plan land use designation on the approximately 8.75 acre closed Franklin School site from Public-Semipublic, with an underlying designation of Low Density Residential, to Low Density Residential (7.68 acres) and Open Space – Parks (1.07 acres), and to amend the Environmental Resources and Conservation element to reduce the overall City parkland by 0.45 acres; and amend

the zoning designation from Public – Semipublic to Low Density Residential (7.68 acres) and Open Space – Parks and Recreation Subdistrict (1.07 acres).

GENERAL PLAN DESIGNATION		ZONING DESIGNATION	
<i>EXISTING</i>	<i>PROPOSED</i>	<i>EXISTING</i>	<i>PROPOSED</i>
PS(RL)	RL (7.68 acres) OS-P (1.07 acres)	PS	RL (7.68 acres) OS-PR (1.07 acres)

The proposed project also involves a Tentative Tract Map (TTM) to allow for the subdivision of the approximately 8.75-acre parcel to allow for the development of a single-family residential Planned Unit Development (PUD) and associated infrastructure and open space improvements consisting of 53 numbered lots and four lettered lots (refer to Attachment No. 3). Lot A is for a private street, public utilities, and emergency vehicle access purposes; Lot B is for common areas; Lot C is for water quality purposes; and Lot D is for a public park. All existing on-site structures and the approximately 1.52 acre public park (Franklin Park) are proposed to be removed as part of the project. It should be noted that the City currently operates the existing Franklin Park through an agreement with the Westminster School District, but does not own the park in fee.

52 of the proposed residential lots do not meet the minimum Residential Low Density (RL) lot width (60 ft.) and size (6,000 sq. ft.) requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed lot widths range between 45 ft. and 61 ft. and lot sizes are between 3,870 sq. ft. and 6,541 sq. ft. The resulting density is 6.9 units per acre, which is within the permitted density of the proposed General Plan land use and zoning designations¹. The lot width and lot size deviations may be approved as part of a Planned Unit Development. As part of the Planned Unit Development request, the applicant will be subject to provide mutual public benefits for the residents as well as the general public. As such, the applicant is proposing to provide the following public benefits: dedication to the City of 1.07 acres for a public park, public park improvements including installation of landscaping and irrigation, a playground area, and picnic tables; a public art component that will be maintained by the Home Owners Association (HOA); and allowing the public to utilize on-street parking for the park on the private streets. The public benefit is subject to approval by the Planning Commission during the public hearing process.

The proposed subdivision includes access to Hammon Lane via private streets that would align with Riviera Drive and Nevada Drive. These private streets are designed with a 56-foot width to accommodate a 38-foot wide paved section. The proposed roadway width will be increased to accommodate Huntington Beach Fire Department emergency access and on-street parking standards in selected areas on both sides of the street and allow a 4-foot-wide sidewalk. All interior streets within the subdivision are proposed to be privately owned and maintained by a professionally-managed HOA.

Landscaped setbacks are proposed along the perimeter of the site along Hammon Lane that would be augmented with a decorative masonry block wall. The proposed homes include three plans/models ranging from 2,291 to 3,224 square feet of living space each with a maximum of four bedrooms. Plan 1 features a one-story layout with an option to add a fourth bedroom and/or a covered patio. Plan 2 and Plan 3 both feature a two-story layout with an option to add a covered patio. All homes include an attached two-car garage with direct home access, and private rear yard spaces. The architectural styling would feature several variations of architecture offered in a variety of colors and materials for each plan.

In accordance with Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 230.26 Affordable Housing, a minimum of ten percent of all new residential construction shall be affordable housing units. The developer proposes to pay an in-lieu fee to satisfy the affordable housing requirement of 5.3 units.

Project Phasing and Construction

¹ 53 units / 7.68 acres = 6.9 units per acre

The project is proposing construction of infrastructure improvements including street, curbs, sidewalks and storm drain facilities. The project is proposed to be constructed in five phases, with site demolition/grading anticipated to commence in 2020 and the construction of the homes occurring in several stages. Proposed demolition, grading, and construction activities are anticipated to last for approximately 18 months.

The project site is generally flat; however, portions of the site slope gradually from west to east at elevations ranging from approximately 24 feet above mean sea level (msl) to approximately 26 feet msl. Finished pads on the west and south sides of the project site, adjacent to residentially developed properties, will range in height between one and two feet above existing elevations. Grading of the site will require approximately 3,000 cubic yards of cut, and approximately 16,500 cubic yards of fill.

Project Entitlements

The proposed project requires the following entitlement requests:

- General Plan Amendment: To amend the land use designation from PS(RL) to RL and OS-P and to amend the Environmental Resources and Conservation (ERC) Element to reflect the change in park acreage at Franklin Park as well as citywide;
- Zoning Map Amendment: To amend the zoning designation from PS to RL and OS-PR to permit the proposed residential land use and public park; and
- Tentative Tract Map: To subdivide the property into 53 numbered lots and four lettered lots; and
- Conditional Use Permit: To permit the development of 53 single-family dwellings and public park.

SURROUNDING LAND USES AND SETTING:

The 8.75-acre project site is located within the northwestern portion of the City of Huntington Beach, south of Interstate 405 (I-405), in Orange County, California; refer to Figure 1, Site Vicinity. The site is located at 14422 Hammon Lane, on the southeast corner of Sands Drive and Hammon Lane; refer to Figure 2, Project Site Aerial View.

The project site is currently developed with the James W. Franklin Elementary School, which was closed by the Westminster School District in 1994 and comprised of four single-story brick classroom and support buildings, one prefabricated building formerly used by a Head Start preschool program that occupied the school site from 1996 through 2015; a paved recreational playground, two surface parking lots, and landscaping. A portion of the closed school site consists of an existing approximately 1.52-acre City park that is operated and maintained by the City through a joint use agreement with the Westminster School District. The site is currently developed with five access driveways and entries along Hammon Lane. However, except for the City park and adjacent school field, there is currently no public access to the site and most of the site is fenced or gated.

Surrounding the project site on all sides are single-family homes in the RL (Low Density Residential) Zoning District. In addition, these surrounding properties are designated by the General Plan as "Residential Low – Maximum of 7.0 dwelling units per net acre."

OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e., permits, financing approval, or participating agreement):

None.

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

The California Native American Tribes traditionally and culturally affiliated with the project area were invited to consult with the City. One tribe requested consultation, the Gabrieleno Band of Mission Indians – Kizh Nation. Consultation was held on February 28, 2017.

Figure 1
Site Vicinity

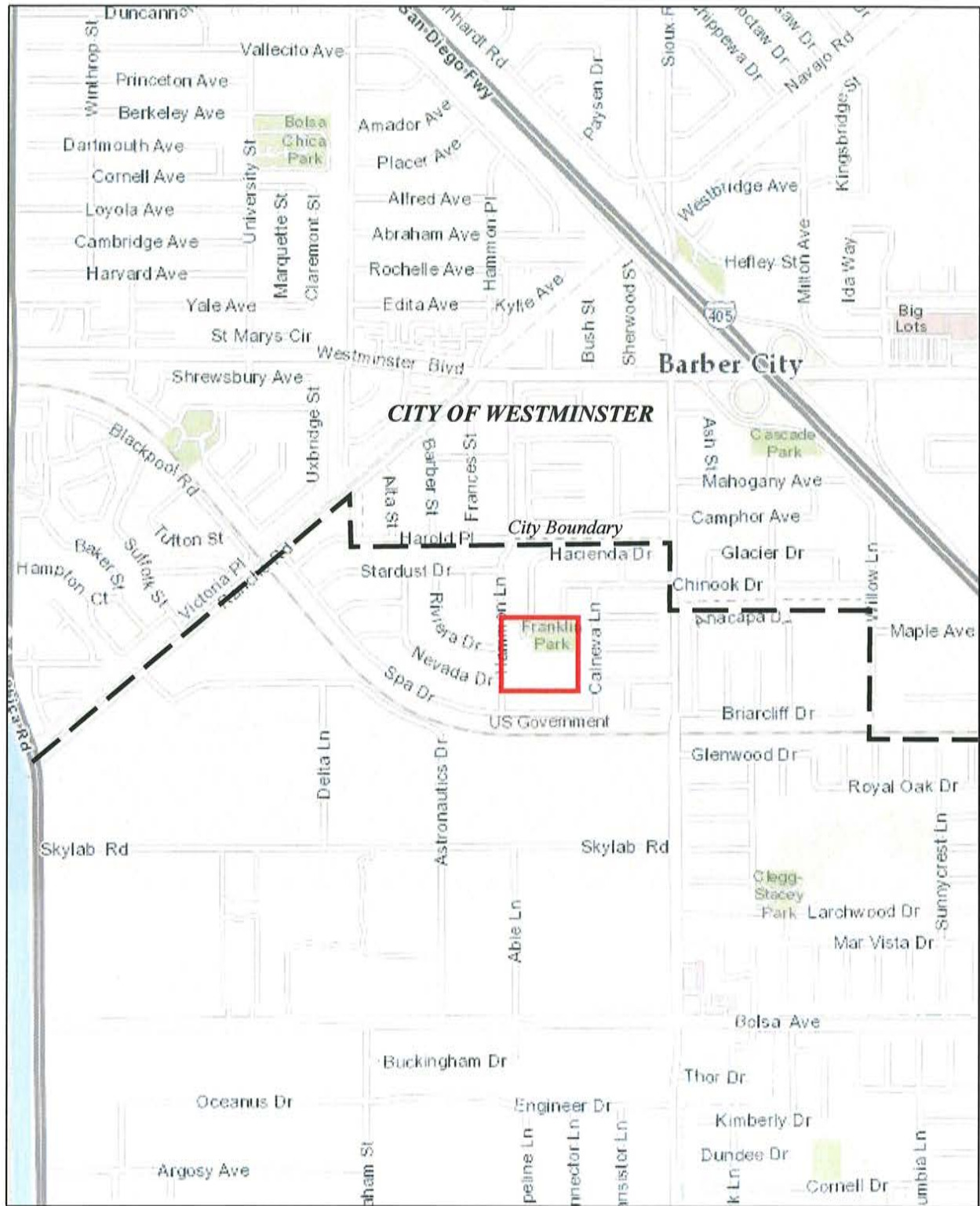
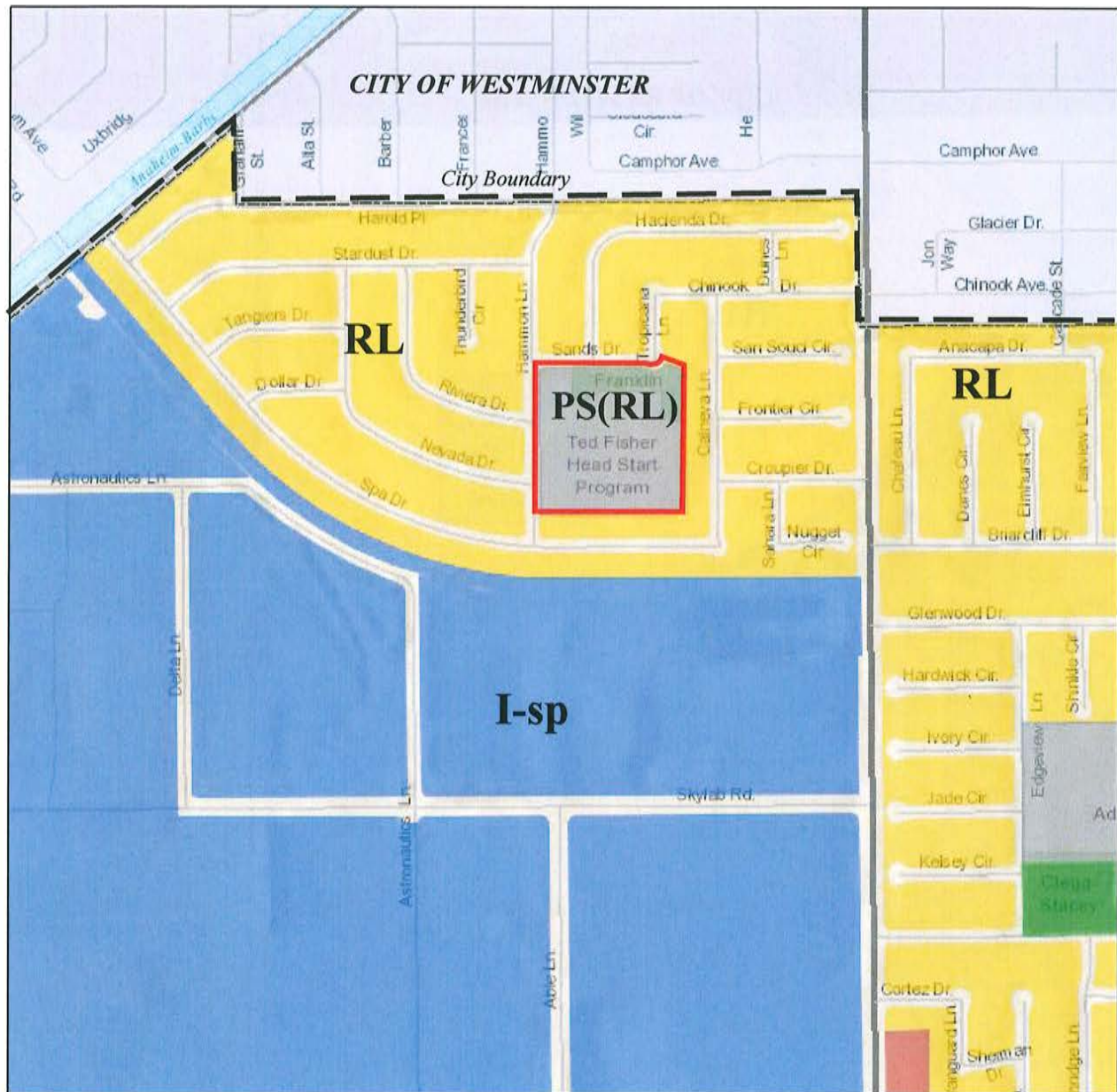


Figure 2
Project Site Aerial View



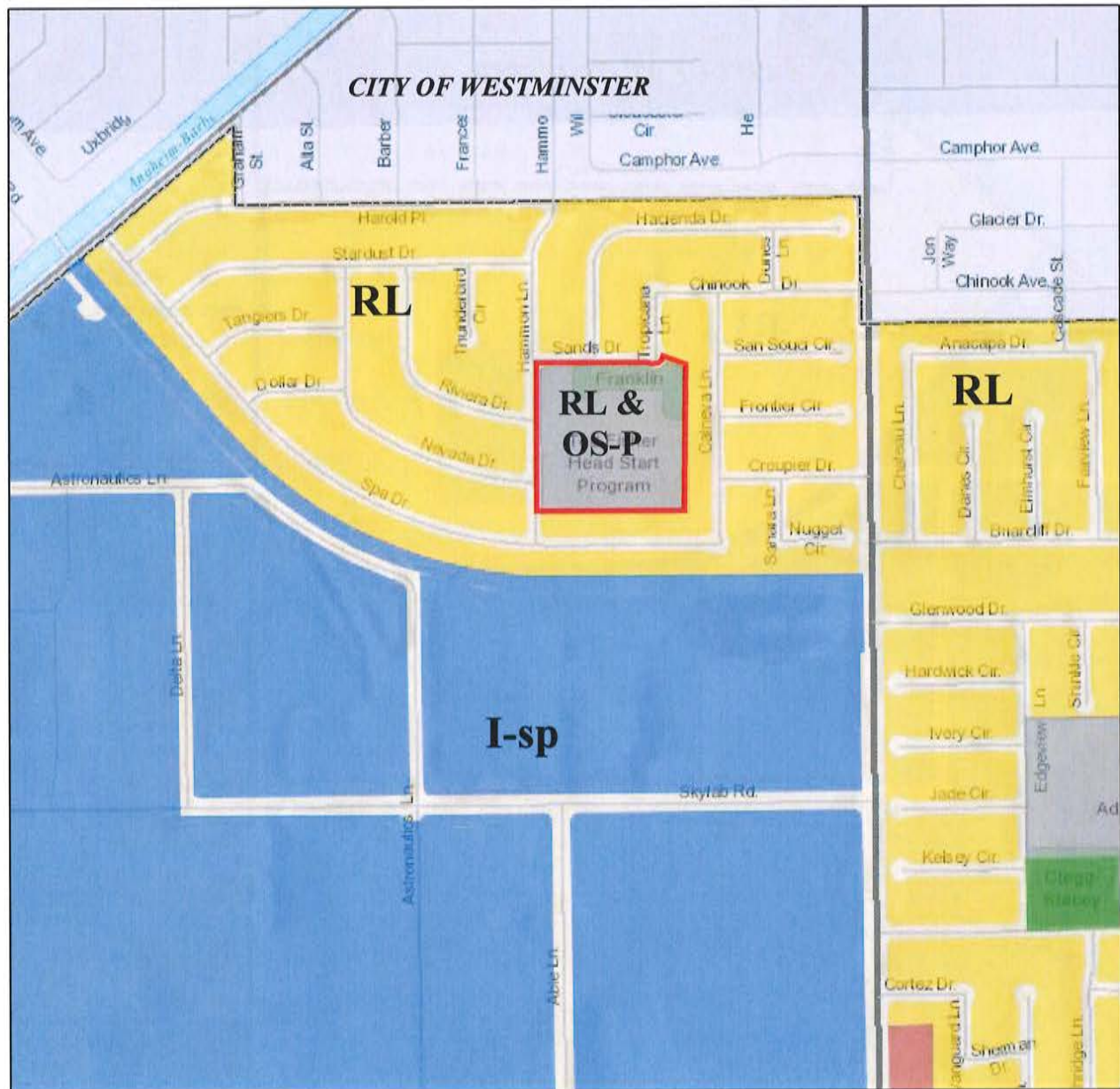
Figure 3
Existing and Surrounding Land Use Designations



GENERAL PLAN LAND USE DESIGNATIONS

PS(RL)	Public, with an underlying designation of Low Density Residential
RL	Low Density Residential
I-sp	Industrial – Special Design Standards

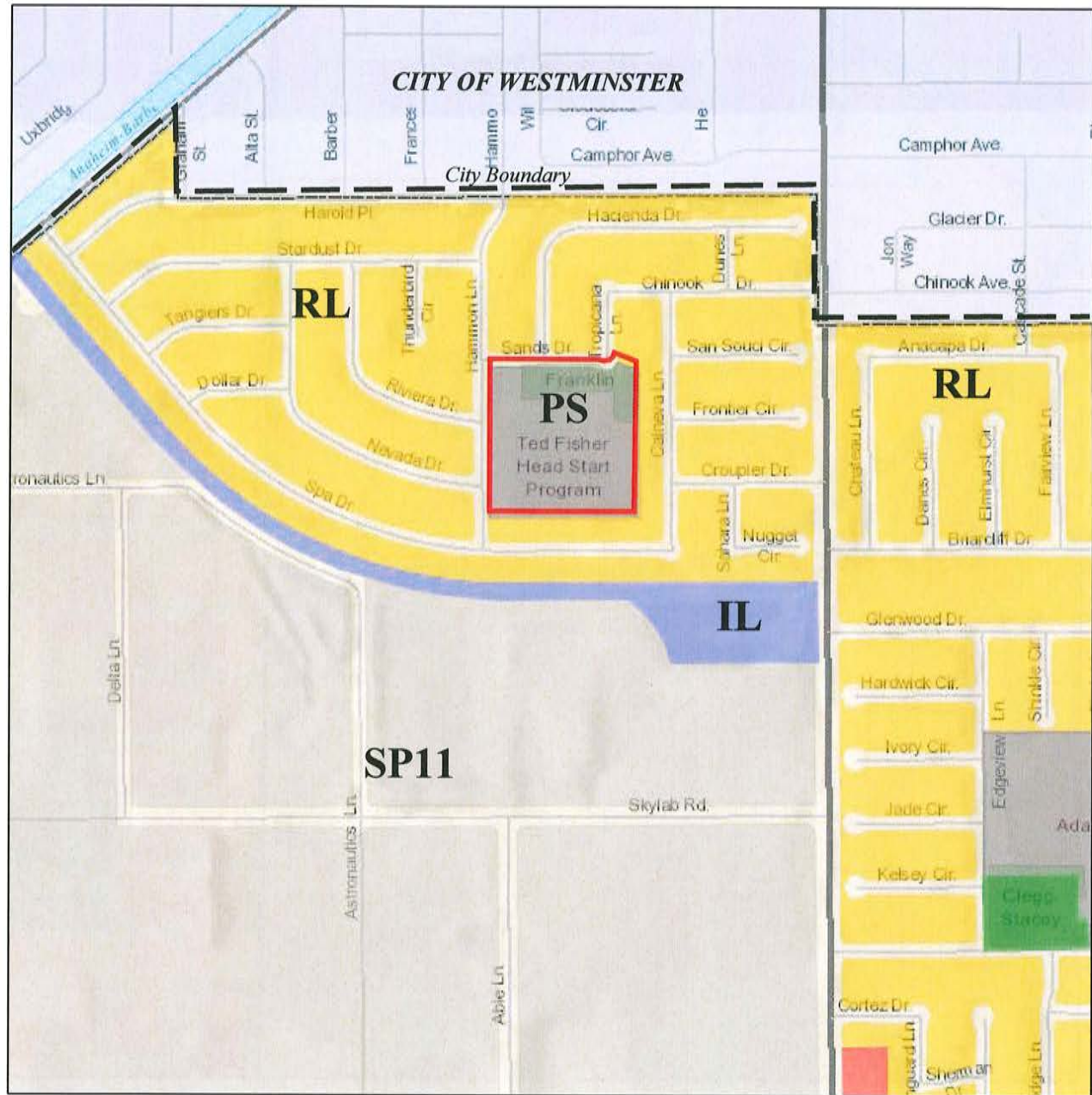
Figure 4
Proposed and Surrounding Land Use Designations



GENERAL PLAN LAND USE DESIGNATIONS

RL	Low Density Residential
OS-P	Park
RL	Low Density Residential
I-sp	Industrial – Special Design Standards

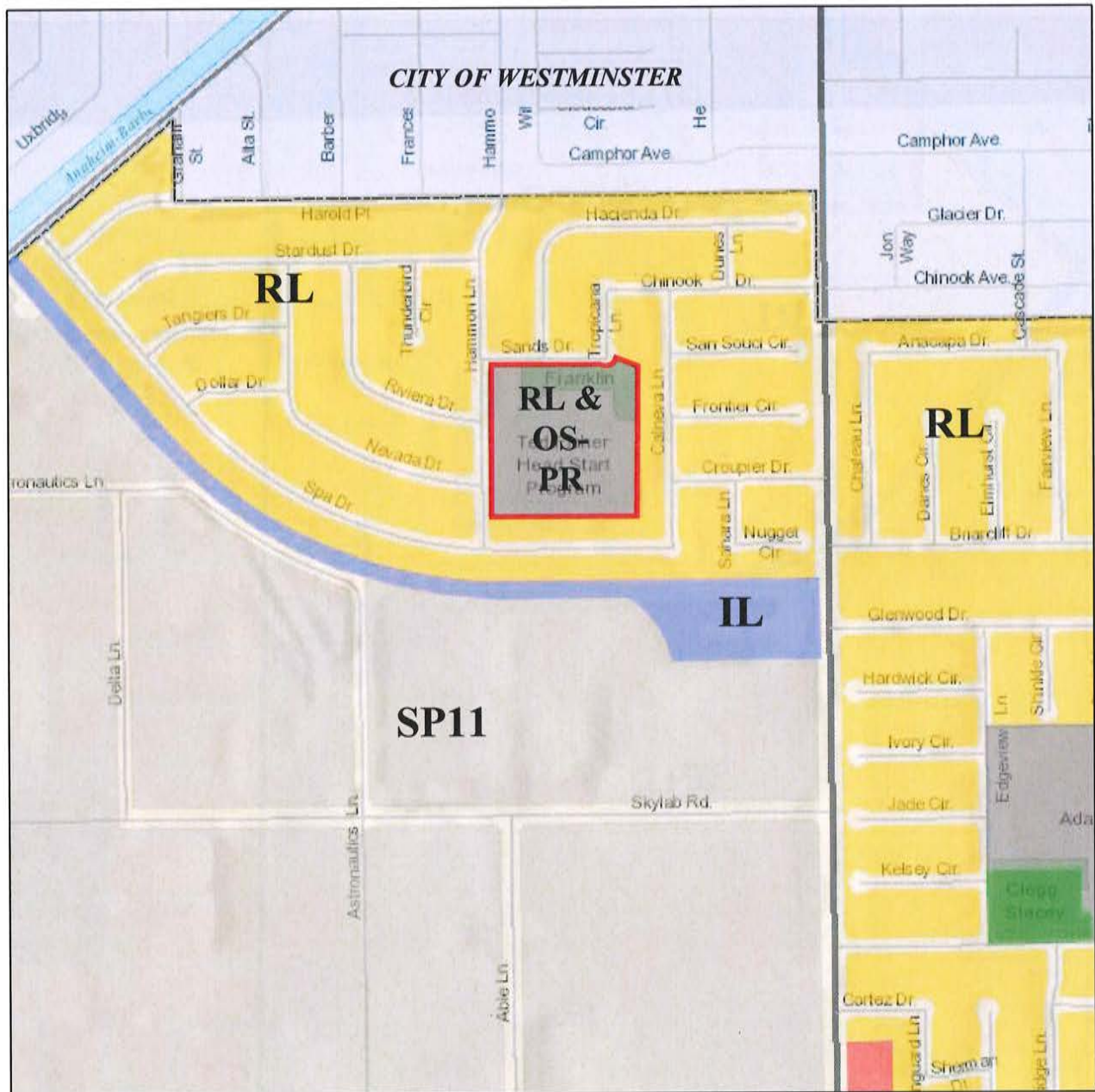
Figure 5
Existing and Surrounding Zoning Designations



ZONING DESIGNATIONS

PS	Public-Semipublic District
RL	Low Density Residential District
IL	Limited Industrial District
SP11	Specific Plan 11 District (McDonnell Centre Business Park Specific Plan)

Figure 6
Proposed and Surrounding Zoning Designations



ZONING DESIGNATIONS

RL	Low Density Residential District
OS-PR	Parks and Recreation Subdistrict
IL	Limited Industrial District
SP11	Specific Plan 11 District (McDonnell Centre Business Park Specific Plan)

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

3.0 DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Signature
JESSICA BUI
Printed Name

4/18/18
Date
ASSISTANT PLANNER
Title

4.0 EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section 6.0 at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section 6.0. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

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

5.0 ENVIRONMENTAL ANALYSIS

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
5.1 AESTHETICS <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
5.2 AGRICULTURAL RESOURCES <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
5.3 AIR QUALITY <i>The City has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?			✓	

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
5.4 BIOLOGICAL RESOURCES <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
5.5 CULTURAL RESOURCES <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature?			✓	
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		
5.6 GEOLOGY AND SOILS <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			✓	
ii) Strong seismic ground shaking?			✓	

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				✓
5.7 GREENHOUSE GAS EMISSIONS <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
5.8 HAZARDS AND HAZARDOUS MATERIALS <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation			✓	

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
plan?				
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
5.9 HYDROLOGY AND WATER QUALITY <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j) Inundation by seiche, tsunami, or mudflow?				✓
k) Potentially impact stormwater runoff from construction activities?			✓	
l) Potentially impact stormwater runoff from post-construction activities?			✓	
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?			✓	

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?			✓	
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm?			✓	
p) Create or contribute significant increases in erosion of the project site or surrounding areas?			✓	
5.10 LAND USE AND PLANNING <i>Would the project:</i>				
a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
b) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
c) Physically divide an established community?				✓
5.11 MINERAL RESOURCES <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓
5.12 NOISE <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
5.13 POPULATION AND HOUSING <i>Would the project:</i>				

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
5.14 PUBLIC SERVICES <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?			✓	
b) Police Protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities or governmental services			✓	
5.15 RECREATION <i>Would the project:</i>				
a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
c) Affect existing recreational opportunities?			✓	
5.16 TRANSPORTATION AND TRAFFIC <i>Would the project</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads				✓

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?			✓	
e) Result in inadequate emergency access?			✓	
f) Result in inadequate parking capacity?			✓	
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	
5.17 TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		
5.18 UTILITIES AND SERVICE SYSTEMS <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?)			✓	
5.19 MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

5.1 AESTHETICS

Would the project:

- a) *Have a substantial adverse effect on a scenic vista? (Sources: 11)*

No Impact. The proposed project would not have a substantial adverse effect on a scenic vista. The project site is situated within a relatively flat, developed area of the City and is not readily visible from other publicly accessible stationary views in the area. The proposed structures would be similar in height and character to the existing residential uses surrounding the project site. No view blockage to any visual resources would occur as a result of the proposed project. Further, no designated scenic vistas or corridors are present within the project area per the General Plan. Thus, implementation of the proposed project would not result in any impacts to a scenic vista and no impacts would occur.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 7, 11, 36)*

No Impact. There are no State scenic highways located near the project site or within the City. Additionally, there are no specially designated trees (e.g., heritage trees), rock outcroppings, or historic buildings (refer to Section 5.5a.) located on the project site. Therefore, project implementation would not damage scenic resources within a State scenic highway.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 11, 33, 37)*

Potentially Significant Impact Unless Mitigated. The project site is located within a developed area of the City. The property is relatively flat, ranging in elevation from 24 feet above mean sea level (MSL) along the southwest corner of the property, to a maximum elevation of 26 feet above MSL along the northeast corner. The project site is currently occupied by five vacant elementary school buildings; a paved recreational playground; two surface parking lots; an open space area on the east side of the site that previously functioned as play fields for the elementary school; and an approximately 1.52 acre public park along Sands Drive. There are currently 46 trees on the site including 27 within the existing 1.52-acre Franklin Park.

Buildout of the proposed project would not degrade the visual character of the site or its surroundings. The project would be consistent with the developed nature of the area. The existing on-site structures would be removed and 53 new single-family detached homes would be constructed with private streets and landscaping. The residential lots are variable in dimension and size, with a density of 6.9 units per acre. The architectural styling for the proposed structures would feature several variations of architecture offered in a variety of colors and materials for each plan. In comparison, existing dwellings in the neighborhood are designed in a nondescript architectural style. Therefore, the proposed architectural styles, building materials, and building colors will be complimentary to the styles, materials, and colors that exist in the neighborhood. Building heights will incorporate a mix of one and two-story structures, ranging in heights between 18 feet and 27 feet. Existing dwellings in the neighborhood are primarily one story high. Therefore, the proposed mix of one- and two-story homes will serve to establish greater compatibility with dwellings in the neighborhood. Additionally, a landscaped setback is proposed along the perimeter of the site adjacent to Hammon Lane that would be augmented with a decorative masonry slump stone block wall and pilasters. A series of pilasters along the perimeter wall have been incorporated to break the plane of the wall, with foreground groundcover and shrub planting. The site plan also proposes a 1.07-acre public park.

Overall, the proposed project would be subject to the City's Urban Design Guidelines, including approval of the proposed aesthetic treatments and landscaping. While existing mature trees would be removed

from the project site, new ornamental trees would be installed throughout the site. A total of 46 trees will be removed as a result of the project. To reduce the potential impact associated with the removal of healthy, mature trees, Mitigation Measure AES-1 is recommended, which requires a permit for the proposed tree removal and submittal of a landscape plan to ensure that trees are replaced at a minimum 2:1 ratio with species to be approved by the City.

AES-1 *The applicant shall provide an updated arborist report documenting all existing trees to be removed including all trees within the existing Franklin Park area, within the closed school site, and within the parkway. Said report shall identify the size and health of the existing trees. Prior to any tree removal, the applicant shall obtain a permit from the Public Works Department for any proposed activity that may disturb existing trees on the project site. A landscape plan demonstrating compliance with current code requirements and the replacement of any existing mature healthy trees to be removed at a minimum 2:1 ratio with 36-inch box that is equivalent in species type as required by the Parks, Tree, and Landscape Division shall be submitted to the Public Works Department prior to issuance of a permit to remove and/or plant trees. To the extent feasible, trees removed from the existing Franklin Park area shall be replaced within the proposed 1.07-acre park area at a 2:1 ratio.*

The proposed project would contribute to aesthetic changes in the area. Although the site is entirely developed, approximately four acres of the existing property consist of open space uses. The proposed project will result in a reduction in the amount of open space from current conditions. This change from an open undeveloped field which is part of the school property and functioned as play fields for the elementary school and a 1.52-acre public park to a developed condition with an improved 1.07-acre park may be viewed by some people as a negative impact. However, aesthetic impacts are somewhat subjective and others may view the development of new homes, a new 1.07-acre reconfigured public park, and landscaping as an improvement from the current condition of the property. It is not anticipated that the proposed project will substantially degrade the existing visual character of the project site or its surroundings because it will be redeveloped with new detached single-family residences with landscaping and open space replacing the closed Franklin school site, which is currently vacant and fenced off with open space fields adjacent to the existing City park that have not been regularly maintained. In addition, the development of the project site would be consistent with the character of the surrounding residential community. As such, the project would not degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 11, 33)*

Less Than Significant Impact. The introduction of light from interior and outdoor uses can be a nuisance to adjacent residential areas and can diminish the view of the clear night sky. Perceived glare is the unwanted and potentially objectionable sensation as observed by a person as they look directly into a light source. Light spill is typically defined as the presence of unwanted light on properties adjacent to the property being illuminated. There are two primary sources of light: light emanating from building interiors that pass through windows and light from exterior sources (e.g., street lighting, building illumination, security lighting, and landscape lighting).

The proposed project is located within a developed area of the City. The project site consists of a closed school facility and there are no significant existing sources of light and glare at the project site because the school is not lit at night. Areas surrounding the project site are urbanized and contain various sources of light and glare as a result of residential uses. Specifically, light and glare in the project area is generated from the light emanating from building interiors and light from exterior sources (i.e., street lighting and security lighting) associated with the adjacent properties. Additionally, other sources of light and glare include existing street lighting and vehicles traveling along Hammon Lane and Sands Drive. Other sources of glare offsite include vehicles parked along Hammon Lane and Sands Drive, and vehicles parked on driveways of existing homes.

Implementation of the project would introduce additional sources of light and glare including light from residential structures, the proposed park, street lighting, vehicle headlights at the proposed access points to the site along Hammon Lane, and parked vehicles along the proposed private street and driveways.

Since the project is proposing single-family residential uses in an area that is completely developed with single-family uses, light and glare from the project would be similar to existing light sources in the area. Therefore, lighting associated with the proposed development is not anticipated to result in substantial impacts to these uses, and impacts would be less than significant.

5.2 AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 5, 11, 13)*

No Impact. Much of Huntington Beach was developed with agricultural fields for many years until approximately the late 1950s when the City started to experience tremendous growth. Today, there is little land zoned or used for agricultural purposes. Most of the remaining agriculturally zoned property is limited to the existing Southern California Edison Right-of-Ways, which are generally utilized for commercial nursery operations. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Implementation of the proposed project would replace the existing vacant school buildings with the proposed residential development. Thus, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses, and no impact would occur.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 13, 14)*

No Impact. The project site is zoned as PS Public-Semipublic per the *City of Huntington Beach Zoning Map*. The existing zoning does not include any agricultural-related zoning designations, nor is the site part of a Williamson Act contract. Additionally, the land uses surrounding the project area are not zoned for agricultural uses or in a Williamson Act contract. Therefore, project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and no impact would occur.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact to forest land or timberland would occur as a result of the proposed project.

5.3 AIR QUALITY

The City has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- a) *Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 2)*

Less Than Significant Impact. For a project to be consistent with the Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the population, housing, and employment assumptions that were used in the development of the AQMP. The most recent AQMP is the 2012 AQMP. The Final 2012 AQMP was adopted by the SCAQMD Governing Board on December 7, 2012, and approved by Air Resources Board (ARB) on January 25, 2013.

The proposed project would change the land use designations on the property. However, as shown in Tables 5.3-1 and 5.3-2, the project would not generate any emissions that exceed the SCAQMD's thresholds. Projects with pollutant emissions that do not exceed the SCAQMD daily threshold or that are considered to be consistent with the General Plan are considered to be consistent with the AQMP. Although the proposed project is proposing a general plan amendment to change the land use designation from a public-semipublic use to a low density residential use, the growth in population size and number of housing units as a result of the project is consistent with the growth accounted for in the General Plan (refer to discussion under 5.13 - Population and Housing). Therefore, the proposed project is consistent with the regional AQMP and the impact would be less than significant.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 2)*

Less Than Significant Impact. See discussion under item c.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 2)*

Less Than Significant Impact. The City of Huntington Beach is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). The entire Basin is designated as a national- and State-level nonattainment area for Ozone and fine particulate matter (PM_{2.5}), and State-level nonattainment for respirable particulate matter (PM₁₀). Population groups such as children, the elderly, and acutely and chronically ill persons, especially those with cardio-respiratory diseases, are considered more sensitive to air pollution than others. Sensitive receptors in the vicinity of the proposed project include residences that surround the project area on all sides. Tables 5.3-1 and 5.3-2 below provide the proposed project's construction and operational emissions and compare them to the regional and localized significance thresholds of the SCAQMD. Emissions were derived using CalEEMod modeling software.

**Table 5.3-1
Short-Term Construction Emissions**

Construction Phase	Total Regional Pollutant Emissions, lbs/day						
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	CO _{2e}
Demolition	5.0	53.0	41.6	0.05	3.3	2.5	4,749.16
Grading	7.6	88.3	59.0	0.08	6.5	5.0	7,970.20
Model Home Construction	2.6	22.2	14.8	0.02	1.3	1.3	2,260.98
Building Construction	2.6	22.2	14.8	0.02	1.3	1.3	2,260.98
Paving	1.8	16.3	12.6	0.02	1.2	1.1	1,721.51
Architectural Coating	34.8	1.8	1.8	0.00	0.1	0.1	281.95
Storm Drain	2.2	23.4	16.9	0.02	1.1	1.0	2,118.68
Park Grading	2.6	27.0	21.3	0.03	3.7	2.5	2,574.08
Park Construction	1.8	15.7	12.3	0.02	0.9	0.8	1,998.54
Park Paving	1.5	11.7	10.3	0.01	0.8	0.7	1,401.75
Peak Daily Emissions	34.8	88.3	59.0	0.08	6.5	5.0	7,970.20
SCAQMD Thresholds	75	100	550	150	150	55	No Threshold
Significant Emissions?	No	No	No	No	No	No	
LST Threshold	N/A	197	1,711	N/A	14	9	
Significant?	N/A	No	No	N/A	No	No	

Source: Yorke Engineer, LLC, November 2016

PM₁₀ and PM_{2.5} emissions are from the Mitigated results - the only "mitigation" applied in this modeling are required dust control measures per SCAQMD Rule 403.

CO = carbon monoxide

lbs/day = pounds per day

PM_{2.5} = particulate matter less than 2.5 microns in size

ROG = reactive organic compounds

SO_x = sulfur oxides

CO_{2e} = carbon dioxide equivalent

NO_x = nitrogen oxides

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

**Table 5.3-2
Long-Term Operational Emissions**

Category	Pollutant Emissions, lbs/day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	4.28	0.05	4.07	0.00	0.08	0.08
Energy	0.04	0.36	0.15	0.00	0.03	0.03
Mobile	0.08	0.22	0.86	0.00	0.18	0.05
Total Project Emissions	4.40	0.63	5.08	0.01	0.28	0.16
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
LST Threshold	N/A	197	1,711	N/A	14	9
Significant?	N/A	No	No	N/A	No	No

Source: Yorke Engineer, LLC, November 2016

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

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

d) *Expose sensitive receptors to substantial pollutant concentrations? (Sources: 2)*

Less Than Significant Impact. The site is located in a residential neighborhood with residents adjacent to the site on the south and east sides. The nearest sensitive receptor are the adjacent residential uses and Clegg Elementary School approximately 1,700 feet to the southeast from the project property line.

Any project with the potential to expose sensitive receptors or the general public to substantial ambient levels of toxic air contaminants (TACs) would be deemed to have a potentially significant impact. This applies to receptors locating near existing sources of TACs, as well as TAC sources locating near existing receptors. Particular attention must be placed on the location of a new project that has the potential to emit TACs within 1,000 feet of an existing school, or the location of a new school within 1,000 feet of an existing site that has the potential to emit TACs. The nearest existing school is the Clegg Elementary School, approximately 1,700 feet to the southeast from the project property line, which exceeds the minimum separation of 1,000 feet, and there are no new schools proposed within 1,000 feet of the project site.

The primary source of TAC emissions would be diesel particulate matter (DPM) from short-term construction activities, with negligible long-term emissions of TACs during weekday operational activities when school is in session. Due to the short duration of construction activities, approximately two years, and relatively small project scope, only about 1.26 lb/day of DPM would be emitted on average over the course of the construction schedule (Yorke Engineering, LLC). Emissions of TACs from the project are expected to be well below the SCAQMD significance thresholds and Localized Significance Thresholds, thus the nearby sensitive receptors, or residential uses, are not expected to be exposed to substantial pollutant concentrations.

e) *Create objectionable odors affecting a substantial number of people? (Sources: 2)*

Less Than Significant Impact. While odors rarely cause any physical harm, they can be unpleasant, often generating citizen complaints to local governments and SCAQMD. Heavy duty equipment in the project area during construction will emit odors. The project is required to comply with SCAQMD Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

According to the California Air Resources Board (CARB), typical sources of odor complaints received by local air districts include sewage treatment plants, landfills, recycling facilities, petroleum refineries and livestock operations. As housing developments and public parks do not involve activities that are typical sources of odor complaints, no other sources of objectionable odors have been identified for the proposed project. While the project may create objectionable odors during construction, these are short-duration, and will cease once the construction phase of development is completed. In addition, most sources of construction odor are from diesel exhaust and the presence of sulfur and the creation of hydrocarbons during combustion as well as volatile compounds within paint and other coatings. As shown in Table 5.3-1, construction will not result in significant emissions of sulfur oxides and ROG. Therefore, due to proposed uses as well as the temporary and intermittent nature of project construction, impacts from odors would be less than significant.

5.4 BIOLOGICAL RESOURCES

Would the project:

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 4)*

Potentially Significant Impact Unless Mitigated. The project site is fully developed and located within an urbanized area. There are no endangered, rare, or threatened species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS) known to occur on-site. In accordance with the Biological Resources Assessment (Leatherman Bioconsulting, Inc., 2015), a total of 17 special status plants were identified as occurring in the region, which are all associated with coastal dunes or bluffs, alkaline flats, vernal pools, or riparian habitats. Because no suitable coastal dunes, coastal bluffs, alkaline flats, vernal pools, or riparian habitats are present on the site, none of these species are expected to occur. A total of 25 special status wildlife species including eight invertebrates, two reptiles, ten birds, and five mammals, were identified by the Biological Resources Assessment as occurring in the region. All but one of the species are not expected on the site based on one or a combination of factors, including lack of suitable habitat, out of geographic range, or are not known to occur in urban environments. The Monarch butterfly (*Danaus plexippus*) is known to roost in gum trees (*Eucalyptus* spp.) in protected canyons along the southern California coast and can occur throughout the state during migration. One Monarch was observed on the site, and others may fly over the site during migration and occasionally roost in the gum trees. However, Monarchs are not known to winter in the project area and large concentrations on the site are not expected. Therefore, removal of the gum trees is not expected to impact the Monarch butterfly; however, with the recommended mitigation measure of BIO-1, potential impacts to the Monarch butterfly would be reduced to less than significant levels. The burrowing owl (*Althene cucularia*) occurs in open area including disturbed habitats in rural and agricultural areas. The open grass on the school grounds and adjacent dirt field in the project area provide marginally suitable habitat but are not expansive enough to support a burrowing owl and no suitable burrows for the burrowing owl were observed. Therefore, burrowing owls are not expected in the project area and no impacts to the burrowing owl are anticipated. With implementation of Mitigation Measure BIO-1, project implementation would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive or special status species.

BIO-1 *The applicant shall provide an updated arborist report documenting all existing trees to be removed including all trees within the existing Franklin Park area, within the closed school site, and within the parkway. Said report shall identify the size and health of the existing trees. Prior to any tree removal, the applicant shall obtain a permit from the Public Works Department for any proposed activity that may disturb existing trees on the project site. A landscape plan prepared by a qualified landscape architect demonstrating compliance with current code requirements and the replacement of any existing mature healthy trees to be removed at a minimum 2:1 ratio with 36-inch box that is equivalent in species type as required by the Parks, Tree, and Landscape Division shall be submitted to the Public Works Department prior to issuance of a permit to remove and/or plant trees. To the extent feasible, trees removed from the existing Franklin Park area shall be replaced within the proposed 1.07-acre park area at a 2:1 ratio. The landscape architect shall recommend tree species that would provide suitable roosting habitat for the Monarch butterfly.*

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 4)*

No Impact. There is no riparian habitat or other sensitive natural communities present on the project site. Project implementation would not significantly impact any riparian habitat or other sensitive natural community.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 4)*

No Impact. There are no federally protected wetlands present on the project site. Project implementation would not impact federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 4, 37)*

Potentially Significant Impact Unless Mitigated. No identified wildlife corridors or native wildlife nurseries occur within the boundaries of the project site. As noted above, the project site is fully urbanized and was formerly occupied by a public use. The project site is also surrounded by urban uses on all four sides. Additionally, the site does not provide a regional linkage between wildlife habitats that are otherwise separated; and does not include streams, creeks, or other channels that provide habitat for fish. Therefore, the site does not function as a wildlife movement corridor. Project implementation would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. 18 ornamental mature trees exist onsite. These trees along with ornamental shrubbery on the site may provide suitable nesting habitat for a variety of native birds. Upon implementation of the recommended Mitigation Measure BIO-2, potential impacts to nesting birds would be reduced to less than significant levels.

BIO-2 *To avoid potential impacts to nesting birds, trees and shrubs on the site should not be removed during the nesting season (typically February 1 to August 31). If construction during the nesting season cannot be avoided, the applicant shall provide the City of Huntington Beach proof that a certified and qualified biologist has been retained prior to ground disturbance. Said biologist shall conduct a pre-construction nesting bird survey to search the trees and shrubs on-site for nests prior to their removal (generally within five days). If no nests are found, no further mitigation would be necessary. If a nest is found, it will be avoided/protected with a suitable buffer area until nesting activity has ended (e.g., the young fledge). The diameter of the buffer area will be determined by the biologist, based on the species (some birds are more tolerant than others) and the location of the nest relative to existing off-site and on-site disturbances and conditions. Buffer areas for active nests can range from less than 100 feet and up to 500 feet, but certain construction activities may be allowed within the buffer area at the discretion of the biologist. The buffer area shall be flagged by a qualified biologist and construction personnel shall be instructed to avoid the area until the nest is inactive.*

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 4, 37)*

Potentially Significant Impact Unless Mitigated. The proposed project will result in the removal of 46 trees. Per Mitigation Measure BIO-1, trees that will be removed shall be replaced throughout the site at a 2:1 ratio consistent with existing City policy. As such, compliance with BIO-1 would ensure that the project will not conflict with existing City policies regarding tree replacement and that impacts would be less than significant.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 4, 29)*

No Impact. According to the U.S. Fish and Wildlife Service's Habitat Conservation Plan (HCP)/Natural Community Conservation Plan (NCCP) Planning Areas in Southern California Map, the proposed project is not located within a HCP or NCCP. No other approved local, regional, or State habitat conservation plans apply to the site. Thus, no impacts would occur.

5.5 CULTURAL RESOURCES

Would the project:

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? (Sources: 11, 35)*

No Impact. The proposed project would not result in a substantial adverse change in the significance of a historical resource. The project site is currently comprised of five vacant public school buildings. The proposed project would demolish the existing structures and construct the proposed 53 residential units. The existing on-site structures are not associated with significant events, important persons, or distinctive characteristics of a type, period, or method of construction; representing the work of an important creative individual; or do not possess high artistic values. Based on the Phase I Environmental Site Assessment (ESA) prepared for the proposed project site, by GSI Environmental, records from 1927 show the site as open land with possible agricultural uses until the school was developed in 1963. The school operated from 1963 through 1994, and then was leased by a Head Start program in 1996 through 2015. The school site has been closed and inoperable since 2015. The closed school buildings were constructed with an architectural quality that is characteristic of other extant schools within the vicinity; therefore, there are no unique features to the existing site. Furthermore, the existing structures are not identified as eligible or listed in any State or local register of historic resources or landmarks. Visual observation of the school facilities, which have been closed since 1994, indicates the buildings have not been maintained, and they are in a dilapidated condition, lack maintenance and restoration appears infeasible. Therefore, it is not expected that the school buildings would be considered significant historical resources. Thus, project implementation would not cause a substantial adverse change in the significance of a historical resource and no impacts would occur.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 11)*

Potentially Significant Impact Unless Mitigated. See discussion under item a of Section 5.17 Tribal Cultural Resources.

CR-1 *During construction-related ground disturbance activities, the project Applicant will be required to obtain the services of a qualified Native American Monitor(s). Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification (Hazwoper is needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological*

resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.

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

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

- c) *Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 11)*

Less Than Significant Impact. The project site exists within a highly developed area and has been completely disturbed as a result of the development of the existing on-site structures. It is not expected that paleontological resources would be encountered during construction due to previous disturbance at the site. Impacts would be less than significant.

- d) *Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 11)*

Potentially Significant Impact Unless Mitigated. Given the fully developed condition of the site, the potential for project implementation to disturb any human remains is remote. However, if human remains are found, those remains would be required to conduct proper treatment, in accordance with applicable laws. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage

Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Following compliance with existing State regulations, and Mitigation Measures CR-1 and CR-3 impacts would be reduced to less than significant levels.

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

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

CR-3 *Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (Funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Native American Graves Protection and Repatriation Act (NAGPRA) guidance specifically states that federal agencies will consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items. Therefore, for this project site, it is appropriate to consult with the Gabrieleno Band of Mission Indians – Kizh Nation as recommended by the NAHC.*

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

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

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

5.6 GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 11, 19, 27, 32)*

Less Than Significant Impact. According to the Geotechnical Assessment (Petra Geosciences, Inc., September 21, 2017), the project site is not located within an Alquist-Priolo Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act, and no faults were identified on the site. As such, the possibility of damage due to ground rupture is considered low since no active faults are known to cross the site. Since no known faults exist in the site vicinity and the site is not located within an Alquist-Priolo Earthquake Fault Zone, less than significant impacts would not occur.

ii. *Strong seismic ground shaking? (Sources: 11, 19, 27, 32)*

Less Than Significant Impact. As stated above in item a.i, no faults (active, potentially active, or inactive) are known to exist in the site vicinity. However, secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region may affect the project site. Secondary effects include ground lurching and shallow ground rupture, soil liquefaction, and dynamic settlement. The secondary effects of seismic shaking are a possibility throughout the Southern California region and are dependent on the distance between the site and causative fault, the intensity and duration of the seismic event, and the onsite geology. The closest (within approximately 10 miles) major active faults that could produce these secondary effects include the Newport-Inglewood, Whittier, and Palos Verdes Faults among others.

Although the probability of primary surface rupture is considered very low, ground shaking hazards posed by earthquakes occurring along active regional faults do exist. The project site would likely experience strong seismic ground shaking during its design life. All building construction associated with the project would be subject to the City's existing construction ordinances and the California Building Code (CBC) in order to minimize hazards during a seismic event. The CBC includes standards related to soils and foundations, structural design, building materials, and structural testing and inspections. Adherence to these building requirements and the recommendations within the project Geotechnical Evaluation would minimize risks related to seismic shaking to a less than significant level.

iii. *Seismic-related ground failure, including liquefaction? (Sources: 11, 19, 27, 28, 31, 32)*

Less Than Significant Impact. Of the possible seismically induced ground failure modes, liquefaction appears to be the primary concern with respect to the subject site. Generally, three factors must be concurrently present for liquefaction to occur: 1) a source of ground shaking, such as an earthquake; 2) relatively loose silty and/or sandy soils; and 3) relatively shallow groundwater table or completely saturated soil conditions that will allow positive pore pressure generation. Liquefaction causes saturated sand or silt to temporarily behave as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures and fissuring of the ground surface.

In accordance with current standards of practice, a historical high groundwater level of 9 feet below the surface has been assumed for purposes of analysis. Considering the depth of the liquefiable layers, the thickness of the surficial, non-liquefiable layer appears to be sufficient to prevent surface manifestation of liquefaction (such as sand boils, ground fissures, etc.). The remedial grading that will be required to prepare the site for the proposed residential construction would be expected to increase the relative density of the surface layer thereby further reducing the potential for surface manifestation of liquefaction. The use of post-tensioned foundation systems for the proposed dwellings may also further mitigate the potential effects of surface manifestation by providing an added degree of stiffness over what would typically be provided by a conventionally reinforced foundation. Therefore, a less than significant impact would occur.

iv. *Landslides? (Sources: 11, 19, 27)*

No Impact. Review of the pertinent Seismic Hazard Zone Report for the area of the subject site indicates that the property does not lie within a designated seismically-induced landslide hazard zone. This is considered appropriate given the essentially flat topography that characterizes the northern portion of Huntington Beach. In addition, given the absence of any existing or likely proposed slopes of significant height within or adjacent to the site, the potential for gross or surficial slope instability is considered to be essentially non-existent.

- b) *Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 11, 19, 27)*

Less Than Significant Impact. There are no existing or likely proposed slopes of significant height within the project site; therefore, the potential for significant erosion and downslope transport of soil material is considered to be minimal. Nonetheless, under conditions where runoff from precipitation or uncontrolled irrigation is concentrated over an extended period of time, some localized erosion of graded areas could occur that would result in offsite transport of the non-cohesive (sandy) near-surface soils within the site. This would be particularly problematic during the rough grading phase of the project when permanent storm water controls have not yet been constructed. Construction of the proposed project would be required to comply with water quality measures included in Chapter 14.25, *Stormwater and Urban Runoff Management*, of the Huntington Beach Municipal Code, and requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities. Chapter 14.25 includes conditions and requirements related to the reduction or elimination of storm water runoff pollutants. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan (SWPPP), which would identify specific erosion and sediment control Best Management Practices (BMPs) that would be implemented to protect storm water runoff during construction activities. It is expected that the potential impact of localized minor soil erosion will be mitigated to a less than significant level through the implementation of proper storm water Best Management Practices (BMPs) prior to commencement of earthwork within the site, as well as diligent maintenance of erosion control devices throughout the early phases of construction until such time as the permanent storm water conveyance system has been constructed and activated.

Long-term operational impacts related to soil erosion or loss of topsoil would be maintained through proper maintenance of irrigation systems and permanent storm water conveyance devices. In addition, long-term operations would be required to comply with the NPDES requirements [including finalization of the Water Quality Management Plan (WQMP) for the project], Drainage Area Master Plan (DAMP), and City water pollution regulations. Compliance with the CBC, NPDES, DAMP, and City requirements would minimize effects from erosion and ensure consistency with the Regional Water Quality Control Board requirements. Following compliance with the CBC, NPDES, DAMP, and City requirements, project implementation would result in a less than significant impact regarding soil erosion.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 11, 19, 27, 32)*

Less Than Significant Impact. In accordance with the Geotechnical Feasibility Assessment (Petra Geotechnical, Inc., 2014), the results of preliminary cone penetrometer testing within the site suggest that near-surface native soils may be compressible under the anticipated loading conditions. Any existing undocumented fill and compressible native soils (including highly organic silts, clays, or peat) must be over-excavated, and the excavated material replaced as properly compacted, engineered fill in order to provide suitable support for the proposed new engineered fills, structural foundations, and exterior site improvements. The horizontal limits of over-excavation and re-compaction should extend essentially from tract boundary to tract boundary in order to provide adequate support for walkways, driveways, and similar perimeter improvements; however, consideration should be given to the protection of the existing property line block walls and any adjacent offsite structures. Provided that remedial and design grading within the site are performed in accordance with the City's local grading ordinance, current standards of

practice in the area, and the site-specific recommendations to be provided by the project geotechnical professional, it is expected that excessive settlement resulting from consolidation of existing undocumented fill and low-density native soils will be reduced to a less than significant level.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 11, 19, 27, 32)*

Less Than Significant Impact. Expansive soils are soils that experience volumetric changes in response to increases or decreases in moisture content. Given the fine-grained nature of onsite near-surface soils, these materials will be classified as “expansive soils” as defined per Section 1803.5.3 of the CBC; however, the actual expansion potential of the upper 15 feet of onsite soils should be determined based on laboratory testing of representative samples of these materials as part of the comprehensive design-phase geotechnical investigation. If, after completion of grading, it is determined that near-surface soils within building pad areas exhibit an elevated expansion potential, it is expected that the detrimental impact of expansive soils can be mitigated to a less than significant level through proper design of building foundations, floor slabs and exterior improvements that takes into account the potential uplift forces that can develop in expansive soils. Upon implementation of all CBC regulations, and the recommendations within the geotechnical evaluation to ensure foundations and site improvements, such as concrete flatwork, minimize the effects of expansive soils, impacts would be considered less than significant.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater? (Sources: 11, 19, 27)*

No Impact. The project would not involve the use of septic tanks or alternative wastewater disposal systems and no impacts would occur.

5.7 GREENHOUSE GAS EMISSIONS

Would the project:

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 2)*

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

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO₂e per year (SCAQMD 2015), and has proposed a residential/commercial mass emissions threshold of 3,000 metric tons (MT) CO₂e per year (SCAQMD 2008b). Other quantitative thresholds have been adopted or recommended by other public agencies, including other air districts, or recommended by experts throughout the state, such as the 900 MT CO₂e (approx. > 54 dwelling units) threshold contained within California Air Pollution Control Officers Association’s (CAPCOA’s) CEQA and Climate Change Report. CAPCOA’s 900 MT threshold level is the lowest existing quantitative threshold within the state. The GHG emissions from the proposed project were quantified using CalEEMod and are shown in Table 5.7-1.

**Table 5.7-1
Greenhouse Gas Emissions Summary**

Greenhouse Gases	Construction	Operation	Const 30-yr	30-Yr Total	Threshold	Result
	MT	MT/yr	MT/yr	MT/yr	MT/yr	
Biogenic CO ₂	0	13	0	13	---	---
Non-Biogenic CO ₂	955	784	32	815	---	---
Total CO ₂	955	796	32	828	---	---
CH ₄	0.19	0.82	0.01	1	---	---
N ₂ O	0.00	0.00	0.00	0	---	---
CO ₂ e	959	815	32	847	3,000	LTS

Sources: SCAQMD 2008d, CalEEMod v2013.2.2

Notes:

- 1) 30-year includes amortized construction emissions
- 2) Operation includes off-site mobile sources
- 3) MT are totals for construction; MT/yr are annuals for operation
- 4) Biogenic CO₂ – biologically generated CO₂ (e.g., fossil fuel combustion)
- 5) Non-Biogenic CO₂ – non-biologically generated CO₂ (e.g., fossil fuel combustion)

As shown in Table 5.7-1, it was estimated the proposed project would emit 959 MT of CO₂e during construction and about 815 MT per year of CO₂e during operation, including off-site traffic impacts. Operational emissions and construction emissions amortized over 30 years amount to a total of 847 MT per year of CO₂e for the life of the project, well below the proposed GHG significance threshold.

Since total GHG emissions are expected to be below the proposed SCAQMD residential/commercial level of significance, impacts would be considered less than significant. Additionally, although the proposed project is expected to have a less than significant impact and mitigation would not be required, the project demonstrates consistency with the strategies, actions, and emission reduction targets of the City of Huntington Beach Greenhouse Gas Reduction Program (City of HB 2017). Impacts are less than significant.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 2)*

Less Than Significant Impact. The Global Warming Solutions Act of 2006 (AB 32 Nunez, Chapter 488, Statutes of 2006) codifies California's goal of reducing statewide emissions of GHG's to 1990 levels by 2020 on a statewide basis. Consistent with AB 32, in 2017 the City updated its General Plan, which included a qualified Greenhouse Gas Reduction Program (GGRP) which provides a framework for reducing GHG emissions. The GGRP recommends GHG emissions targets that are consistent with the reduction targets of the State of California and presents a number of strategies that would make it possible for the City to meet the recommended targets. The GGRP addresses the main sources of the emissions that cause climate change, which include emissions from the energy consumed in buildings and energy used for water conveyance. Since the Title 24 California Building Code Energy Efficiency Standards require energy conservation features in new construction [e.g. high-efficiency lighting, high-efficiency heating, ventilating and air-conditioning (HVAC) systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.], they indirectly regulate and reduce GHG emissions. These energy- and water-saving design features will be incorporated into the proposed project. The proposed project will be required to comply with all building codes in effect at the time of construction, including Title 24 and demonstrates consistency with the strategies, actions, and emission reduction targets of the GGRP. Furthermore, the project is consistent with the strategies within the GGRP as the project will provide for improved pedestrian networks with the implementation of 4 ft. wide sidewalks within the development that link to existing sidewalks to encourage walking that is safe and convenient for residents. In addition, the City adopted an ordinance that requires 50% of construction and demolition waste to be

recycled for new construction activities which the project would be subject to. The project will also provide water-efficient landscaping which is consistent with the strategies to reduce GHG in the GGRP. Therefore, the proposed project will not conflict with any applicable plan policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, and the impact would be less than significant.

5.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 11, 32, 33)*

Less Than Significant Impact. Substantial risks associated with hazardous materials are not typically associated with residential uses. Minor cleaning products along with the occasional use of pesticides and herbicides for landscape maintenance of the project site are generally the extent of hazardous materials that would be routinely utilized on-site. Thus, as the presence and on-site storage of these materials are common for residential uses and would not be stored in substantial quantities (quantities required to be reported to a regulatory agency), impacts would be less than significant.

Limited amounts of some hazardous materials could be used in the short-term construction of the project, including standard construction materials (e.g., paints and solvents), vehicle fuel, and other hazardous materials. The routine transportation, use, and disposal of these materials would be required to adhere to State and local standards and regulations for handling, storage, and disposal of hazardous substances. With compliance with existing State and local procedures that are intended to minimize potential health risks associated with their use or the accidental release of such substances, impacts associated with the handling, storage, and transport of these hazardous materials during construction would be less than significant.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 11, 32, 33)*

Less Than Significant Impact. Accidental leaks or spills of hazardous materials may occur during construction of the proposed project, which could potentially expose the public or the environment to hazardous materials. Compliance with applicable California Occupational Safety and Health Administration guidelines and California Department of Toxic Substances Control regulations for handling of hazardous materials and spill cleanup procedures would prevent significant hazards to the public and the environment.

The proposed residential units do not represent uses that involve the routine use or transport of hazardous materials beyond typical household wastes and cleaning products. To the extent possible, on-site soils will be used for grading, however, all fill soil shall meet City Specification #431-92 – Soil Cleanup Standards and would be submitted to the Fire Department for review and joint approval with the Public Works Department prior to issuance of a grading permit. Discovery of additional soil contamination during ground disturbing activities is required to be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92. Compliance with City Specification #431-92 ensures that less than significant impacts would occur.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 11, 32, 33)*

Less Than Significant Impact. The nearest school, Clegg Elementary School is approximately 1,700 ft. from the project site. The proposed residential units do not represent uses that involve the routine use or transport of hazardous materials beyond typical household wastes and cleaning products. Less than significant impacts would occur.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 11, 21, 32, 33)*

No Impact. The project site is not listed on any list of hazardous sites. As such, no impacts would occur.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 3, 11, 32, 33)*

Less Than Significant Impact. The nearest airport to the project site is the Joint Forces Training Base (JFTB) Los Alamitos, located greater than 2.5 miles to the northwest. The project site is not located within the airport's Impact Zones. However, the project site is located within the Airport Environs Land Use Plan (AELUP) Notification Area for JFTB. The Airport Land Use Commission (ALUC) has adopted the Federal Aviation Regulations (FAR) Part 77 as the criteria for determining height restrictions in Orange County. FAR Part 77 requires notification to Federal Aviation Administration (FAA) for any project that would be more than 200 feet in height above the ground level pursuant to FAR Part 77 Section 77.13. The project would involve construction of single family residential structures that are a maximum of 27 feet in height. Therefore, the proposed project would not exceed FAA's notification requirement of 200 feet and would not introduce a safety hazard associated with airport operations. A less than significant impact would occur.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 11, 32, 33)*

No Impact. There are no private airstrips located within the vicinity of the proposed project and no impacts would occur.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 11, 32, 33)*

Less Than Significant Impact. The proposed project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Project construction activities could result in short-term temporary impacts to street traffic along Springdale Street. Travel along surrounding roadways would remain open and would not interfere with emergency access in the site vicinity. Further, the City maintains an emergency operations plan, which outlines the City's planned response to emergency situations involving natural disasters, technological incidents, and nuclear defense operations. The plan identifies the emergency management organization as being responsible for emergency support and protection. The Huntington Beach Fire Department provides emergency medical and fire protection support, and the Huntington Beach Police Department is responsible for coordinating law enforcement and traffic control operations in emergency situations. The project would not affect the existing emergency service operations. As such, impacts would be less than significant.

- h) *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 6, 11, 32, 33)*

No Impact. The project site is located within a completely urbanized area that is void of any wildland areas. Further, according to the California Department of Forestry and Fire Protection, the project site is

not located within the vicinity of a "Very High Fire Hazard Severity Zone". Thus, no impact would occur.

5.9 HYDROLOGY AND WATER QUALITY

Would the project:

- a) *Violate any water quality standards or waste discharge requirements? (Sources: 11, 16, 17, 33)*

Less Than Significant Impact.

Construction Runoff and Erosion

The proposed development of 53 single-family residential units will disturb one or more acres of soil on the project site and is, therefore, required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would list Best Management Practices (BMPs) the discharger would use to protect storm water runoff and the placement of those BMPs. These BMPs would include measures to contain runoff from vehicle washing at the construction site, prevent sediment from disturbed areas from entering the storm drain system using structural controls (i.e., sand bags at inlets), and cover and contain stockpiled materials to prevent sediment and pollutant transport. Implementation of the BMPs would ensure runoff and discharges during the project's construction phase does not violate any water quality standards. The SWPPP would contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

The project Applicant would be required to prepare a Notice of Intent (NOI) for submittal to the Santa Ana Regional Water Quality Control Board providing notification of intent to comply with the General Construction Permit. Additionally, the SWPPP would be required to be reviewed/approved by the City for water quality construction activities on-site. A copy of the SWPPP would be made available and implemented at the construction site at all times. Compliance with NPDES requirements would reduce short-term construction-related impacts to water quality to a less than significant level.

Post-Construction Runoff and Erosion

The City of Huntington Beach is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). The project would be regulated under the National Pollution Discharge Elimination System (NPDES) Phase I Municipal Stormwater Permits issued by the Santa Ana RWQCB for Orange County.

Orange County was required to develop and design a stormwater management program that prevents harmful pollutants from impacting water resources via stormwater runoff. The program's specific water pollutant control elements are documented in the Drainage Area Management Plan (DAMP). The DAMP satisfies the NPDES permit conditions for creating and implementing an Urban Runoff Management Program (URMP). The intent of an URMP is to reduce pollutant discharges to the maximum extent practicable (MEP) for the protection of water quality at receiving water bodies and the support of designated beneficial uses. The DAMP contains guidance on both structural and nonstructural BMPs for meeting these goals. With implementation of the DAMP requirements (as required by Chapter 14.25 of the Huntington Beach Municipal Code), the project would be required to prepare a Water Quality Management Plan (WQMP) in accordance with the requirements of the NPDES standards.

As discussed above, following compliance with the requirements of the NPDES, including finalization of the WQMP and implementation of all post-construction structural and non-structural BMPs, would not violate any water quality standards or waste discharge requirements associated with long-term operations. Impacts would be less than significant.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 11, 16, 17, 28)*

Less Than Significant Impact. The project would not substantially deplete groundwater supplies. No municipal water wells underlie the project site. Implementation of the project would not create a substantial demand on groundwater sources and would not significantly change the amount of groundwater available and pumped from local wells. The site consists of 8.75 acres of developed land. Due to the developed nature of the area, the project site does not have the capacity to serve as a significant source for groundwater recharge. The project does not involve the direct withdrawal of groundwater for municipal use and would not substantially interfere with recharge capabilities. Thus, impacts would be less than significant.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 11, 16, 17)*

Less Than Significant Impact. Soil disturbance would temporarily occur during project construction due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, and grading. Disturbed soils would be susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project site.

The project would be subject to compliance with the requirements set forth in the NPDES Storm Water General Construction Permit for construction activities; refer to discussion under item a. Compliance with the NPDES, including preparation of a SWPPP would reduce the volume of sediment-laden runoff discharging from the site. Therefore, project implementation would not substantially alter the existing drainage pattern of the site during the construction process such that substantial erosion or siltation would occur.

The project would include the development of 53 single-family residential units. Given the nature of proposed use and the urbanized project setting, long-term operation of the project would not have the potential to result in substantial erosion or siltation off-site. The project would not include large areas of exposed soils that would be subject to runoff; rather, any unpaved areas would be improved with groundcover and landscaping to minimize the potential for erosion/siltation. In addition, as stated in item a, the project would also be subject to existing requirements of the NPDES (including approval of the project's WQMP), DAMP, and City's water pollution regulations, which would reduce sediment discharge off-site compared to the existing condition. Thus, impacts would be less than significant.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 11, 16, 17, 33)*

Less Than Significant Impact. The project site is generally flat and is located within an urbanized area. The project would construct 53 single-family residential units. Implementation of the proposed project would result in an increase in the percentage of impervious surface at the site by approximately 22-percent (from 3.59 acres to 5.51 acres). The majority of the site will be conveyed to a proposed private storm drain system, where storm water is detained in underground pipes such that runoff from this site

does not exceed existing 25 year flows. Based on the proposed storm drain system design, the project would not result in flooding on- or off-site. Impacts would be less than significant.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 11, 16, 17, 33)*

Less Than Significant Impact. With implementation of the proposed project, a new storm drain system would be constructed on-site that would capture, treat, and then discharge storm water into the surrounding streets. The proposed project is required to detain storm water and to mitigate its impact to the surrounding drainage system and not expected to exceed the capacity of existing or planned storm water drainage systems for the City of Huntington Beach. The project would not result in a substantial change in topography that would alter or change flow patterns in the project area. In addition, the project would incorporate landscaping features and would not significantly increase the amount of impervious surfaces; therefore, the amount of storm water traveling off-site is not anticipated to significantly increase. Less than significant impacts related to potential polluted runoff from the site are discussed in item a. Impacts would be less than significant.

- f) *Otherwise substantially degrade water quality? (Sources: 11, 16, 17)*

Less Than Significant Impact. The proposed project involves a residential use, which due to its scope and nature, would not otherwise substantially degrade water quality. As discussed in item a, with compliance with the existing requirements of the NPDES (including approval of the project's WQMP), DAMP, and City's water pollution regulations, impacts would be less than significant.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 17)*

No Impact. According to the Flood Insurance Rate Map (FIRM) for the project area, the project site is located within "Zone X", which is an area determined to be outside of the 0.2 percent annual chance flood. As such, no impact would occur.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 17)*

No Impact. The project site is not located within a 100-year flood hazard area; refer also to discussion under item g.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 11, 19, 23)*

Less Than Significant Impact. Four flood control dams lie upstream from the City of Huntington Beach. These include Prado Dam (38.8 kilometers northeast of the project site), Fullerton Dam (20.5 kilometers northeast of the project site), Brea Dam (17.6 kilometers northeast of the project site), and Carbon Canyon Dam (24.7 kilometers northeast of the project site). Published dam inundation maps indicate the subject site would only be potentially affected by flooding related to a failure of Prado Dam (Huntington Beach is located entirely within the dam inundation zone of Prado Dam). Based on information provided by Orange County Public Works, Flood Division, the plan of improvement for Prado Dam includes:

- Raising the existing embankment 28.4 feet to an elevation of 594.4 feet (completed);
- Raising the spillway crest from elevation of 543 feet to 563 feet;
- Constructing new outlet works, which would increase the maximum discharge capacity from 9,000 to 30,000 cfs (completed);
- Constructing new levees and dikes;

- Acquiring over 2,300 acres of property rights for reservoir expansion;
- Relocating and protecting 30 various utility lines;
- Increasing reservoir area from 6,695 acres to 10,256 acres; and
- Increasing-impoundment from 217,000 acre-feet to 362,000 acre-feet.

The Army Corps of Engineers (ACOE) has a comprehensive Dam Safety Program that has public safety as its primary objective. Prado Dam is routinely inspected and continually evaluated for safety in compliance with the Federal Guidelines for Dam Safety, issued in 1979, and Engineering Regulation ER 1110-2-1156, Safety of Dams (Policy and Procedures).

Based on the distance to Prado Dam, the projected depth of potential floodwaters (less than one foot), and the emergency warnings that would be issued in the event of dam failure, the proposed project would not expose people or structures to a significant risk. Therefore, impacts would be less than significant.

j) Inundation by seiche, tsunami, or mudflow? (Sources: 11, 16)

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The project site is located greater than 3.5 miles from the Pacific Ocean and is a sufficient distance so as not to be subject to tsunami impacts. The project site is not in the vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche. In addition, there are no sources of potential mudflow capable of inundating the project site due to the developed nature of the area and the relatively flat topography of the vicinity. Therefore, no impacts would occur.

k) Potentially impact stormwater runoff from construction activities? (Sources: 11, 16, 17)

Less Than Significant Impact. Refer to discussion under item a.

l) Potentially impact stormwater runoff from post-construction activities? (Sources: 11, 16, 17)

Less Than Significant Impact. Refer to discussion under item a.

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 11, 16, 17)

Less Than Significant Impact. Refer to discussion under item a.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 11, 16, 17)

Less Than Significant Impact. Refer to discussion under item a.

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 11, 16, 17)

Less Than Significant Impact. Refer to discussion under item d.

- p) *Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 11, 16, 17)*

Less Than Significant Impact. Refer to discussion under item c.

5.10 LAND USE PLANNING

Would the project:

- a) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 10, 11, 12, 13, 14)*

Less Than Significant Impact. The 8.75-acre project site is currently designated as Public with an underlying designation of Residential Low Density [P(RL)] in the General Plan, and zoned Public-Semipublic (PS). In addition, the site is currently developed with a closed elementary school. Applicable plans and policies regulating the subject site include the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code. The project site is not within a specific plan area or the coastal zone and, as such, would not conflict with any specific plan or the City's certified Local Coastal Program.

The project proposes to amend the General Plan land use designation from PS(RL) to RL (7.68 acres) and OS-P (1.07 acres), and amend the zoning designation from PS to RL (7.68 acres) and OS-PR (1.07 acres). The residential development consists of the subdivision and construction of 53 single-family residential dwelling units and associated improvements on the 8.75-acre property. The project is proposing the subdivision of real property through a Tentative Tract Map in accordance with the Subdivision Map Act. The tentative map is also subject to Title 25 of the Huntington Beach Zoning and Subdivision Ordinance and is required to be reviewed by the City's Subdivision Committee to ensure compliance with the Subdivision Map Act, Title 25 of the HBZSO and any other related applicable codes. The project also complies with other applicable requirements of the HBZSO, with the exception of minimum required lot size and lot width. These deviations are discussed further in this section.

The proposed zoning and General Plan land use designations (and the proposed development project) would be consistent with the following General Plan Land Use and Housing Element goals and policies:

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

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

Goal LU-6. Neighborhood school sites adapt over time to meet the changing needs of the community.

The proposed General Plan and Zoning Map amendments to RL (Residential Low Density) would be compatible with existing zoning and General Plan land use designations surrounding the project site. As shown on Figures 3 and 4, surrounding zoning and General Plan land use designations include RL properties. Furthermore, the project is proposing to establish 53 single-family residential dwelling units in an area with existing single-family residential uses. As discussed in Section 5.13 – Population and Housing, the proposed residential units can be accommodated within the growth anticipated by the current General Plan.

Of the 53 lots proposed, a total of 52 lots range in size between 3,870 and 5,921 square feet, which is less than the minimum required 6,000 square feet. Also, a total of 52 lots range in width between 45 and 59.4 feet, which are less than the minimum required 60 feet. These deviations may be approved as part of a Planned Unit Development.

In spite of the deviations from lot size and width, the proposed site layout and residential dwelling designs will be compatible with the surrounding neighborhood. Front, side, and rear setbacks are consistent with setbacks in the neighborhood; as well as setback requirements in Section 210.06, *RL, RM, RMH, RH, and RMP Districts—Property Development Standards*, of the HBZSO. Garage setbacks vary between 20 and 26.9 feet throughout the development so that they do not dominate the street frontage. Building heights incorporate a mix of one and two-story structures for greater compatibility with single-story structures that exist in the neighborhood. Grade elevations are compatible with the grade of adjoining residential lots. The project will also incorporate a total of nine different architectural designs that vary in façade, building materials, and colors. The designs also combine varying building heights, roof designs, and architectural pop-outs to differentiate the structures and minimize building mass compatible with the surrounding neighborhood. Building materials and colors will be complimentary to the building materials and colors that exist in the neighborhood. Therefore, the proposed design conveys a high level of quality and character. Finally, the proposed dwellings will be designed in a manner that preserves the privacy of adjoining single-family residences in accordance with Section 230.22, *Residential Infill Lot Developments*, of the Huntington Beach Zoning and Subdivision Ordinance.

Furthermore, the proposed development is designed in accordance with the Urban Design Guidelines and is compatible with the existing character of the single family residential neighborhood by providing a mix of one-story and two-story dwellings, which is consistent with the abutting residences.. Proposed private streets align with Riviera Drive and Nevada Drive to maintain a harmonious system of streets.

Goal HE 2: Provide adequate housing sites through appropriate land use, zoning and specific plan designations to accommodate Huntington Beach's share of regional housing needs.

Policy HE 3.2: Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as a less preferred alternative.

The project would amend the zoning designation from Public-Semipublic (PS) to Residential Low Density (RL) to allow for the development of 53 single-family residential dwelling units at a proposed density of 6.9 units per acre, which is consistent with the maximum allowable density of 7 units per acre within the RL zoning designation. The 53 single-family residential dwelling units would count toward the City's housing goals including the provision of housing to meet the City's share of the regional housing need. Through the City's inclusionary housing requirements, the project is required to provide 5.3 affordable units. As such, the applicant is proposing to pay in lieu fees for the required affordable units, which would go toward the provision of affordable housing elsewhere in the City.

Goal ERC-1: Adequately sized and located parks meet the changing recreational and leisure needs of existing and future residents.

The existing site has a 1.52-acre public park (Franklin Park), which would be removed as part of the proposed project. Franklin Park is owned by the Westminster School District and is maintained by the City through a joint use agreement. Although the project includes the removal of Franklin Park, the applicant is proposing to provide a 1.07-acre public park in generally the same area of the site that Franklin Park currently exists, which would be dedicated in fee to the City. The 1.07-acre public park would exceed the minimum 0.69 acres of parkland required to be dedicated per the provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the Quimby Act. The applicant is also proposing to improve the 1.07-acre public park as part of the public benefit required for approval of the Planned Unit Development. The 0.45 acre reduction of parkland requires an amendment to the

Environmental Resources and Conservation (ERC) Element of the General Plan to reflect the change in park acreage at Franklin Park and citywide. However, the ERC Element of the General Plan establishes a parkland acreage standard of five acres for every 1,000 Huntington Beach residents to ensure the community has enough parkland to serve the population. Based on the current (2017) Department of Finance population estimates of 197,574, there is approximately 5.4 acres of parkland for every 1,000 residents. The project is anticipated to increase the population by approximately 137 persons and provide a dedicated 1.07-acre public park. While there will be an overall 0.45-acre reduction of parkland, the City will maintain the current park per capita ratio of five acres for every 1,000 persons consistent with the goals and policies of the Environmental Resources and Conservation Element of the General Plan.

Based on the above analysis, a less than significant impact would occur.

- b) *Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 11)*

No Impact. The proposed project is not within or near any applicable conservation plan or natural community conservation plan, and no impacts would occur.

- c) *Physically divide an established community? (Sources: 11, 13)*

No Impact. The project site currently consists of an closed public school and is surrounded by residential uses. Per the Huntington Beach General Plan and Huntington Beach Zoning and Subdivision Ordinance, the project site is intended for public/semi-public (e.g., church) uses. Although the proposed project would require Huntington Beach General Plan and Zoning Map Amendments for the proposed residential uses, these proposed uses are similar to the existing residential uses that surround the project site on all sides. Thus, the project would not physically divide an established community. The project would be compatible with existing surrounding uses, which include residential uses. No impacts would occur.

5.11 MINERAL RESOURCES

Would the project:

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 11, 30)*

No Impact. No known mineral resources occur in the project area. The project site is located within an urbanized area and involves the demolition of existing on-site public school use (not related to mineral resource production) in order to construct residential uses. No known mineral recovery activities have occurred on-site, and the project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the State. Thus, no impacts would occur.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 11, 30)*

No Impact. Refer to discussion under item a.

5.12 NOISE

Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 11, 12)*

Less Than Significant Impact. The project consists of amendments to the existing General Plan and zoning land use designations for the subdivision, and development of 53 single-family residential units with associated improvements on an 8.75-acre property. The project site is located at the southeast corner of Hammon Lane and Sands Drive. The site is surrounded by single-family residences. Existing sources of noise and groundborne vibration in the area include motor vehicle traffic on the surrounding roads. The existing school buildings have been vacant since 1994 and are, therefore, are not a contributing source of noise in the neighborhood. 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.

Construction of the proposed project will generate temporary noise impacts due to construction activities and equipment. Construction would occur in five phases with total construction time anticipated to last approximately 18 months. Construction activities would involve the use of standard equipment and tools. Each stage of construction would involve a different mix of operating equipment and noise levels would vary based on the number and type of equipment in operation and the location of the activity. According to Environmental Protection Agency data on the noise generating characteristics of typical construction equipment, the noise level generated by construction equipment ranges between 68 to 98 dBA at 50 feet from the source. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. The closest sensitive uses to the proposed project site would be the residential uses, located immediately adjacent to the project site on the south and directly across Sands Drive and Hammon Lane approximately 50-60 ft. away. Due to the proximity of the surrounding residences to the project site, residents would potentially be affected by the construction noise occurring as a result of the proposed project, particularly those closest to the project site. However, most of the types of exterior construction activities associated with the proposed project would not generate continuously high noise levels, although occasional single-event disturbances are possible.

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

Single-family residences are not a source of substantial operational noise. Noise generated by the proposed residential uses would not be significantly different than existing noise conditions in the area generated by existing single-family residential uses and residential roadway noise. Noise generated by residences is generally limited to occasional nuisance noise, such as loud music or operation of landscaping equipment. Nuisance noises are prohibited in City Noise Ordinance Section 8.40.111, City Municipal Code Chapter 8.40. Additionally, Noise Ordinance Section 8.40.095 establishes regulations for the operation of leaf blowers, including time, distance, and duration restrictions. Enforcement of existing City regulations would ensure that the proposed residences would not result in excessive noise levels.

The proposed project does not include any new active uses in the proposed open space area. Although there may be an increase in daytime noise from the improvement of the public park, this area is currently being used by the public and the level of use is not expected to increase significantly over current levels of use such that there would be a substantial increase in ambient noise. As such, the proposed project will not result in exposure of persons to excessive permanent noise levels or groundborne vibration exceeding

existing levels or as established by the General Plan Noise Element and the City's Noise Ordinance. Less than significant impacts would occur.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 11, 12)*

Less Than Significant Impact. See discussion under item a.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 11, 12)*

Less Than Significant Impact. See discussion under item a.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 11, 12)*

Less Than Significant Impact. See discussion under item a.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 3, 11, 12)*

No Impact. The nearest airport to the project site is the Joint Forces Training Base (JFTB) Los Alamitos, located approximately three miles to the northwest. The project site is located outside of the JFTB Los Alamitos Airport Influence Area. Therefore, project implementation would not expose people residing or working in the project area to excessive noise levels associated with aircraft.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 11)*

No Impact. The project site is not located within the vicinity of a private airstrip or related facilities. Therefore, no impacts would occur.

5.13 POPULATION AND HOUSING

Would the project:

- a) *Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 11, 25, 26)*

Less Than Significant Impact. A project could induce population growth in an area either directly, through the development of new residences or businesses, or indirectly, through the extension of roads or other infrastructure. As described in [Section 1.0, Project Description](#), the project involves the demolition of five closed school buildings and the construction of 53 new single-family residential units. Therefore, project implementation could induce direct population growth in the City through development of new residences.

As of January 2017, the State of California, Department of Finance, conducted a study of population and housing estimates and found the average number of persons per household in the City of Huntington Beach is 2.59 persons per household. Based on an estimate of 2.59 persons per unit, the 53 net dwelling units proposed by the project could generate an increase in the City's population of approximately 137 persons. The potential population growth associated with the project would represent approximately 0.06 percent of the City's current population of 197,574 persons.

Potential growth-inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. The Southern California Association of Government's (SCAG) growth forecasts estimate the City's population to reach 205,500 persons by 2035, representing an increase of 7,926 persons between 2017 and 2035. The project's total population generation (137 persons) represents approximately 1.7 percent of the 2035 population growth anticipated for the City. SCAG's regional growth projections are based upon long-range development assumptions (i.e., General Plans) of the relevant jurisdiction. Although the proposed project would require a zone change from PS to RL to permit the proposed residential development, the residential development is within the residential growth anticipated by the General Plan, which was found to be consistent with the Southern California Association of Governments (SCAG) regional plan.

Therefore, the proposed project would result in a less than significant impact regarding population growth.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 32, 33)*

No Impact. Implementation of the proposed project would demolish five existing school structures, and construct 53 new single-family residential units. Therefore, project implementation would not result in impacts pertaining to the displacement of existing housing or people.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 32, 33)*

No Impact. Refer to discussion under item b.

5.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) *Fire protection? (Sources: 11)*

Less Than Significant Impact. The Huntington Beach Fire Department provides fire protection and emergency response to the City, including the project site. The eight fire stations that serve the City include the following:

1. Gothard Fire Station No. 1, located at 18311 Gothard Street;
2. Murdy Fire Station No. 2, located at 16221 Gothard Avenue;
3. Bushard Fire Station No. 3, located at 19711 Bushard Street;
4. Magnolia Fire Station No. 4, 21441 Magnolia Street;
5. Lake Fire Station No. 5, 530 Lake Street;
6. Edwards Fire Station No. 6, 18591 Edwards Street;
7. Warner Fire Station No. 7, 3831 Warner Avenue; and
8. Heil Fire Station No. 8, 5891 Heil Avenue.

The proposed project would result in the demolition of the closed school buildings and the construction of 53 residential units and a 1.07 acre public park. The proposed project is not expected to result in the construction of new or physically altered fire facilities. As noted above, there are eight fire stations located within the City boundaries. Heil Fire Station No. 8 at 5891 Heil Avenue is within 2.5 miles of the

project site and is, therefore, the closest station. The proposed subdivision would include two access points from Hammon Lane, located to align with Riviera Drive and Nevada Drive. Interior streets would be designed with a 56-foot width to accommodate a 38-foot wide paved section, and allow the Huntington Beach Fire Department emergency access along the entire proposed private street. In addition, four-foot wide sidewalks and six-inch curbs would be provided on both sides of the interior streets as well as on-street parking on both sides of the street in selected areas. The proposed site/building plan was reviewed by the Fire Department to ensure that the project meets requirements for fire safety and have not indicated that the project would impact acceptable service levels. The proposed project will also include features such as fire-resistant construction materials, fire alarm/sprinkler systems, hydrants, and adequate fire access for emergency vehicles.

Even though the proposed project would not result in a significant increase in population, the applicant is required to contribute to the Huntington Beach Fire Department through the payment of development impact fees (DIF) for fire suppression services as outlined in the Huntington Beach DIF Schedule before the issuance of a building permit. The payment of the DIF for fire suppression services would be determined by the DIF rate at the time of permit application.

Compliance with existing City and Fire Department design standards and payment of the DIF for fire suppression services would ensure that the Huntington Beach Fire Department has enough financial support to ensure the adequacy of its facilities and staff. Therefore, impacts would be less than significant.

b) Police Protection? (Sources: 11)

Less Than Significant Impact. The proposed project would result in the demolition of the closed school buildings and the construction of 53 residential units and a 1.07 acre public park. The 53 residential units are anticipated to potentially increase the City's population by 137 people, which is not considered substantial. Law enforcement services will be provided for these proposed residences by the Huntington Beach Police Department. The Huntington Beach Police Department operates out of the City's Civic Center, located at 2000 Main Street, which is located approximately seven miles south of the project site. It is not expected that long-term operation of the project would require new or physically altered police facilities, the construction of which could cause significant environmental impacts. The development is expected to result in similar service calls typical of a residential neighborhood (similar to that in the area). The Police Department reviewed the proposed development and has not indicated the project would impact acceptable service levels.

The applicant would be required to pay development impact fees (DIF) for law enforcement services as outlined in the Huntington Beach DIF Schedule before the issuance of a building permit. Payment of the DIF for law enforcement services would ensure the Huntington Beach Police Department has enough financial support to ensure the adequacy of its facilities and staff. Thus, impacts would be less than significant.

c) Schools? (Sources: 11)

Less Than Significant Impact. The project site is located within the Westminster School District [served by Clegg Elementary School (located at 6311 Larchwood Drive, Westminster) and Stacey Middle School (located at 6311 Larchwood Drive, Westminster)] as well as the Huntington Beach Union High School District [served by Westminster High School (located at 14325 Goldenwest Street, Huntington Beach)]. The project would amend the General Plan and Zoning Maps to allow for the development of 53 single-family residential units, which would result in an increased demand for school services. Consequently, the project would be subject to the requirements of Assembly Bill (AB) 2926 and Senate Bill (SB) 50, which allow school districts to collect impact fees from developers of new residential projects. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." Thus, upon payment of required fees by the project Applicant consistent with existing State requirements, impacts would be less than significant.

d) *Parks? (Sources: 11, 12)*

Less Than Significant Impact. The existing site includes an approximately 1.52 acre public park that is proposed to be demolished as a result of the residential development. The project would consist of a General Plan Amendment and Zoning Map Amendment to allow for the development of 53 single-family residential units, which would directly increase population in the project area (a net population increase of 137 persons). The project also includes a General Plan Amendment to the Environmental Resources and Conservation Element for the decrease in parkland. The increase in population would result in an increased demand for parks and recreational services. The established standard for parks per the City's General Plan is five acres for every 1,000 residents. By increasing population by 137 persons, the proposed development would require 0.69 acres of parkland to meet the established standards in accordance with the HBZSO and the Quimby Act. As part of the requirements to provide public benefits through a Planned Unit Development and to meet the requirements of the Quimby Act, the developer proposes to dedicate 1.07 acres of parkland to the City, as well as fully improve this parkland with park amenities such as a playground, picnic tables, and landscaping, to offset the increased demand and use created by the project. Although the project proposes to decrease the existing parkland from 1.52 acres to 1.07 acres, the City would still meet the General Plan standards of five acres for every 1,000 residents. The current inventory of parkland is approximately 79 parks consisting of 1,073 acres and equates to 5.4 acres of parkland for every 1,000 residents; therefore, the reduction of 0.45 acres would not result in an impact as the General Plan park acreage standards are still maintained. Therefore, the project exceeds the minimum requirements of Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance and the goals and policies of the General Plan. Impacts would be reduced to less than significant levels.

e) *Other public facilities or governmental services? (Sources: 11)*

Less Than Significant Impact. Other public services that could potentially be impacted by the proposed project include public libraries. The project site is served by the Huntington Beach Public Library, located at 7111 Talbert Avenue. Implementation of the proposed project would result in the replacement of existing uses with a new residential neighborhood (a net increase of 53 units or 137 persons), which could result in an increase in the use of the City's public library services. However, as described in item a of Section 5.13 Population and Housing, the proposed project would result in a citywide population increase of approximately 0.06 percent. This increase in population would have a minimal impact on public library services. The developer is required to pay a Community Enrichment Library Fee in accordance with Chapter 3.40 of the Huntington Beach Municipal Code, which is a fee imposed upon the construction of new residential units for public City library improvements and facilities.

In addition, the proposed project would be required to pay a development impact fee (DIF) for library facilities in compliance with the Municipal Code Chapter 17.6 (Library Development Fees). The payment for the DIF for public library facilities would be determined by the DIF rate at the time of permit application. Payment of the DIF for public library facilities would ensure the Huntington Beach Public Library has enough financial support to ensure the adequacy of its facilities and staff. Thus, impacts would be less than significant.

5.15 RECREATION

Would the project:

- a) *Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 11)*

Less Than Significant Impact. The proposed project would result in the construction of 53 detached single family residences and a 1.07-acre public park on a site that is currently developed with closed school buildings and a 1.52-acre public park, which will be demolished as a result of the residential development. The proposed project would result in an increase of approximately 137 persons. It is anticipated that these new residents would use local and regional parks as well as other recreational facilities. However, due to the limited increase in population from the proposed project, the increase in park use within the City is not anticipated to result in substantial deterioration of recreational facilities within the City.

The project would be required to comply with the City of Huntington Beach Zoning Code Chapter 254, Section 254.08 (Parkland Dedication), which implements the Quimby Act, requiring the applicant to dedicate land for park and recreational facilities or payment of in-lieu fees as a condition of approval for a Tentative Tract Map for a residential subdivision. As such, the applicant proposes to dedicate 1.07 acres of parkland with improvements which include landscaping, a playground area, and picnic tables. The population increase and park improvements would increase park use within the area; however, the improvements would be a beneficial effect to the neighborhood and would not cause existing facilities to further deteriorate.

Demolition of the existing closed school buildings and the public park and the construction of the residential development with the new 1.07 acre park is anticipated to take approximately 18 months. During demolition and construction, there may be temporary displacement of residents for the use of the existing public park. However, this displacement would be temporary during the construction period and park improvements would provide enhanced facilities upon completion. During the demolition and construction phase, there would be a temporary increase of use for other parks within the vicinity; however, the proposed project's park and park improvements would result in beneficial effects to the existing neighborhood park amenities due to the nature of the improvements. Thus, the project would result in less than significant impacts regarding existing neighborhood and regional parks or other recreational facilities.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 11, 33)*

Less Than Significant Impact. The proposed project would result in the construction of a new 1.07 acre park with amenities. Since construction of the new park and associated improvements are part of the proposed project, the proposed construction impacts have been considered throughout the discussion of environmental impacts in this document. As discussed in Section 5.1 through Section 5.18, all potential impacts would either be less than significant or reduced to a less than significant level with implementation of mitigation measures, as described in the summary of mitigation measures for the proposed project. Thus, less than significant impacts are anticipated.

- c) *Affect existing recreational opportunities? (Sources: 11)*

Less Than Significant Impact. The existing site is occupied by a 1.52-acre public park, or Franklin Park and the proposed project would result in the removal of the existing park and the construction of a new 1.07 acre park with park improvements which would decrease the amount of parkland by 0.45 acres. However, the minimum park requirements of five acres per 1,000 residents would not be affected by the reduction of parkland as the current conditions provide for 5.4 acres per 1,000 residents which exceeds the minimum standards. Furthermore, implementation of the proposed project would continue to provide for a neighborhood park in the project area for continued usage by Huntington Beach residents. Implementation of the proposed project would not replace an existing park with residential or other non-recreational land uses, and would not displace Franklin Park users to another park within the City permanently. Demolition of the existing site and the construction of the residential development and new 1.07 acre park is anticipated to last 18 months and there may be a temporary displacement of nearby residents that currently use Franklin Park. However, this displacement would be temporary during the

construction period and the park improvements would provide enhanced amenities for existing park users. Thus, the project would not significantly affect existing recreational opportunities within the City and would result in a beneficial effect to the parkland for the neighborhood. Impacts to other existing recreational opportunities would be less than significant.

5.16 TRANSPORTATION/TRAFFIC

Would the project:

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 11, 18)*

Less Than Significant Impact. This section is based upon the *Sea Dance Traffic Impact Analysis* prepared by Kunzman Associates, Inc., dated August 15, 2017 (refer to Appendix 18). The purpose of the Traffic Impact Analysis is to evaluate potential project impacts related to traffic and circulation in the vicinity of the project site.

To determine project trip generation of the proposed project, the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012) published trip generation rates were used. Table 5.16-1 summarizes ITE trip generation rates used to calculate the number of trips forecast to be generated by the proposed project of 53 new single family residences. As shown in Table 5.16-1, the proposed project is forecast to generate approximately 505 daily trips, which includes approximately 40 a.m. peak hour trips and approximately 53 p.m. peak hour trips. Based on applicable agency-established thresholds of significance, the addition of project-generated trips would not result in significant traffic impacts to signalized intersections in the project area.

**Table 5.16-1
ITE Trip Rates for the Existing Condition and Proposed Project**

Land Use (ITE Code)	Quantity	Units	AM Peak Hour Trip Rates			PM Peak Hour Trip Rates			Daily Trip Rate
			In	Out	Total	In	Out	Total	
<u>Trip Generation Rates</u> Single-Family Detached Residential	---	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
<u>Trips Generated</u> Single-Family Detached Residential (210)	53	DU	10	30	40	33	20	53	505

Note: DU = dwelling units

Source: Kunzman Associates, Inc., *Sea Dance Traffic Impact Analysis*, August 15, 2017

The Intersection Capacity Utilization (ICU) analysis method is utilized by the cities of Westminster and Huntington Beach to determine the operating Level of Service (LOS) of signalized intersections. LOS is commonly used as a qualitative description of intersection operation and is based on the capacity of the intersection and the volume of traffic using the intersection. The ICU analysis methodology describes the operation of an intersection using a range of LOS from LOS A (excellent traffic flow conditions) to LOS F (severely congested conditions), based on the corresponding volume to capacity (V/C) ratios shown in Table 5.16-2.

**Table 5.16-2
ICU-Based Signalized Study Intersection
V/C and LOS Ranges**

V/C Ratio	LOS
≤ 0.60	A
0.61 to ≤ 0.70	B
0.71 to ≤ 0.80	C
0.81 to ≤ 0.90	D
0.91 to ≤ 1.00	E
> 1.00 F	F

Note: V/C Ratio = Volume to Capacity Ratio.

The cities of Westminster and Huntington Beach target for peak hour intersection operation is LOS D or better. In addition, the cities of Westminster and Huntington Beach have established that a significant project impact occurs if a proposed project increases traffic demand at a signalized study intersection by one-percent or more of capacity (V/C is greater than or equal to 0.010), causing or worsening the LOS condition to LOS E or F.

Table 5.16-3 analyzes traffic conditions associated with the addition of trips forecast to be generated by the proposed project on the existing roadway network. As shown in Table 5.16-3, all study intersections are forecast to continue operating at an acceptable Level of Service (minimum LOS D) for forecast existing plus project conditions. Therefore, the addition of project-generated trips is forecast to result in less than significant traffic impacts at the study intersections for forecast existing plus project conditions.

Table 5.16-3
Forecast Existing Plus Project Conditions
AM and PM Peak Hour Study Intersection LOS

Study Intersection	Jurisdiction	Traffic Control	Existing Conditions (V/C or Delay-LOS)		Existing With Project (V/C or Delay-LOS)		Significant Impact?
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
1 Rancho Road / Hammon Place (NS) at Westminster Boulevard (EW)	W	TS	0.472-A	0.560-A	0.471-A	0.561-A	No
2 Springdale Street (NS) at Westminster Boulevard (EW)	W	TS	0.644-B	0.836-D	0.647-B	0.838 -D	No
3 Springdale Street (NS) at Croupier Drive (EW)	HB	TS	0.397-A	0.476-A	0.402-A	0.479-A	No

Notes: HB = Huntington Beach
TS = Traffic Signal
V/C = Volume to Capacity Ratio
W = Westminster

Source: Kunzman Associates, Inc., *Sea Dance Traffic Impact Analysis*, August 15, 2017

Table 5.16-4 analyzes traffic conditions associated with the addition of trips forecast to be generated by the proposed project to forecast year 2019 with project conditions. As shown in Table 5.16-4, all study intersections are forecast to continue operating at an acceptable LOS (minimum LOS D) for forecast year 2019 with project conditions. Therefore, the addition of project-generated trips is forecast to result in less than significant traffic impacts at the signalized study intersections for forecast year 2019 with project conditions.

Table 5.16-4
Forecast Year 2019 With Project

Conditions AM and PM Peak Hour Study Intersection LOS

Study Intersection	Jurisdiction	Traffic Control	Forecast Year 2019 Without Project Conditions (V/C or Delay-LOS)		Forecast Year 2019 With Project Conditions (V/C or Delay-LOS)		Significant Impact?
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	
1 Rancho Road / Hammon Place (NS) at Westminster Boulevard (EW)	W	TS	0.477-A	0.569-A	0.476-A	0.570-A	No
2 Springdale Street (NS) at Westminster Boulevard (EW)	W	TS	0.664-B	0.856-D	0.667-B	0.859-D	No
3 Springdale Street (NS) at Croupier Drive (EW)	HB	TS	0.402-A	0.483-A	0.406-A	0.485-A	No

Notes: HB = Huntington Beach
 TS = Traffic Signal
 V/C = Volume to Capacity Ratio
 W = Westminster

Source: Kunzman Associates, Inc., *Sea Dance Traffic Impact Analysis*, August 15, 2017

During construction, there may be some vehicle delay during various stages of the project. In addition, construction traffic from truck haul trips and workers entering and exiting the project site would add to the existing traffic conditions. However, impacts would be temporary. These potential impacts would be reduced through implementation of code requirements requiring Department of Public Works approval of a construction traffic control plan. Trucks hauling construction materials would add a temporary increase in traffic on surrounding streets during construction. Due to the small nature of the project and the existing level of service on the surrounding streets, project construction traffic is not anticipated to be significant. The contractor would be required to comply with the haul routes of the City of Huntington Beach and obtain a haul route permit from the Department of Public Works. Therefore, traffic impacts during construction would be less than significant.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 11, 18)*

No Impact. The project is not anticipated to generate 2,400 or more daily trips on a Congestion Management Program (CMP) facility or 1,600 or more daily trips that directly access a CMP facility, therefore, a CMP analysis is not required. The project is anticipated to generate 505 new daily trips to the nearby surrounding roadway system. The closest CMP roadway and intersection is Bolsa Chica Street, and Bolsa Chica Street/Bolsa Avenue, respectively. Project related trips are expected to be distributed to existing CMP facilities but not at the threshold requiring CMP analysis. No impacts would occur.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 11)*

No Impact. The nearest airport to the project site is the Joint Forces Training Base (JFTB) Los Alamitos, located approximately three miles to the northwest. Due to distance and nature of the proposed project, the project would not result in any change in air traffic patterns or traffic levels. Therefore, no impacts would occur.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 11, 18, 33)*

Less Than Significant Impact. The proposed project is not anticipated to result in significant impacts related to hazardous design features. The proposed project would construct site access via a private street

along Hammon Lane. The proposed site access and driveway configuration do not incorporate privacy gates, sharp curves or dangerous intersections and are designed to comply with City standards. Sight distance at the project access points will also comply with City of Huntington Beach sight distance standards. Thus, impacts would be less than significant.

e) *Result in inadequate emergency access? (Sources: 11, 33)*

Less Than Significant Impact. Development of the proposed project would provide emergency access to persons at the project site via access along Hammon Lane. The project has been reviewed by the Huntington Beach Fire Department, and all appropriate fire and emergency access conditions would be incorporated into the design of the project. This includes a 24-foot-wide fire lane provided the entire length of the private street per City standard. In addition, prior to final site plan approval the applicant would be required to submit construction plans to the Huntington Beach Police and Fire Departments for final review for compliance with applicable regulations. With implementation of the existing City standards and regulations, site access would be sufficient for emergency vehicles and impacts would be less than significant.

f) *Result in inadequate parking capacity? (Sources: 12, 33)*

Less Than Significant Impact. In accordance with the provisions of HBZSO Section 231.04, the project is proposing to provide a two-car attached garage and two open parking spaces in individual driveways for each dwelling unit which meets the minimum parking requirements for onsite parking for single family residences. The current site provides for approximately 28 on-street parking spaces along Sands Drive and Hammon Lane for the use of Franklin Park. The proposed residential development with the new 1.07 acre park includes a tentative parcel map that will create a lettered lot for a private street, which will create additional on-street parking spaces, for a total of 73 on-street parking spaces. Additionally, as a public benefit to the community through the Planned Unit Development, the applicant will allow for the public to utilize the private street for on-street parking for park users. As such, the proposed project will create additional parking opportunities for the public. Thus, the proposed project will not result in significant impacts due to inadequate parking capacity.

g) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 11, 18)*

Less Than Significant Impact. In 2013, the City of Huntington Beach adopted a citywide Bicycle Master Plan and, in 2017, the City updated the General Plan, including the Circulation Element. The project site is currently served by Orange County Transportation Authority (OCTA) Routes 60 and 560 along Westminster Boulevard. The project will not conflict with the General Plan Circulation Element because the project will not negatively impact the effectiveness of the circulation system as described in item a. In addition, the project, which consists of a 53-unit single family residential development and 1.07-acre public park within an existing built out neighborhood, would not conflict with the effectiveness of or inhibit implementation of the adopted Bicycle Master Plan, the goals and policies of the Circulation Element or other regional plans and programs for alternative modes of transportation. Thus, impacts would be less than significant.

5.17 TRIBAL CULTURAL RESOURCES

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

- i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
- ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Sources: 1, 11, 22)*

Potentially Significant Impact Unless Mitigated. The City of Huntington Beach requested a record search of the Native American Heritage Commission (NAHC) Sacred Land Files. The NAHC confirmed an absence of specific site information for the subject property. In all cases, when the NAHC states there are “no records of sacred sites in the project area” the NAHC will always refer lead agencies to the respective Native American Tribe because the NAHC is only aware of general information and are not the experts on each California Tribe. The Elder Committee & Tribal Historians are the experts for each Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. While the property may be located in an area that has been previously developed, numerous examples can be shared to show that there still is a possibility that unknown, yet significant, cultural resources will be encountered during ground disturbance activities.

Pursuant to the requirements of AB 52, codified in Public Resources Code Section 21080.3.1(d)-(e), the City provided formal notification for consultation to all California Native American tribes that requested consultation, and are traditionally and culturally affiliated with the geographic area of the proposed project (as identified by the NAHC). Specifically, consultation was requested by the Gabrieleno Band of Mission Indians – Kizh Nation. A consultation response from the Gabrieleno Band of Mission Indians – Kizh Nation revealed the project lies in an area where the Ancestral territories of the Kizh (Kite) Gabrieleño’s villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods.

Due to the project location and the potential sensitivity of the area location, mitigation measures are identified to protect any cultural resources which may be affected during construction or development. Upon implementation of the recommended Mitigation Measures, impacts would be reduced to less than significant levels.

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

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

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

TCR-3 *Prior to the start of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24 hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure*

completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities are to be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

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

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

5.18 UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 11)*

Less Than Significant Impact. The project consists of amendments to the existing General Plan and zoning land use designations on the subject property to allow for the development of 53 new single-family residential dwelling units and associated improvements on an existing 8.75-acre lot. As the project site is currently developed, wastewater collection services are provided to the site by the Orange County Sanitation District (OCSD). OCSD has two operating facilities that treat wastewater. The two plants perform primary and secondary treatment procedures. Plant 1 is designed to treat the wastewater generated by neighboring cities and the northern part of the City. Operators in Plant 1 determined whether it has the capacity to treat the directed wastewater or if the wastewater should be transported to Plant 2. Plant 2 treats most of the City's sewage. No existing capacity issues have been identified in the OCSD system, and OCSD has developed plans and commenced plant improvements anticipated to meet area demands to the year 2050. Additionally, the applicant would be required to verify capacity of the existing OCSD trunk lines by obtaining a will-serve letter. As such, impacts would be less than significant.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 11)*

Less Than Significant Impact. The proposed project would result in the demolition of the existing on-site buildings and the construction of 53 new single-family detached homes. Implementation of the proposed project would include the connection of onsite water and sewer lines to existing water distribution and sanitary sewer systems. A sewer study to verify capacity within the City's sanitary sewer system shall be submitted for review and approval by the Public Works Department. Impacts regarding wastewater treatment facilities are described in item a. It is not anticipated that any new water or wastewater facilities would be required to serve the project that would result in a significant environmental effect. Refer to item d for a discussion of water supply impacts. Impacts would be less than significant.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 16)*

Less Than Significant Impact. The downstream public storm drain system has been identified as deficient in the City's Master Plan of Draining. As such, the applicant is conforming to the City codes, conditions, and requirements by providing a Hydrology/Hydraulics Report that shows how the project mitigates the impacts of additional runoff generated by the site, which involves on-site detention of runoff such that flows coming off the site do not exceed an existing 25 year storm. As such, less than significant impacts would occur.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 9)*

Less Than Significant Impact. As noted above, the City of Huntington Beach maintains its own municipal water system that would serve the project site. The City derives water from two main sources: groundwater from fourteen groundwater wells located throughout the City, and imported water from the Metropolitan Water District (MWD). Based on the City's 2015 Urban Water Management Plan (UWMP), the City has a water demand of 106 gallons per capita per day (well below the target demand of 142 gallons per capita per day by the year 2020). The City's water supply consists of 72 percent from groundwater and 28 percent from imported water.

The UWMP includes an analysis of water supply reliability projected through 2040. Based on the analysis, the City would be capable of providing adequate water supply to its service area under a normal supply and demand scenario, single dry-year supply and demand scenario, and multiple dry-year supply and demand scenarios through 2040. Thus, the UWMP accounts for increased demand as growth within the City occurs.

Additionally, the applicant is required to analyze the City water system by performing a Hydraulic Analysis to identify any infrastructure improvements required to satisfy the water demand to the proposed development. As such, impacts would be less than significant.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 11)*

Less Than Significant Impact. Refer to discussion under item a.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 8, 11)*

Less Than Significant Impact. The City of Huntington Beach contracts with Republic Services to collect solid waste generated throughout the City. Solid waste from the project site would be transported to the Frank R. Bowerman Landfill in Irvine. The landfill has a total permitted capacity of 266,000,000 cubic yards and a remaining capacity of 205,000,000 cubic yards of solid waste. The landfill currently allows 11,500 tons per day of permitted throughput per day and has an estimated closure date of December 31, 2053.

The proposed project would result in the generation of solid waste during the construction process, in addition to solid waste generated by on-site residents during long-term operations. A net increase of approximately 137 residents, or approximately 0.06 percent of the City's current population, would occur with implementation of the proposed project. However, this increase in solid waste generation is not expected to be substantial based upon the capacity available at Frank R. Bowerman Landfill, and

additional capacity available at other landfills serving Orange County (i.e., Olinda Alpha Landfill in Brea and Prima Deshecha Landfill in San Juan Capistrano). Thus, impacts would be less than significant.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 11, 12)*

Less Than Significant Impact. Republic Services is the exclusive hauler of all solid waste for the City of Huntington Beach. Republic Services operates a Transfer Station, located at 17121 Nichols Street within the City of Huntington Beach, and two Materials Recovery Facilities (MRFs) through which all solid waste is processed. Republic Services Transfer Station has a design capacity of 2,800 tons per day, and current utilization ranges between 53 and 71 percent. In addition, the two MRFs sort and separate all waste and recycle appropriate materials further reducing the waste generation going to the landfills.

Prior to 2008, Assembly Bill (AB) 939 required a 50 percent diversion of solid waste by the year 2000. Based on 2006 data, the City of Huntington Beach maintained a 71 percent diversion rate from the Orange County landfills, which exceeded the AB 939 requirement. In 2008, California enacted Senate Bill (SB) 1016, which established a per capita disposal rate target of 10.4 pounds per person per day (PPD). According to the City's annual reports to CalRecycle, the City's PPD rate was 5.4 in 2015, demonstrating compliance with SB 1016.

The Orange County Integrated Waste Management Department (IWMD) currently owns and operates three active landfills that serve the Orange County region, including: Frank R. Bowerman Landfill in Irvine; Olinda Alpha Landfill in Brea; and Prima Deshecha Landfill in San Juan Capistrano. All three landfills are permitted as Class III landfills and have a combined design capacity of 20,500 tons per day. Solid waste from the project site would be sent to the Frank R. Bowerman Landfill in Irvine. Permitted capacity for the landfill is limited to 11,500 tons per day. However, if the per day capacity is reached at the Bowerman Landfill, trucks are diverted to one of the other two landfills: Olinda Alpha in Brea (capacity 8,000 tons/day) and Prima Deshecha in San Juan Capistrano (capacity 4,000 tons/day) in the county.

The solid waste contribution to any of the three landfills that serve the project site would be minimal when compared to their allowed daily capacity. Given the size and use of the project, it is not expected to generate a substantial amount of daily waste products in the long term nor as a result of construction. Accordingly, the project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use. The project is subject to compliance with all federal, state, and local statutes and regulations related to solid waste and no exceptions to those standards are proposed. In addition, the applicant shall be required to obtain a will serve letter from Republic Services for waste collection. With Republic Services able to accept all construction waste from the project site and with sufficient current and future landfill capacity, the solid waste impacts resulting from the proposed project would be **less than significant**.

- h) *Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 11, 16)*

Less Than Significant Impact. Refer to discussion under item c. In addition, the Water Quality Management Plan (WQMP) prepared for the project identifies Best Management Practices (BMPs) to reduce impacts to water quality. The proposed storm drain system and identified BMPs would not create additional environmental impacts as discussed in this section and in Section 5.9 Hydrology and Water Quality. Less than significant impacts would occur.

5.19 MANDATORY FINDINGS OF SIGNIFICANCE

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining*

levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1-34)

Potentially Significant Impact Unless Mitigated. As discussed in Section 5.4, Biological Resources, and Section 5.5, Cultural Resources, the proposed project does not have the potential to substantially degrade the quality of the environment through habitat or species degradation or threaten significant biological or cultural resources with implementation of the recommended mitigation measures.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)* (Sources: 1-34)

Less Than Significant Impact. As noted within Sections 5.1 to 5.18, impacts related to the proposed project would be less than significant with implementation of recommended mitigation measures. No impacts related to the project have been identified that would be individually limited, but cumulatively considerable for the issue areas analyzed within this Initial Study. The proposed project would be consistent with the City's long-range development plans for the project site as it would represent a use consistent with the surrounding development. Thus, impacts would be less than significant.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* (Sources: 1-34)

Less Than Significant Impact. As discussed in Sections 5.1 to 5.18, all environmental effects that may have substantial adverse effects on humans as a result of the project have been found to be less than significant due to the relatively small scale and nature of the project as well as implementation of project design features and standard City codes as well as other applicable codes and policies. As such, impacts would be less than significant.

6.0 EARLIER ANALYSIS/SOURCE LIST.

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

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1.	AB52 Consultation Response for the Sea Dance Housing Development, June 4, 2016	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
2.	Air Quality and Greenhouse Gas Emission Analysis Report (Yorke Engineering, LLC, November 1, 2016)	"
3.	Airport Land Use Commission for Orange County, <i>Airport Environs Land use Plan for Joint Forces Training Base Los Alamitos</i> , December 19, 2002.	"
4.	Biological Resources Assessment (Leatherman BioConsulting, Inc., November 3, 2015)	"
5.	California Department of Conservation, <i>Farmland Mapping and Monitoring Program, California Important Farmland Finder</i>	http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx
6.	California Department of Forestry and Fire Protection, <i>Fire hazard Severity Zones in SRA</i> , adopted November 7, 2007	http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps.php
7.	California Department of Transportation, California Scenic Highway Mapping System Website	http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
8.	CalRecycle official website, Facility/Site Summary Details	http://www.calrecycle.ca.gov/SWFacilities/Directory/30-AB-0360/
9.	City of Huntington Beach, <i>2015 Urban Water Management Plan Final</i> , June 2016	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/files/users/public_works/urban-water-plan.pdf
10.	City of Huntington Beach, <i>City of Huntington Beach General Plan Map</i> , Revised December 2015	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/files/users/planning/General-Plan-Map.pdf
11.	City of Huntington Beach, <i>City of Huntington Beach General Plan</i> , Adopted May 13, 1996	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm
12.	City of Huntington Beach, <i>City of Huntington Beach Municipal Code</i>	City of Huntington Beach City Clerk's Office, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm
13.	City of Huntington Beach, <i>City of Huntington Beach Zoning and Subdivision Ordinance</i>	City of Huntington Beach City Clerk's Office, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/governme

		nt/elected_officials/city_clerk/zoning_code/index.cfm
14.	City of Huntington Beach, <i>City of Huntington Beach Zoning Map</i> , September 5, 2000	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/files/users/planning/Zoning-Map.pdf
15.	City of Huntington Beach, <i>City of Huntington Design Guidelines</i> , Revised June 2015	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at http://www.huntingtonbeachca.gov/files/users/planning/Design_Guidelines_2_Single_Family.pdf
16.	Conceptual Water Quality Management Plan (Walden & Associates, Prepared November 17, 2017)	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
17.	FEMA Flood Insurance Rate Map, December 3, 2009	“
18.	Traffic Impact Analysis (Kunzman Associates, Inc., August 15, 2017)	“
19.	Geotechnical Feasibility and CEQA-Level Assessment (Petra Geotechnical, Inc., September 4, 2014)	“
20.	Hammon Street Sewer Flow Study Huntington Beach, CA February 11, 2016 – February 24, 2016 (ADS Environmental Services, March 11, 2016)	“
21.	Hazardous Waste and Substances Sites List	http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
22.	Kizh Gabrieleno Band of Mission Indians, Cultural Resources Mitigation Measures, regarding Tribal Cultural Resources and Human Remains and Associated Funerary Objects within Kizh Gabrieleno Tribal Territory.	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
23.	Orange County Public Works, Flood Division Prado Dam Website	http://ocflood.com/sarp/prado
24.	Orange County Transportation Authority, <i>2015 Orange County Congestion Management Program</i> , dated November 2015	http://www.octa.net/pdf/Final%202015%20CMP.pdf
25.	Southern California Association of Governments, <i>2012 Adopted Growth Forecast</i>	http://www.scag.ca.gov/forecast/
26.	State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2016</i> . Sacramento	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
27.	State Seismic Hazard Zones Map	http://www.conservation.ca.gov/cgs/shzp/Pages/Index.aspx
28.	Summary of Preliminary Infiltration Testing (Alta California Geotechnical, Inc., February	City of Huntington Beach Community Development Department, 2000 Main Street,

	10, 2016)	Huntington Beach
29.	U.S. Fish and Wildlife Service's Habitat Conservation Plan/Natural Community Conservation Plan Website	https://www.wildlife.ca.gov/conservation/planning/nccp
30.	U.S. Geological Survey, <i>California State Minerals Information website, 2012-2013 Minerals Yearbook</i>	http://minerals.usgs.gov/minerals/pubs/state/ca.html
31.	Primary Geotechnical Investigation (Alta California Geotechnical, Inc., July 5, 2017)	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
32.	Feasibility/Due-Diligence Geotechnical Assessment (Petra Geosciences, September 21, 2017)	"
33.	Preliminary Hydrology Study (Walden & Associates, November 2017)	"
34.	Preliminary Sewer Study (Walden & Associates, November 2017)	"
35.	Phase I Environmental Site Investigation Report (GSI Environmental Inc., August 28, 2017)	"
36.	Phase II Screening Investigation (GSI Environmental Inc., August 23, 2017)	"
37.	Arborist Study (American Society of Consulting Arborists – V & E Tree Service, Inc.)	"
38.	Summary of Mitigation Measures	Attachment No. 1
39.	Project Narrative, Received March 21, 2017	Attachment No. 2
40.	Reduced Project Plans, Received January 18, 2018	Attachment No. 3
41.	Code Requirements Letter, dated February 15, 2018	Attachment No. 4

ATTACHMENT NO. 1
SUMMARY OF MITIGATION MEASURES

DESCRIPTION OF IMPACT	MITIGATION MEASURES
<p>AESTHETICS</p> <p><i>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</i></p>	<p>AES-1 The applicant shall provide an updated arborist report documenting all existing trees to be removed including all trees within the existing Franklin Park area, within the closed school site, and within the parkway. Said report shall identify the size and health of the existing trees. Prior to any tree removal, the applicant shall obtain a permit from the Public Works Department for any proposed activity that may disturb existing trees on the project site. A landscape plan demonstrating compliance with current code requirements and the replacement of any existing mature healthy trees to be removed at a minimum 2:1 ratio with 36-inch box that is equivalent in species type as required by the Parks, Tree, and Landscape Division shall be submitted to the Public Works Department prior to issuance of a permit to remove and/or plant trees. To the extent feasible, trees removed from the existing Franklin Park area shall be replaced within the proposed 1.07-acre park area at a 2:1 ratio.</p>
<p>BIOLOGICAL RESOURCES</p> <p><i>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</i></p> <p><i>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory</i></p>	<p>BIO-1 The applicant shall provide an updated arborist report documenting all existing trees to be removed including all trees within the existing Franklin Park area, within the closed school site, and within the parkway. Said report shall identify the size and health of the existing trees. Prior to any tree removal, the applicant shall obtain a permit from the Public Works Department for any proposed activity that may disturb existing trees on the project site. A landscape plan prepared by a qualified landscape architect demonstrating compliance with current code requirements and the replacement of any existing mature healthy trees to be removed at a minimum 2:1 ratio with 36-inch box that is equivalent in species type as required by the Parks, Tree, and Landscape Division shall be submitted to the Public Works Department prior to issuance of a permit to remove and/or plant trees. To the extent feasible, trees removed from the existing Franklin Park area shall be replaced within the proposed 1.07-acre park area at a 2:1 ratio. The landscape architect shall recommend tree species that would provide suitable roosting habitat for the Monarch butterfly.</p>

DESCRIPTION OF IMPACT	MITIGATION MEASURES
<p><i>wildlife corridors or impede the use of native wildlife nursery sites?</i></p> <p>e) <i>Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</i></p>	<p>BIO-2 To avoid potential impacts to nesting birds, trees and shrubs on the site should not be removed during the nesting season (typically February 1 to August 31). If construction during the nesting season cannot be avoided, the applicant shall provide the City of Huntington Beach proof that a certified and qualified biologist has been retained prior to ground disturbance. Said biologist shall conduct a pre-construction nesting bird survey to search the trees and shrubs on-site for nests prior to their removal (generally within five days). If no nests are found, no further mitigation would be necessary. If a nest is found, it will be avoided/protected with a suitable buffer area until nesting activity has ended (e.g., the young fledged). The diameter of the buffer area will be determined by the biologist, based on the species (some birds are more tolerant than others) and the location of the nest relative to existing off-site and on-site disturbances and conditions. Buffer areas for active nests can range from less than 100 feet and up to 500 feet, but certain construction activities may be allowed within the buffer area at the discretion of the biologist. The buffer area shall be flagged by a qualified biologist and construction personnel shall be instructed to avoid the area until the nest is inactive.</p>
<p>CULTURAL RESOURCES</p> <p>b) <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</i></p> <p>d) <i>Disturb any human remains, including those interred outside of formal cemeteries?</i></p> <p>TRIBAL CULTURAL RESOURCES</p> <p>a) <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource,</i></p>	<p>CR-1 During construction-related ground disturbance activities, the project Applicant will be required to obtain the services of a qualified Native American Monitor(s). Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification (Hazwoper is needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide</p>

DESCRIPTION OF IMPACT	MITIGATION MEASURES
<p><i>defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></p> <p>i) <i>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</i></p> <p>ii) <i>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code</i></p>	<p>insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.</p> <p>Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> <p>CR-2 All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place</p>

DESCRIPTION OF IMPACT	MITIGATION MEASURES
<p><i>Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</i></p>	<p>is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.</p> <p>CR-3 Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (Funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Native American Graves Protection and Repatriation Act (NAGPRA) guidance specifically states that federal agencies will consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items. Therefore, for this project site, it is appropriate to consult with the Gabrieleno Band of Mission Indians – Kizh Nation as recommended by the NAHC.</p> <p>Prior to the start of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the</p>

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

DESCRIPTION OF IMPACT	MITIGATION MEASURES
	<p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>TCR-1 During construction-related ground disturbance activities, the project Applicant will be required to obtain the services of a qualified Native American Monitor(s). Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification (Hawzoper is needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources.</p> <p>Archaeological and Native American monitoring and</p>

DESCRIPTION OF IMPACT	MITIGATION MEASURES
	<p>excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> <p>TCR-2 All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.</p>

DESCRIPTION OF IMPACT	MITIGATION MEASURES
	<p>TCR-3 Prior to the start of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24 hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities are to be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human</p>

DESCRIPTION OF IMPACT	MITIGATION MEASURES
	<p>remains.</p> <p>If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial will be in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the remains.</p> <p>Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>

REVISED
NARRATIVE
3/10/2017

SEA DANCE Residential Subdivision
(Former Franklin School Site)
General Plan Amendment No. 16-001
Zoning Map Amendment No. 16-002
Environmental Assessment No. 16-002
Tentative Tract Map No. 18057
Conditional Use Permit No. 16-031

LOCATION:

14422 Hammon Lane

PROJECT DESCRIPTION:

To develop a Planned Area Development (PAD) consisting of 53 residential lots with sizes that are less than the minimum lot size requirement of the Residential Low Density (RL) Zoning standards. PAD's allow for flexibility in development standards to encourage innovative land use development that achieves quality site planning, design and aesthetically pleasing environments through architectural and landscape improvements. Lot sizes range from 4,179 to 6,759 square feet and perimeter lots (adjacent to existing homes) range in size from 4,977 to 6,759 square feet. The RL Code minimum is 6,000 square feet with 60 feet of frontage. Although the request is for smaller lots, with a minimum frontage of 47 feet, the project has been designed to exceed the minimum 10 foot rear building setbacks for most of the proposed perimeter lots that are adjacent to existing homes directly to the south and east of the project site. The proposed dwelling units will range in size from 2,321 square feet to 3,263 square feet. The proposed units are a one and two story with a maximum height of 30 feet. Each unit will feature four bedrooms and include a two-car enclosed garage and two-car driveway apron, three of the units include a three-car garage. Proposed are three basic unit designs with additional options, depending on the lot location and size. A typical layout and chart has been prepared to describe the various lot sizes and unit models and available options as part of the Architectural drawings.

	No.	Bed	Bath	Size	Height	Parking
Plan 1	14	4	2.5	2,321 sf - 2,328 sf	1 story/22 feet	2 enc./2 open
Plan 2	19	4	3	2,653 sf - 2,790 sf	2 story/26 feet	2 enc./2 open
Plan 3	20	4	3.5	3,017 sf - 3,263 sf	2 story/27 feet	2 enc./2 open*

*Three units with 3 enclosed and 3 open parking spaces

The streets within the project will be privately owned and maintained and will feature a reduced section 36 foot wide curb to curb. The private street sections will be designed with a four foot wide sidewalk meandering between curbside adjacent to and incorporating a six foot wide parkway on both street sides. On-street parking will be provided within the tract to accommodate approximately 23 vehicles, with an additional 35 parking spaces adjacent to the perimeter public streets, to replace the existing 30 spaces today. Private streets, storm drain and sewer system are proposed with public water facilities. An established homeowners association will privately maintain all street, landscaping and onsite storm drain facilities.

The proposal is to dedicate a park site and improve a neighborhood park layout for the City on 1.05 acres. All existing school buildings and site improvements are proposed to be demolished with the project.

REQUEST:

· General Plan Amendment No. 16-001 to amend the existing Land Use Element designation of an 8.75 acre former school site from P(RL) Public with an underlying designation of Residential Low Density to RL - Residential Low Density (7.70 acres) and OS-P Open Space Parks (1.05 acres).

· Zoning Map Amendment No 16-002 to amend the existing zoning designation of an 8.75 acre former school site from PS - Public Semi Public to RL - Residential Low Density (7.70 acres), with a PAD - Planned Area Development Overlay District (Chapter 225 of the HBZSO) and OS-PR Open Space Parks and Recreation Subdistrict (1.05 acres). The PAD overlay will be necessary to address the unique mix of public and private improvements and the variety of residential lot sizes

· Environmental Assessment No. 16-002 with Special Reports addressing Traffic Study, Sewer Study, Geotechnical Analysis, Water Quality and a Preliminary Soils Study.

· Tentative Tract Map No. 18057 to subdivide the 8.75 acre former school site into 53 numbered lots for detached single family homes and 3 lettered lots, for private streets and landscape areas; including a new public park (1.05 acres).

· Conditional Use Permit No. 16-031 to permit the development of a 53 unit single family subdivision, proposed as a Planned Area Development with varying lot sizes (minimum 4,179 square feet to maximum 6,759 square feet and lot widths 47 foot minimum to 60 foot maximum) in lieu of the maximum 6,000 square foot and 60 foot width standards for RL lots. The request is also for a new neighborhood park dedication and improvements consisting of 1.05 acres, in addition to the associated infrastructure and site improvements for the project. The CUP request will serve as the "Area Plan" required by the PAD Code sections.

SURROUNDING USES:

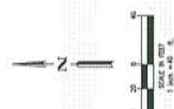
North - Single Family Residential
East - Single Family Residential
South - Single Family Residential
West - Single Family Residential

ENVIRONMENTAL
STATUS:

There are no significant environmental impacts associated with this project. The project site is not within any known hazardous waste and substance site. Environmental Assessment No. 16-002 has been submitted along with special focused studies for review of the potential impacts of the proposed development

LAND USE
COMPATIBILITY:

The proposed project is compatible with existing Single Family housing in the area for the following reasons: The proposed activity will not generate any unusual noise or traffic; or unusual demands on the City's infrastructure or public services.



POINT	LEVEL	PLACEMENT	TYPE
38	3C	REPO-STRAGE	38
39	3A	REPO-STRAGE	39
40	3A	COASTAL SPANISH	40
41	3B	REPO-STRAGE	41
42	3A	COASTAL SPANISH	42
43	3A	REPO-STRAGE	43
44	3A	COASTAL SPANISH	44
45	3B	REPO-STRAGE	45
46	3A	COASTAL SPANISH	46
47	3B	REPO-STRAGE	47
48	3B	COASTAL SPANISH	48
49	3A	REPO-STRAGE	49
50	3B	COASTAL SPANISH	50
51	3A	REPO-STRAGE	51
52	3A	COASTAL SPANISH	52
53	3A	REPO-STRAGE	53
54	3B	COASTAL SPANISH	54
55	3A	REPO-STRAGE	55
56	3A	COASTAL SPANISH	56
57	3A	REPO-STRAGE	57
58	3A	COASTAL SPANISH	58
59	3A	REPO-STRAGE	59
60	3A	COASTAL SPANISH	60
61	3A	REPO-STRAGE	61
62	3A	COASTAL SPANISH	62
63	3A	REPO-STRAGE	63
64	3A	COASTAL SPANISH	64
65	3A	REPO-STRAGE	65
66	3A	COASTAL SPANISH	66
67	3A	REPO-STRAGE	67
68	3A	COASTAL SPANISH	68
69	3A	REPO-STRAGE	69
70	3A	COASTAL SPANISH	70
71	3A	REPO-STRAGE	71
72	3A	COASTAL SPANISH	72
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74	3A	COASTAL SPANISH	74
75	3A	REPO-STRAGE	75
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77	3A	REPO-STRAGE	77
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87	3A	REPO-STRAGE	87
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92	3A	COASTAL SPANISH	92
93	3A	REPO-STRAGE	93
94	3A	COASTAL SPANISH	94
95	3A	REPO-STRAGE	95
96	3A	COASTAL SPANISH	96
97	3A	REPO-STRAGE	97
98	3A	COASTAL SPANISH	98
99	3A	REPO-STRAGE	99
100	3A	COASTAL SPANISH	100

STREET LEGEND	"A" COASTAL SPANISH	"B" SEASIDE RANCH	"C" BEACH COTTAGE
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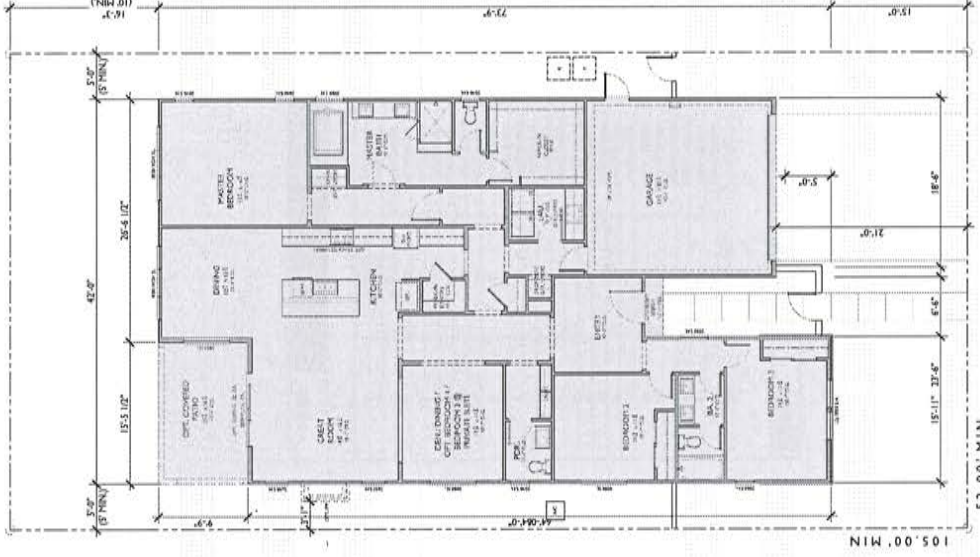
PLAN IA

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	5,460 SQ. FT.	49%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,697 SQ. FT.	52%



PLAN IB

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	5,460 SQ. FT.	49%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,871 SQ. FT.	53%



PLAN IC

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	5,460 SQ. FT.	49%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	2,840 SQ. FT.	52%

LOT COVERAGE EXHIBIT - PLAN I

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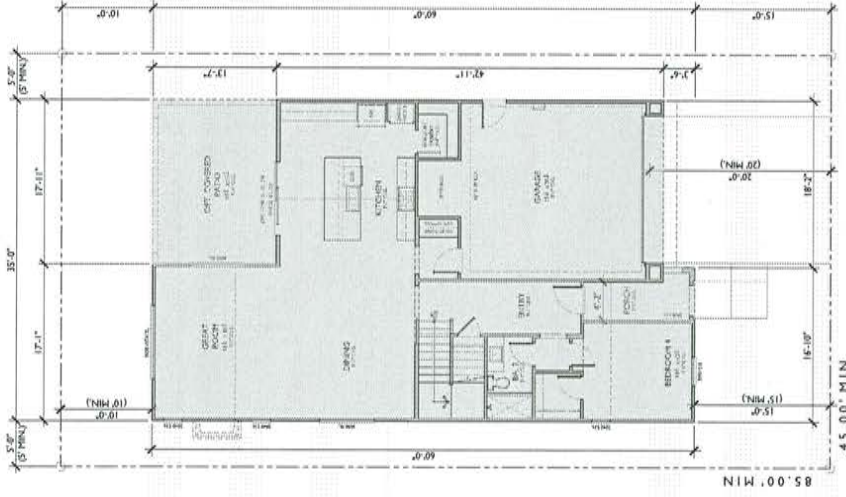
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100% COMPLETE

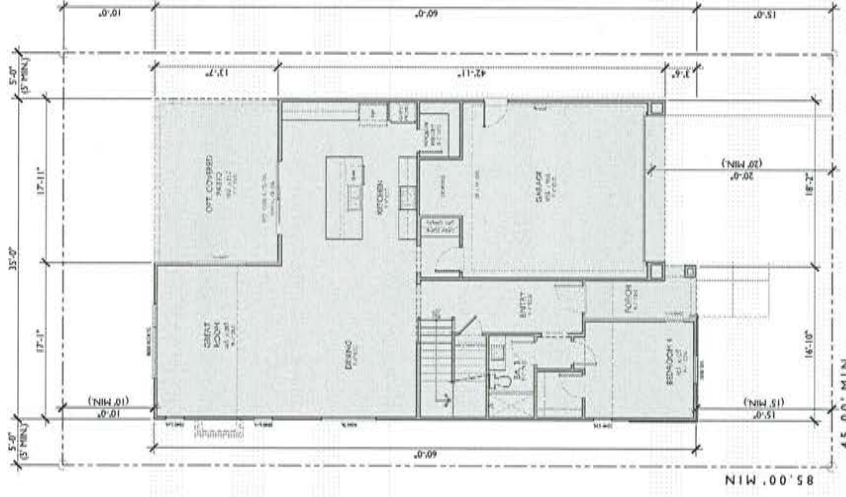
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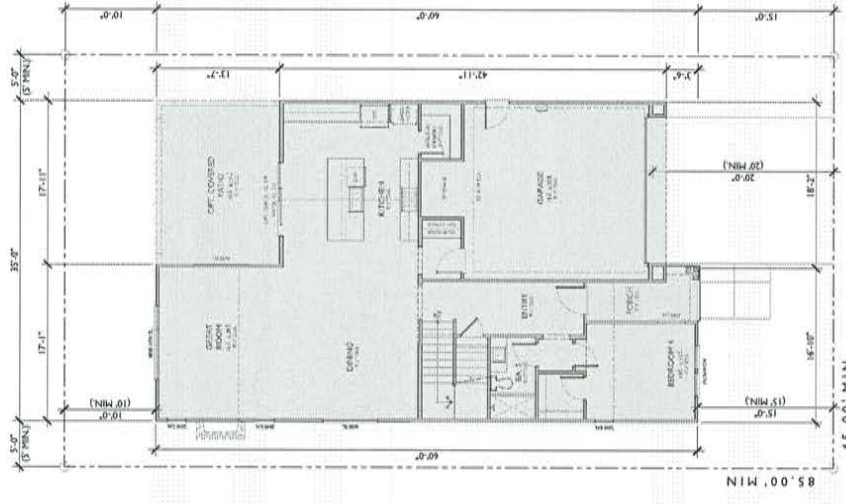
PLAN 2A

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	3,825 SQ. FT.	45%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	1,736 SQ. FT.	53%



PLAN 2B

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	3,825 SQ. FT.	45%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	1,736 SQ. FT.	53%



PLAN 2C

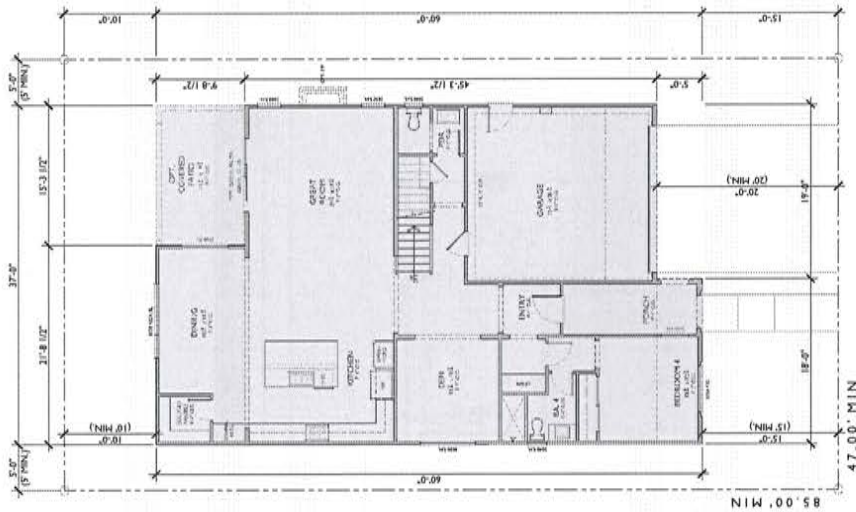
MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	3,825 SQ. FT.	45%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	1,736 SQ. FT.	53%

LOT COVERAGE EXHIBIT - PLAN 2

FRANKLIN SCHOOL SITE

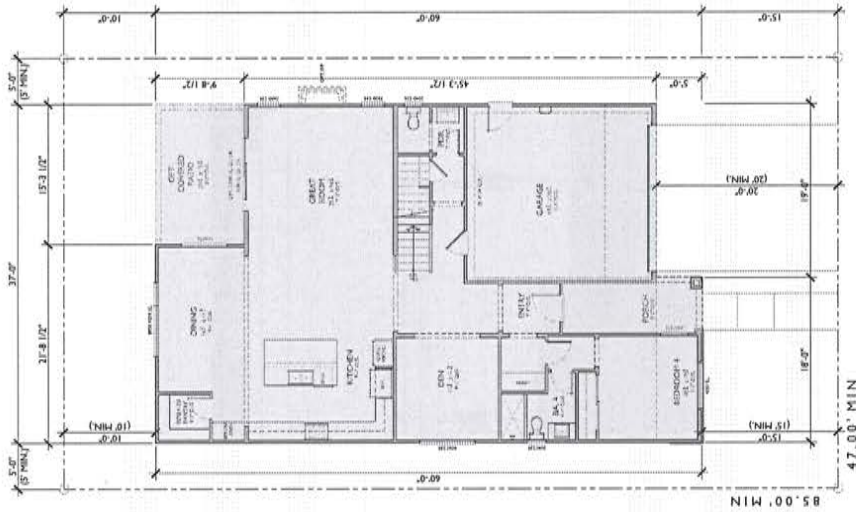
Huntington Beach, California
667-17196

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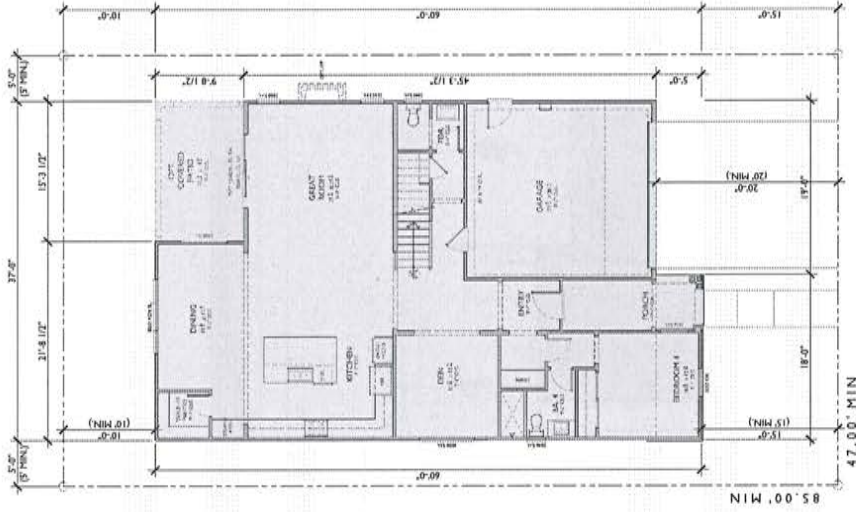
PLAN 3A

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	3,995 SQ. FT.	47%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	1,890 SQ. FT.	47%
	2,125 SQ. FT.	53%



PLAN 3B

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	3,995 SQ. FT.	47%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	1,890 SQ. FT.	47%
	2,125 SQ. FT.	53%



PLAN 3C

MINIMUM LOT AREA	AREA	COVERAGE
FLOOR AREA (LIVING + GARAGE)	3,995 SQ. FT.	47%
FLOOR AREA (LIVING + GARAGE + COVERED OUTDOOR SPACES)	1,890 SQ. FT.	47%
	2,125 SQ. FT.	53%

LOT COVERAGE EXHIBIT - PLAN 3

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Huntington Beach, California

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	PLAN 1A	PLAN 1B	PLAN 1C	PLAN 1A	PLAN 1B	PLAN 1C	PLAN 1A	PLAN 1B	PLAN 1C	PLAN 1A	PLAN 1B	PLAN 1C
1ST FLOOR	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291
2ND FLOOR	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291
TOTAL LIVING	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291	2,291
GARAGE	405	405	405	437	437	437	404	404	404	404	404	404
PORCH	13	25	13	61	61	61	87	87	87	87	87	87
OPT. COVERED												
PATIO	151	151	151	243	243	243	148	148	148	148	148	148
TOTAL FOOTPRINT	2,860	2,872	2,860	2,009	2,009	2,009	2,124	2,124	2,124	2,124	2,124	2,124

NOTE: The reduced lot area will be modified through the PAD Overlay

LOT	LOT WIDTH	LOT SQ. FT.	PLAN 1			PLAN 2			PLAN 3		
			LIVING, GARAGE, COVERED ENTRY (SQ.FT.)	COVERED OUTDOOR SPACES (SQ.FT.)	COVERED OUTDOOR SPACES	LIVING & GARAGE (SQ.FT.)	COVERED OUTDOOR SPACES	COVERED OUTDOOR SPACES	LIVING & GARAGE (SQ.FT.)	COVERED OUTDOOR SPACES	COVERED OUTDOOR SPACES
1	50'	5,170			52% (1A & 1C)	1,736	34%	2,036			
2	52'	5,477	2,710	49%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
3	47'	4,991			52% (1B)						
4	52'	5,500	2,710	49%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
5	47'	4,981			52% (1C)						
6	52'	5,522	2,710	49%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
7	45'	4,788			52% (1C)						
8	52'	5,541	2,710	49%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
9	47'	5,023			51% (1A & 1B)						
10	52'	5,619	2,710	48%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
11	50.4'	5,021			51% (1C)						
12	45'	4,500			49% (1A & 1B)						
13	52'	5,664	2,710	46%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
14	45'	4,751			49% (1C)						
15	52'	5,460	2,710	50%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
16	47'	4,935			53% (1C)						
17	52'	5,462	2,710	50%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
18	45'	5,011			52% (1A & 1B)						
19	52'	5,423			53% (1C)						
20	45'	4,870			51% (1C)						
21	47'	4,042			49% (1A & 1B)						
22	50'	4,752			51% (1C)						
23	45'	4,365			49% (1C)						
24	47'	4,599			51% (1C)						
25	45'	4,365			51% (1C)						
26	47'	4,559			51% (1C)						
27	45'	4,365			51% (1C)						
28	47'	4,559			51% (1C)						
29	45'	4,365			51% (1C)						
30	52'	5,458			51% (1C)						
31	52'	5,455			51% (1C)						
32	45'	4,365			51% (1C)						
33	47'	4,559			51% (1C)						
34	45'	4,365			51% (1C)						
35	47'	4,559			51% (1C)						
36	45'	4,365			51% (1C)						
37	47'	4,559			51% (1C)						
38	45'	4,365			51% (1C)						
39	52'	5,459			51% (1C)						
40	45'	4,365			51% (1C)						
41	47'	4,559			51% (1C)						
42	45'	4,310			51% (1C)						
43	47'	4,507			51% (1C)						
44	45'	4,322			51% (1C)						
45	47'	4,518			51% (1C)						
46	61'	6,441	2,710	41%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
47	45'	4,877			51% (1C)						
48	52'	5,635	2,710	48%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
49	47'	5,093			51% (1C)						
50	48'	4,877			51% (1C)						
51	52'	5,635	2,710	48%	2,860 (1A & 1C)	1,736	34%	2,036	1,890	38%	2,125
52	45'	4,877			51% (1C)						
53	50'	5,418			51% (1C)						

AVERAGE	PLAN 1	PLAN 2	PLAN 3
	48%	44%	45%
	38%	40%	45%

LOT COVERAGE & AREA SUMMARY

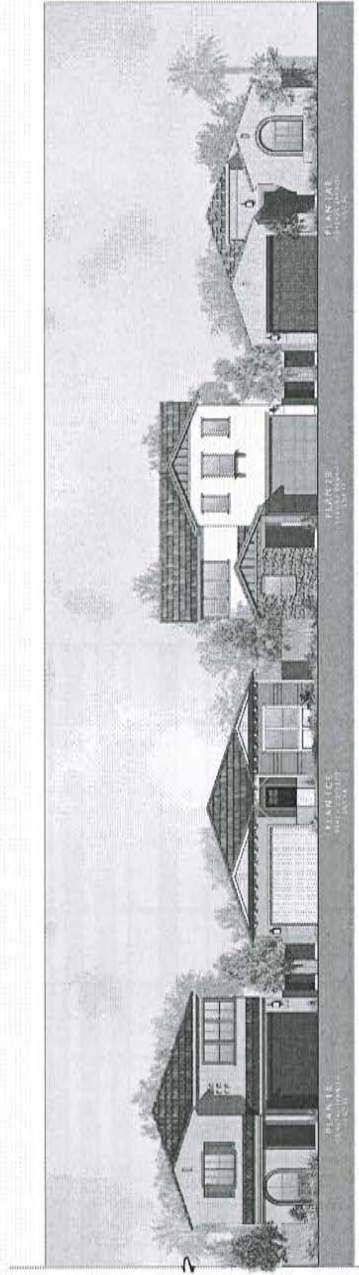
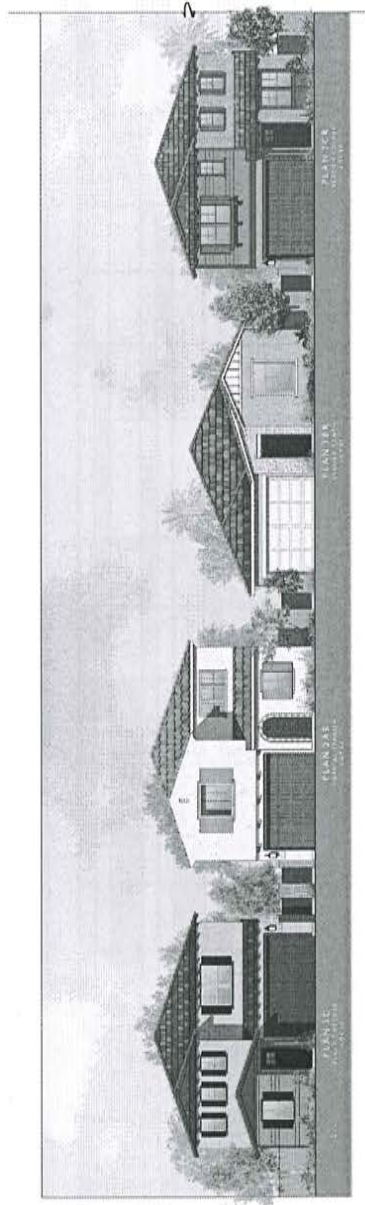
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02.28.18





STREET SCENE - SANDS DRIVE

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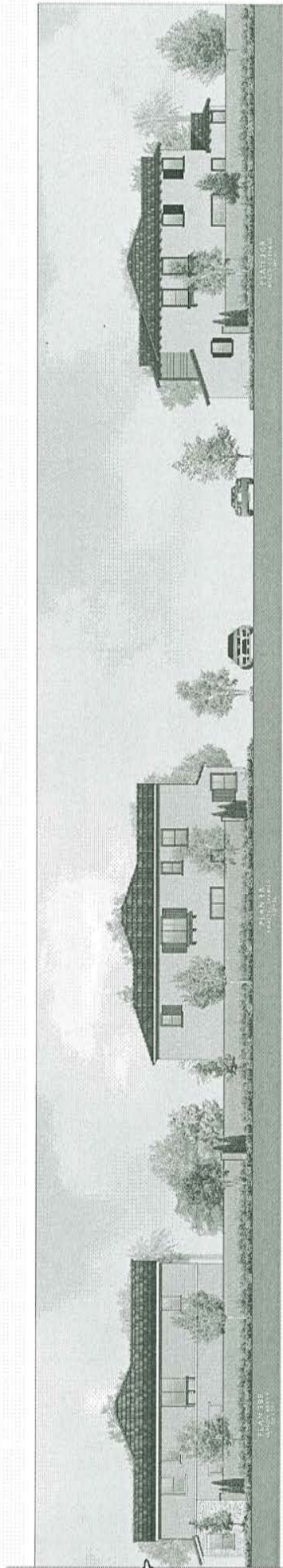
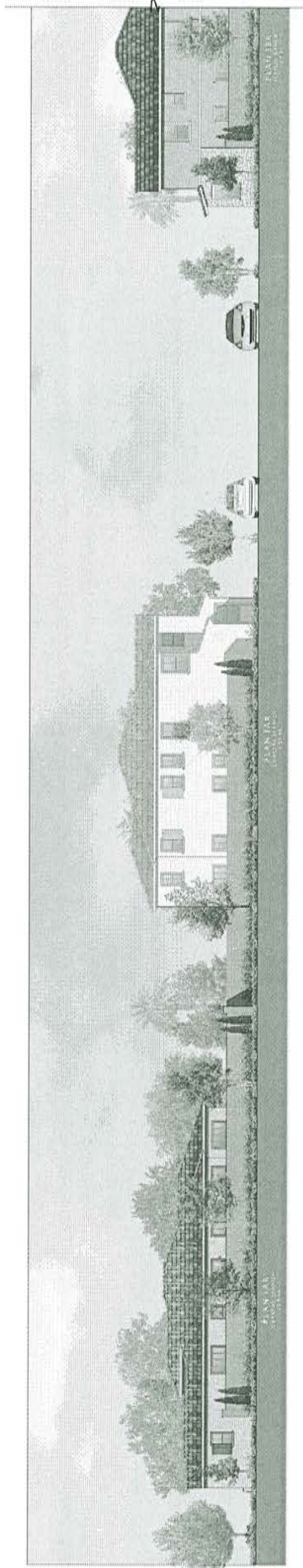
1875213111
www.bassenianlagoni.com



667.17196

02.16.18





STREET SCENE - HAMMON DRIVE FRANKLIN SCHOOL SITE

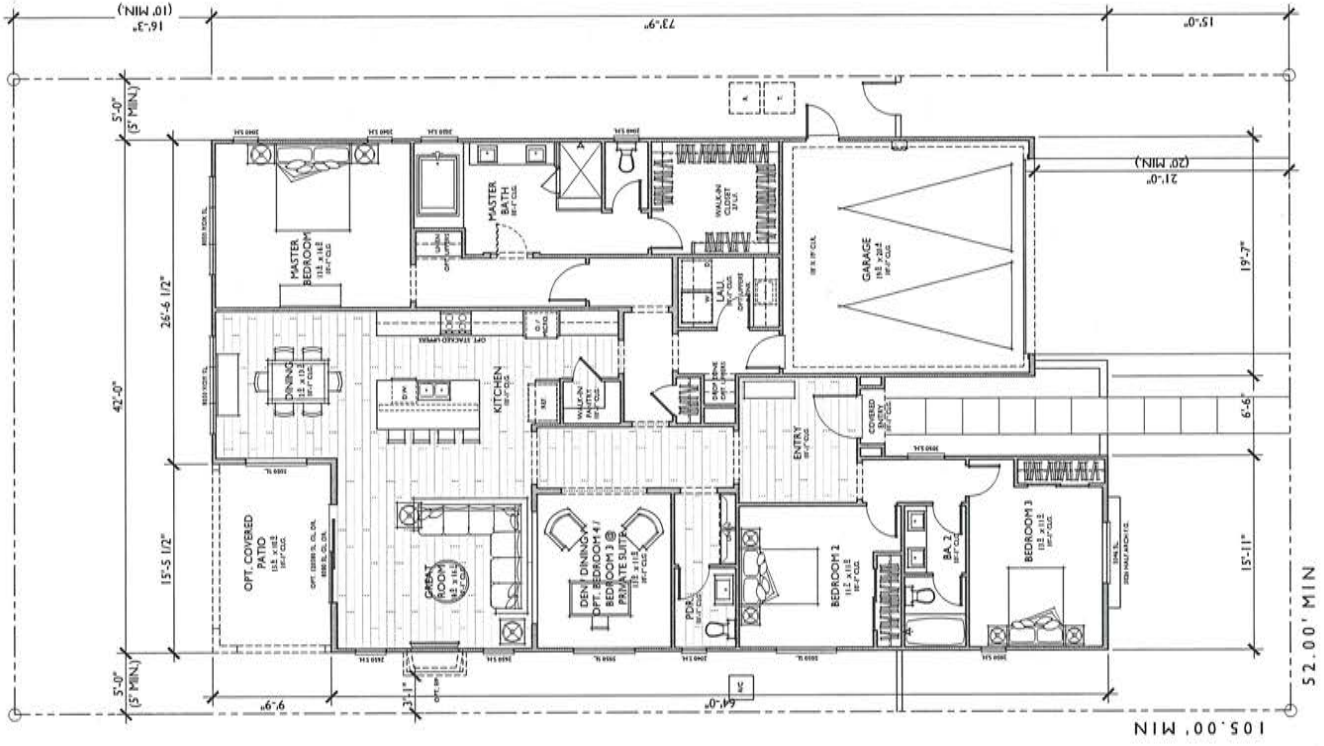
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02.26.18

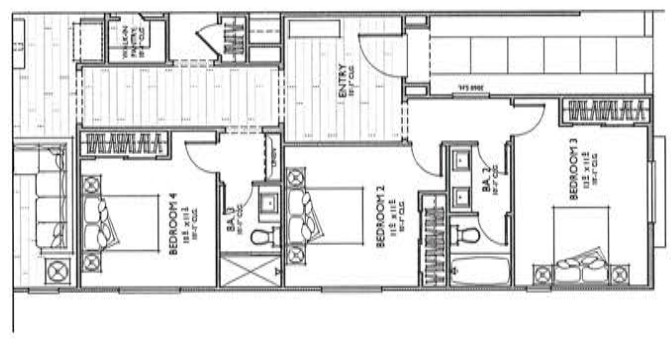
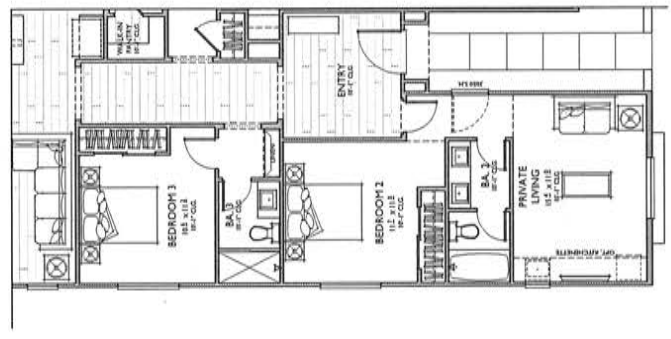


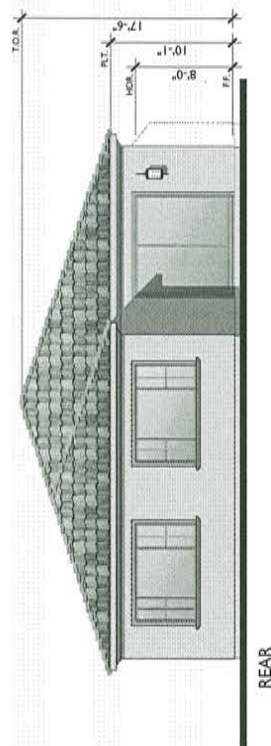
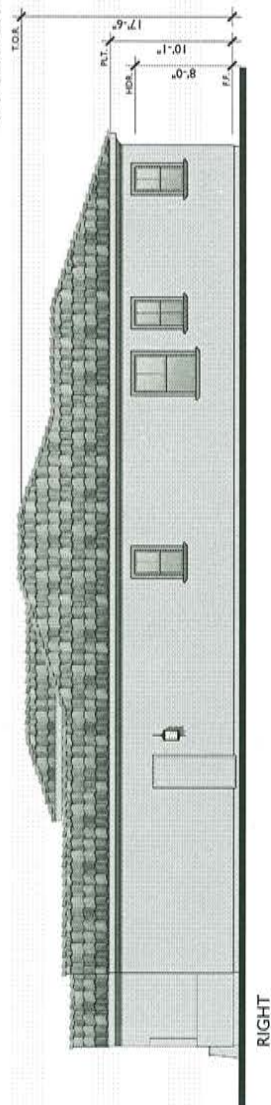
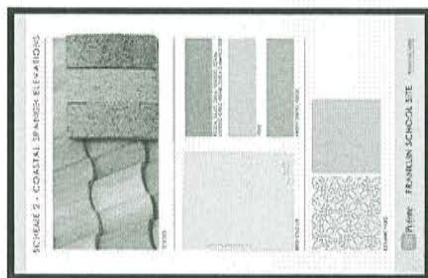
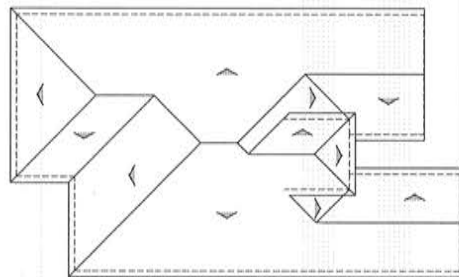
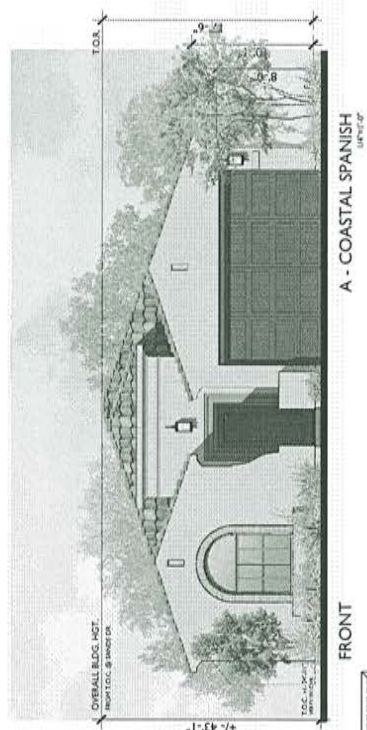
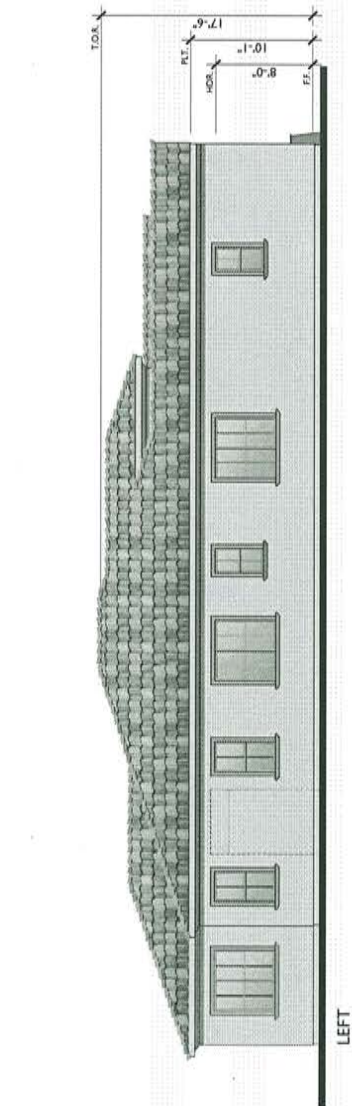


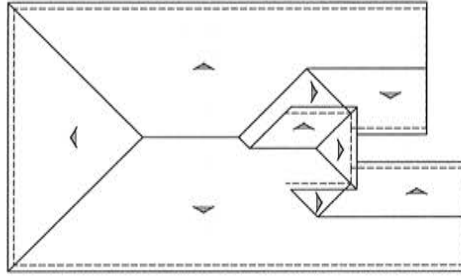
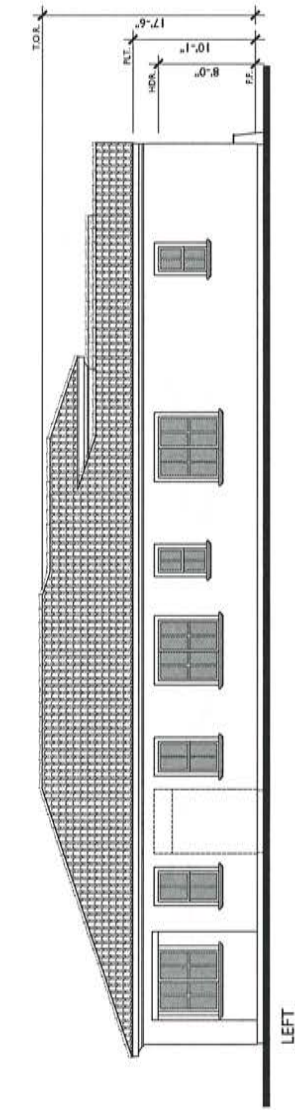
PLAN 1A
2,291 SQ. FT.
 TARGET: 2,300 SQ. FT.
 3 BEDROOMS / 1.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,291 SQ. FT.
TOTAL	2,291 SQ. FT.
2 - CAR GARAGE	405 SQ. FT.
OPT. COVERED PATIO	151 SQ. FT.
COVERED ENTRY	13 SQ. FT.
LOT COVERAGE - COVERED ENTRY	50%
LOT COVERAGE - COVERED PATIO	52%

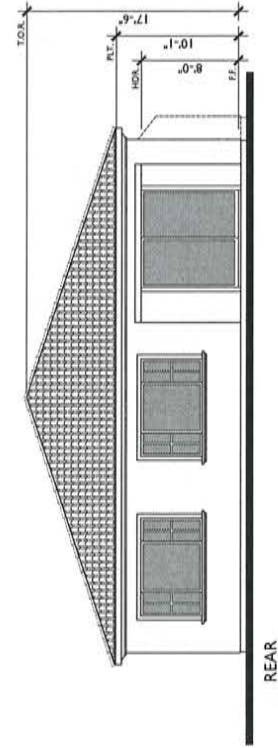
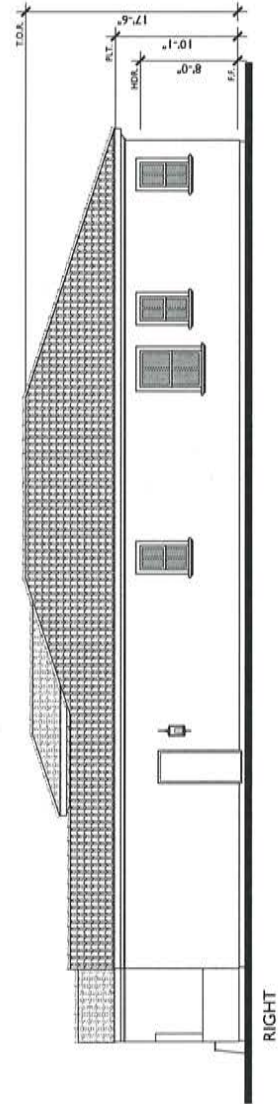
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION







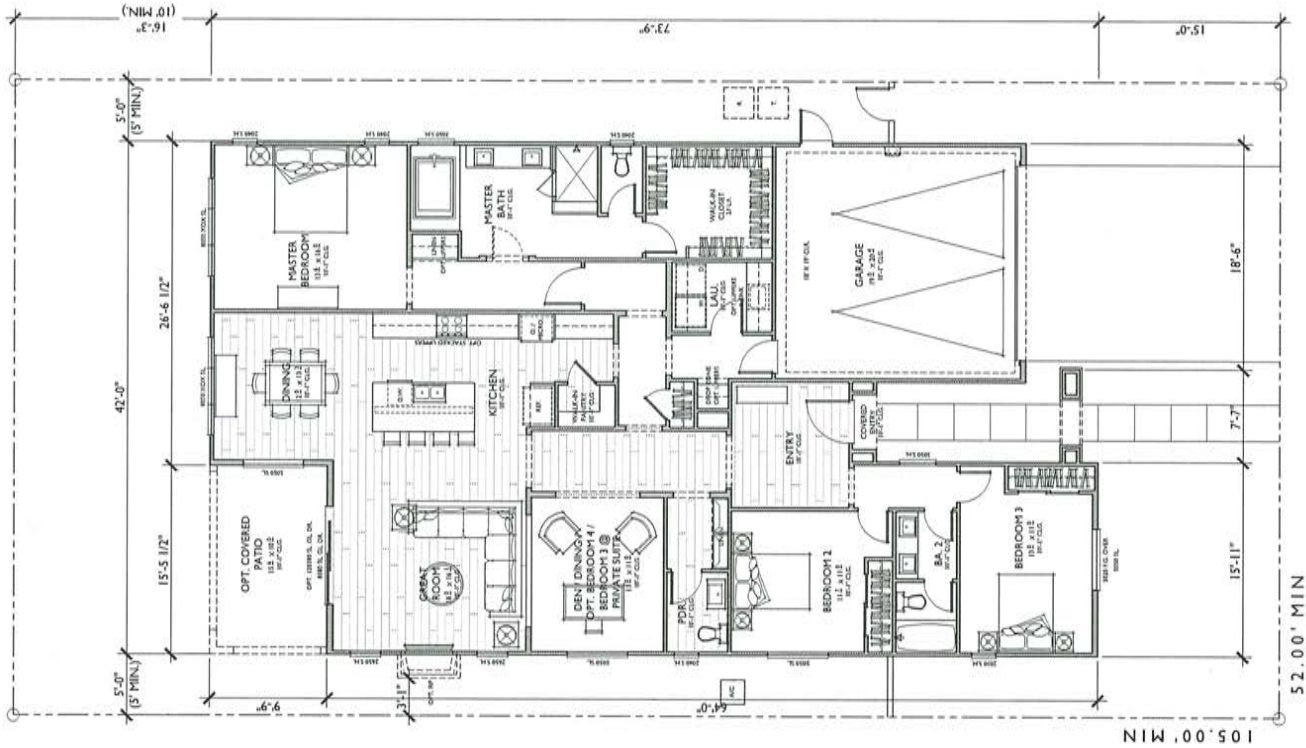
ROOF PLAN AT OPT. COVERED PATIO
 PITCH: 4:12
 DRAIN: 1:12
 EAVE: 12"
 ROOF MATERIAL: CONCRETE TILE



PLAN 1A - W/ OPT. COVERED PATIO
 Coastal Spanish Elevation
FRANKLIN SCHOOL SITE

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 2020 AIA 2021 National Design Award

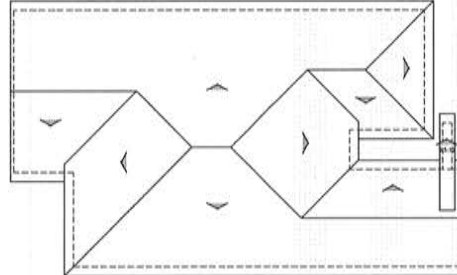
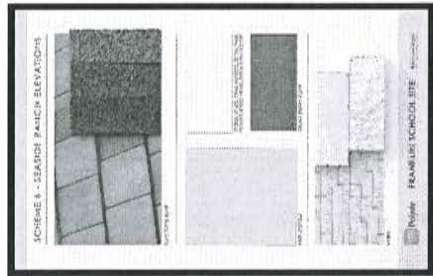
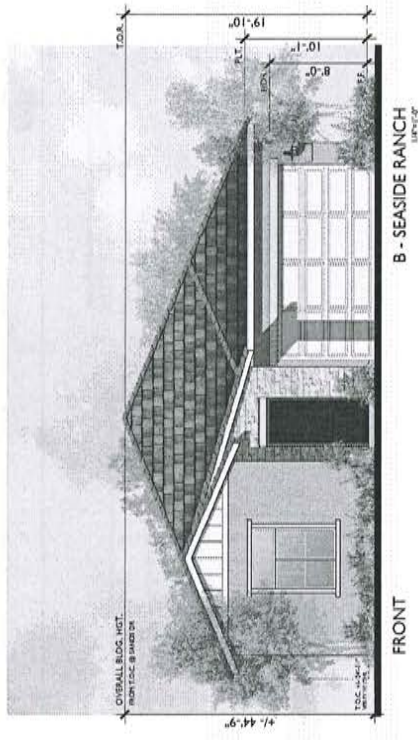
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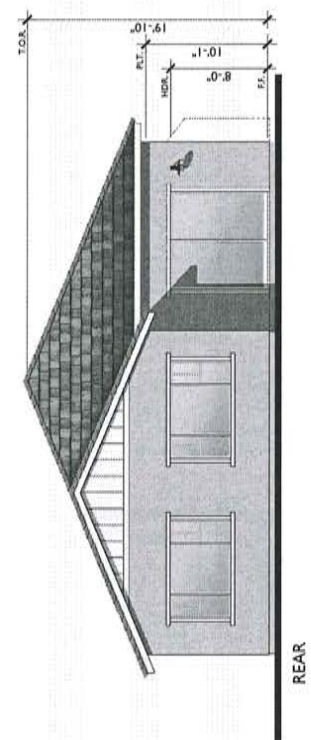
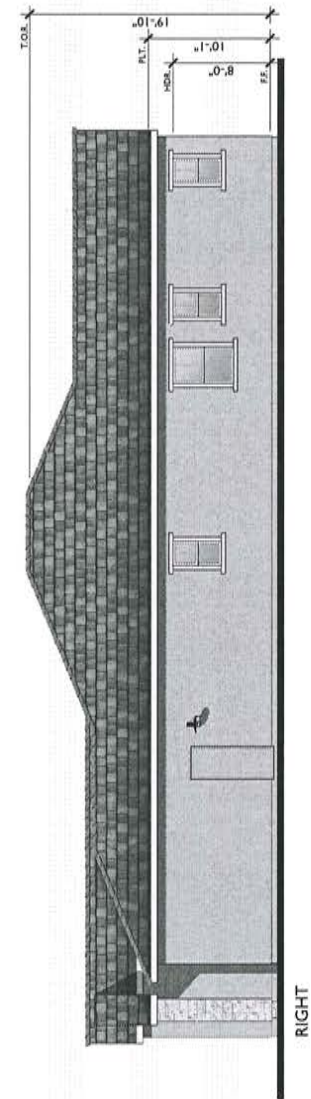
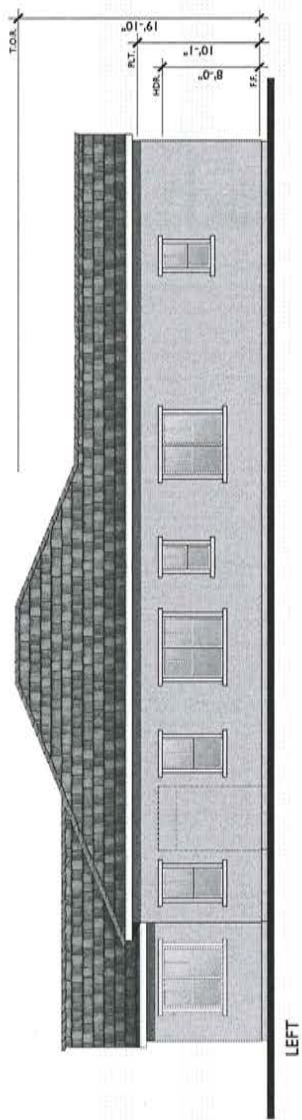
PLAN 1B
2,291 SQ. FT.
 TARGET: 2,300 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

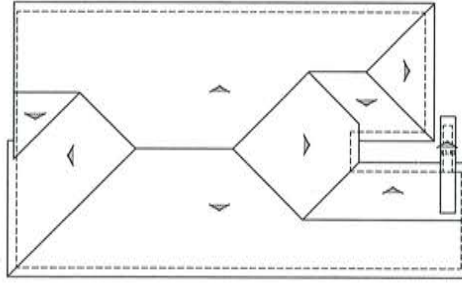
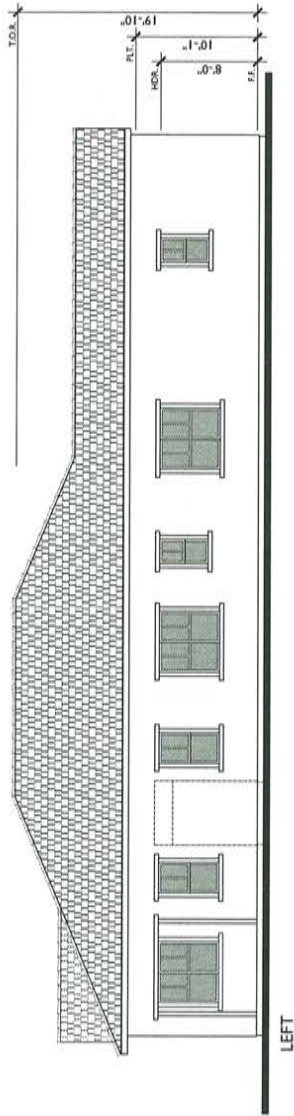
FLOOR AREA TABLE	
1ST FLOOR	2,291 SQ. FT.
TOTAL	2,291 SQ. FT.
2 - CAR GARAGE	405 SQ. FT.
OPT. COVERED PATIO	151 SQ. FT.
COVERED ENTRY	13 SQ. FT.
LOT COVERAGE - COVERED ENTRY	50%
LOT COVERAGE - COVERED PATIO	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

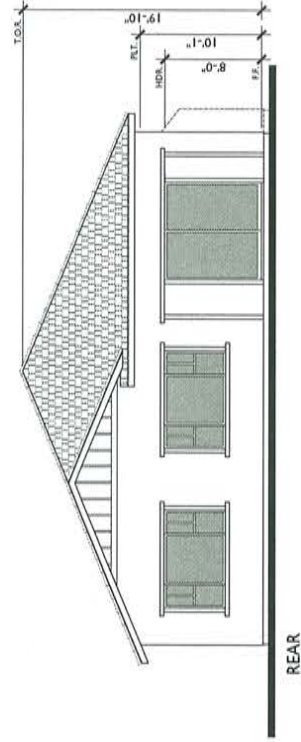
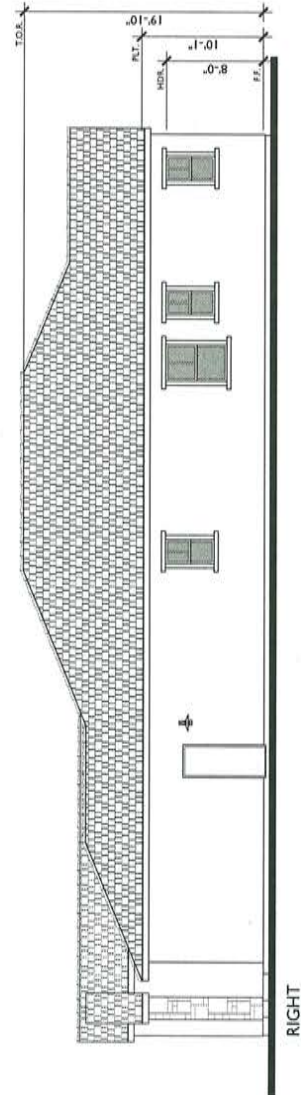


ROOF PLAN
 1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"





ROOF PLAN AT OPT. COVERED PATIO
 PITCH: 3:12 UNIFORM
 RAISE: 8"
 ROOF MATERIAL: FLAT CONCRETE TILE



PLAN 1B - W/ OPT. COVERED PATIO

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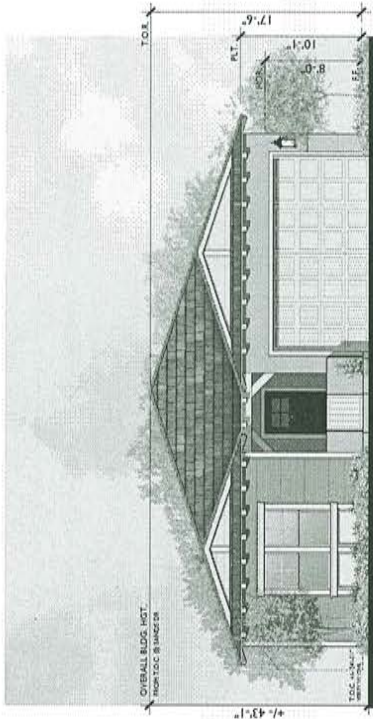
Sesside Ranch Elevation
FRANKLIN SCHOOL SITE

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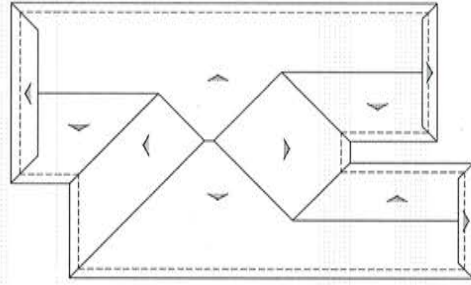
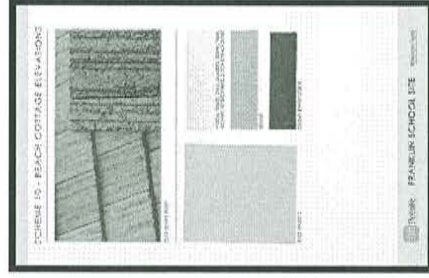
02.24.18



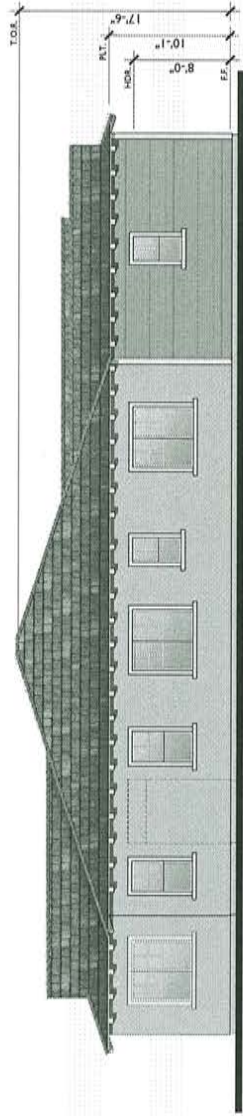


FRONT

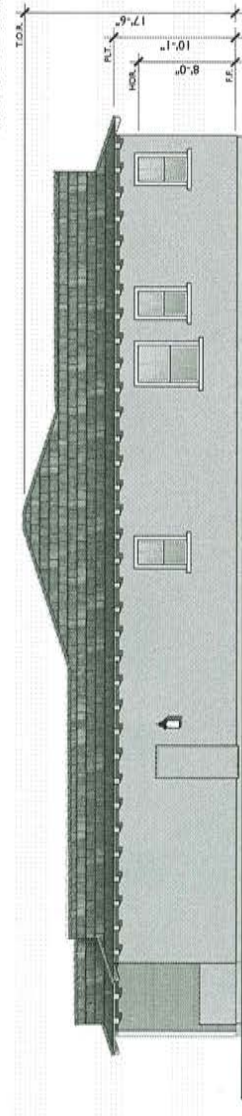
C - BEACH COTTAGE



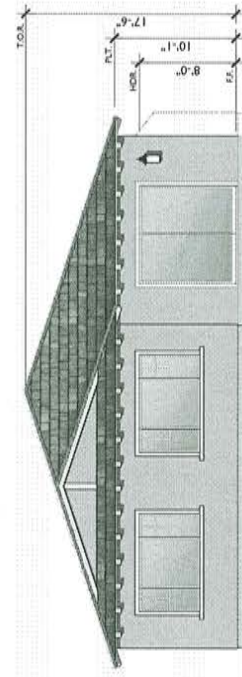
ROOF PLAN
PITCH: 4/12
RAISE: 5"
ROOF MATERIAL: FLAT CONCRETE TILE



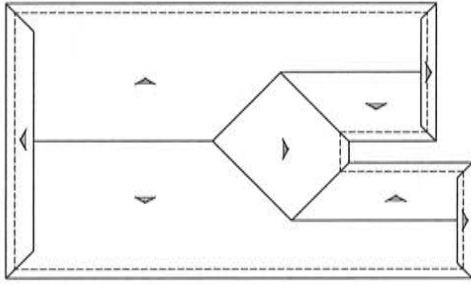
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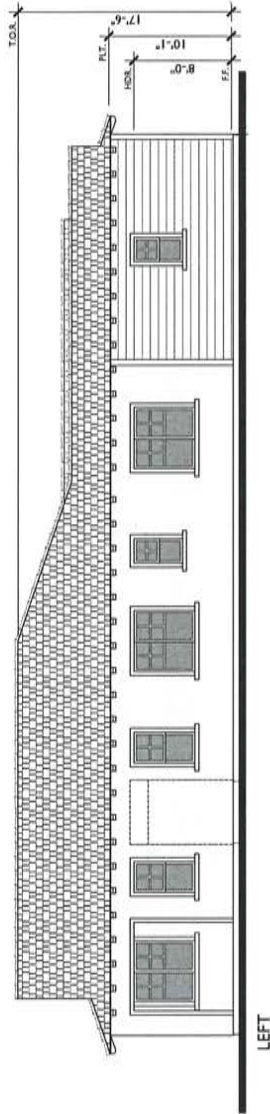
RIGHT



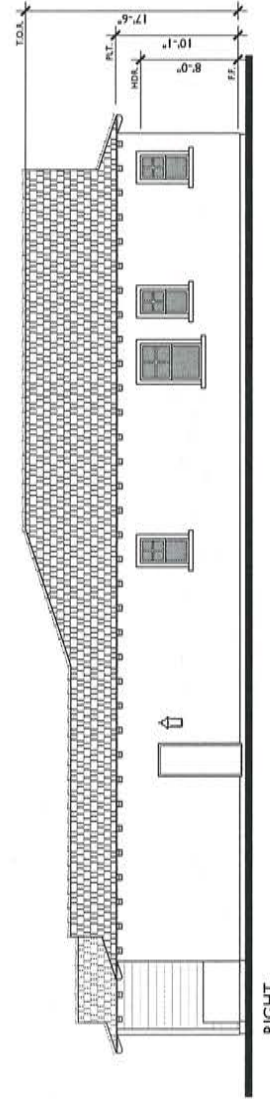
REAR



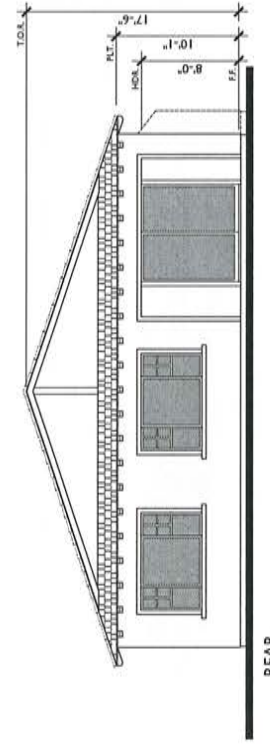
ROOF PLAN AT OPT. COVERED PATIO
 PITCH: 4:12
 DORMER: 8' x 10'
 ROOF MATERIAL: FLAT CONCRETE TILE



LEFT



RIGHT



REAR

PLAN 1C - W/ OPT. COVERED PATIO
 Beach Cottage Elevation
 FRANKLIN SCHOOL SITE

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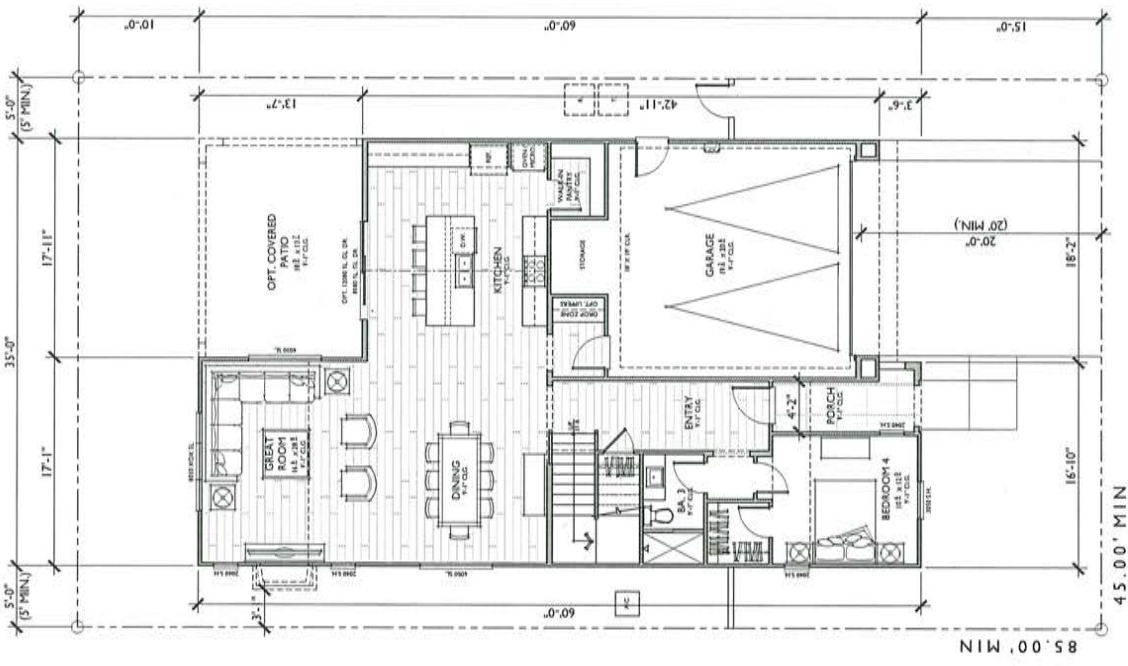
667.17196

PLAN 2A
Reflects Coastal Spanish Elevation
FRANKLIN SCHOOL SITE

Huntington Beach, California
667.17196



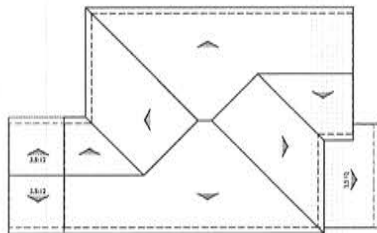
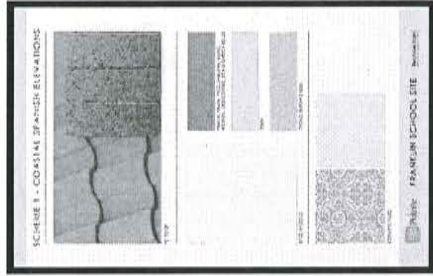
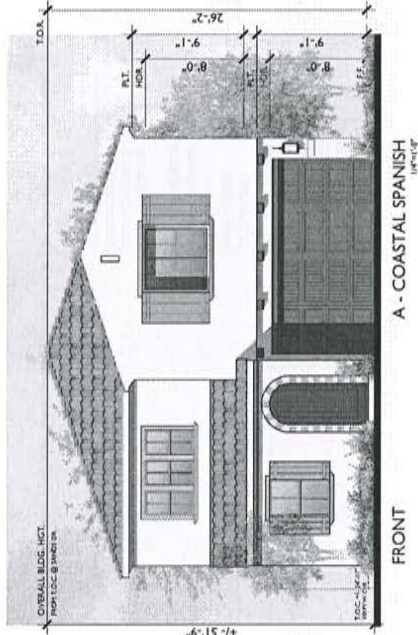
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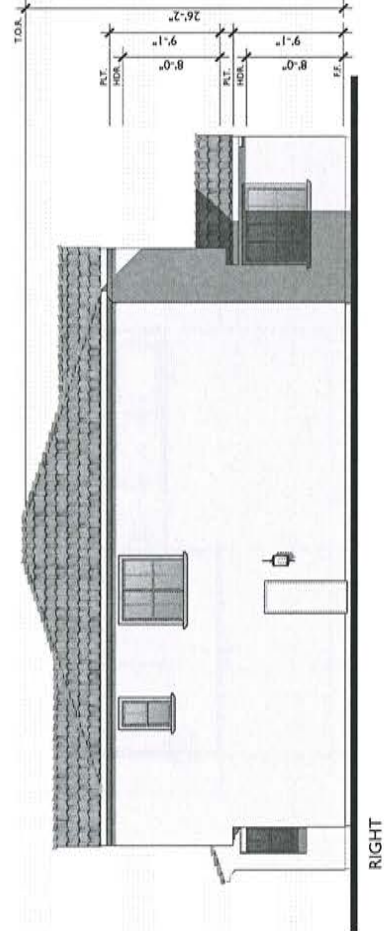
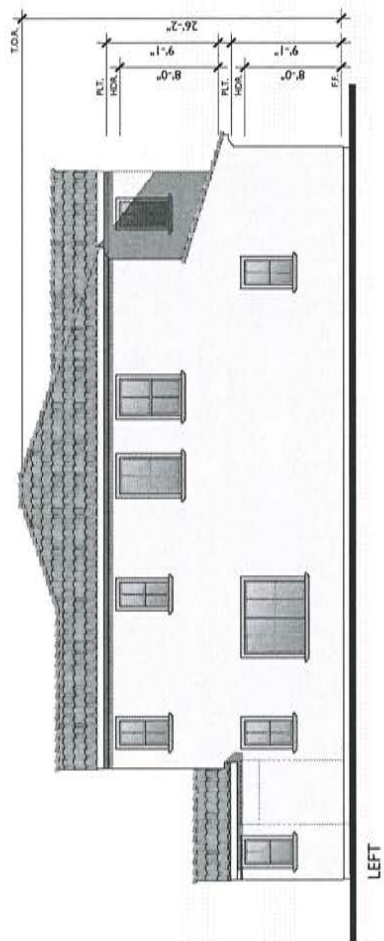
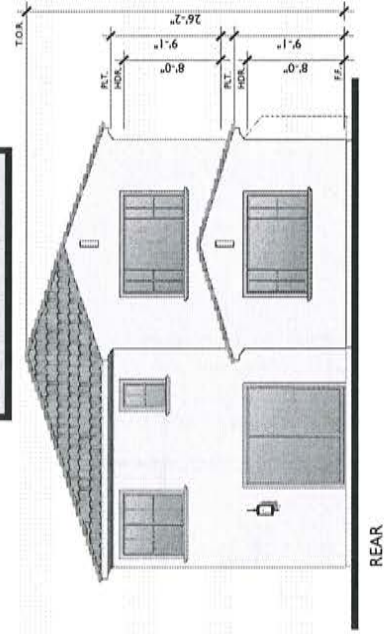
PLAN 2A
2,686 SQ. FT.
TARGET: 2,600 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

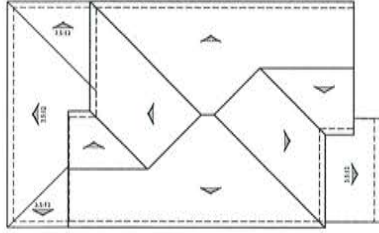
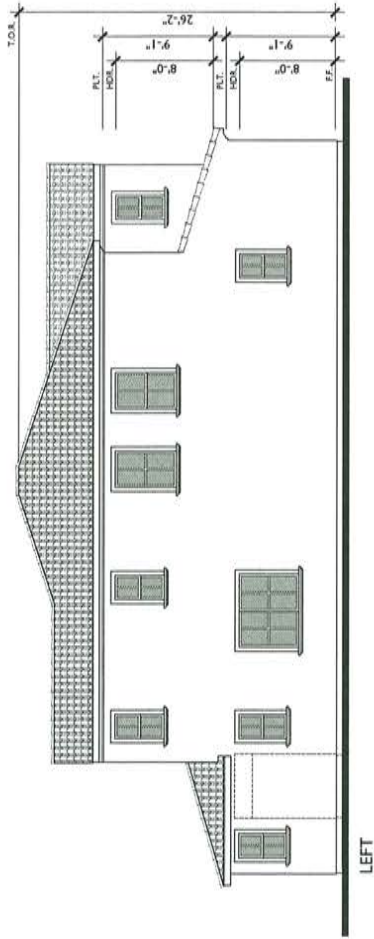
FLOOR AREA TABLE	
1ST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. COVERED PATIO	243 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE - COVERED	45%
OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

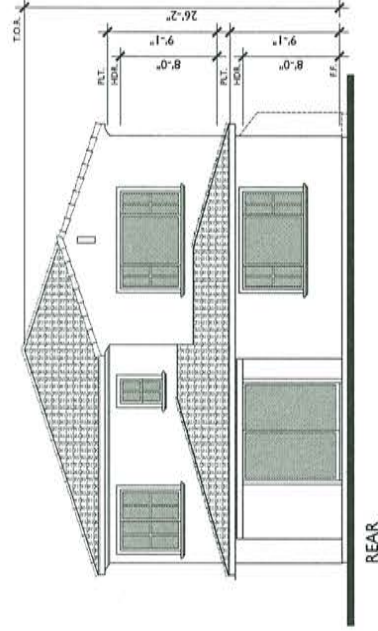
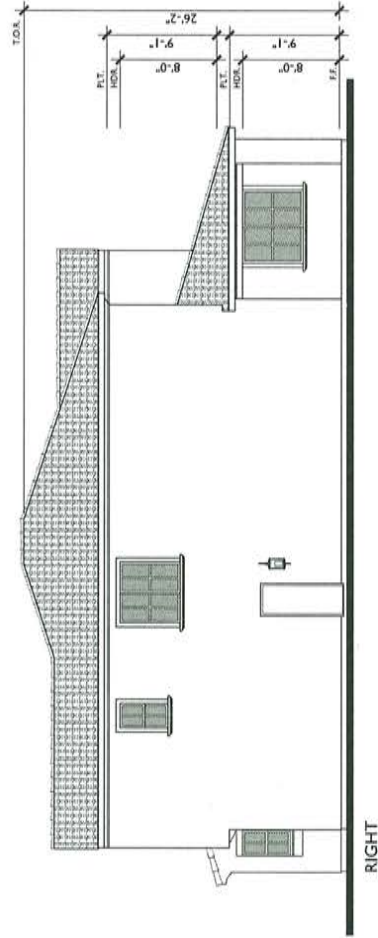


ROOF PLAN
PITCH 4:12
DRAINAGE: NORTH
EAVE 12"
ROOF MATERIAL: CONCRETE TILE





ROOF PLAN W/ OPT. COVERED PATIO
 PITCH 4/12
 RAISE TIGHT
 ROOF MATERIAL: CONCRETE T-TEE



PLAN 2A - W/ OPT. COVERED PATIO
 Coastal Spanish Elevation
FRANKLIN SCHOOL SITE

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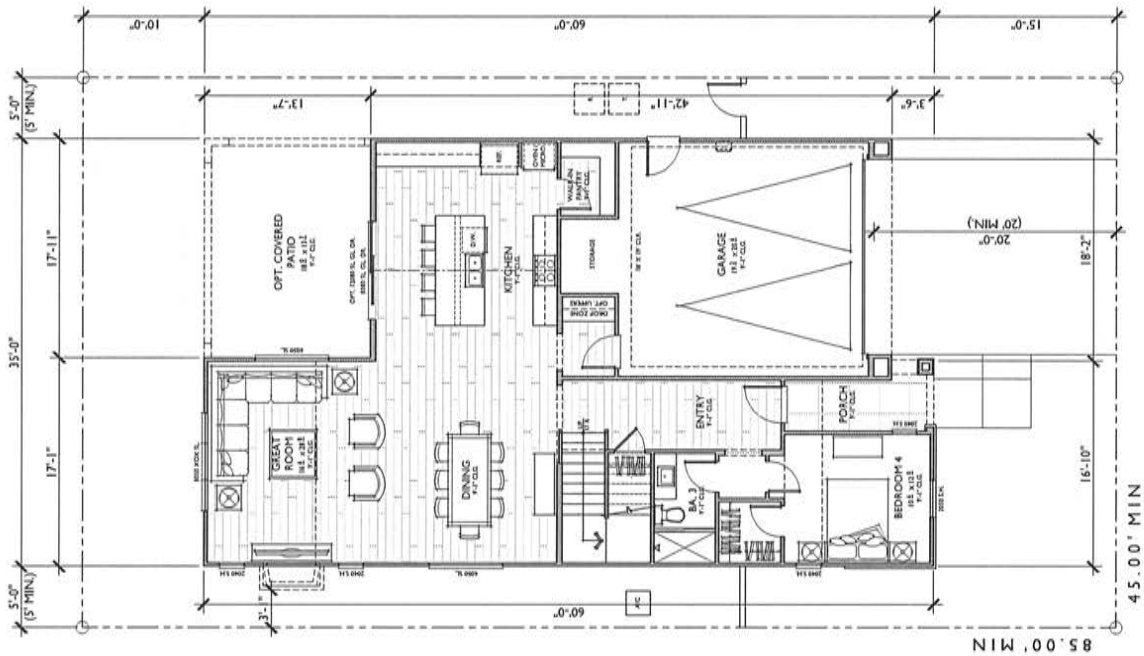
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01.16.18

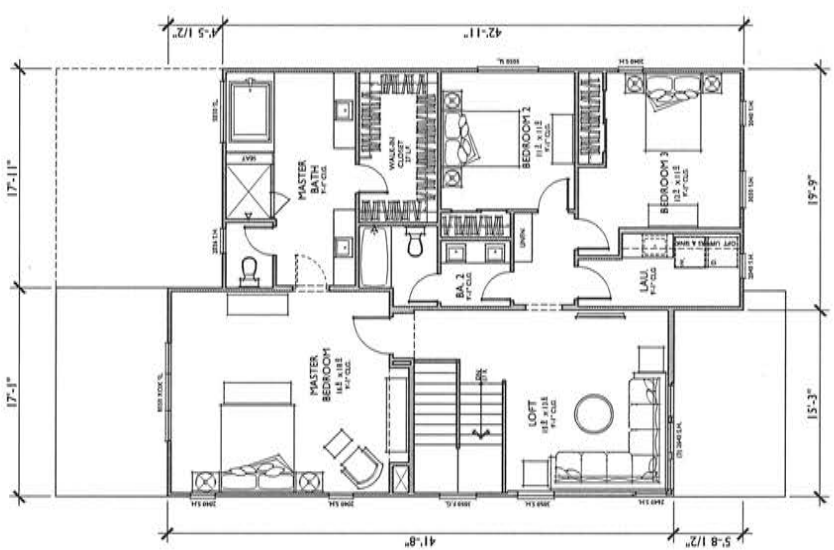




PLAN 2B
2,686 SQ. FT.
 TARGET: 2,600 SQ. FT.
 4 BEDROOMS / 3 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. COVERED PATIO	243 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE	45%
LOT COVERAGE - COVERED	53%
OUTDOOR SPACES	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

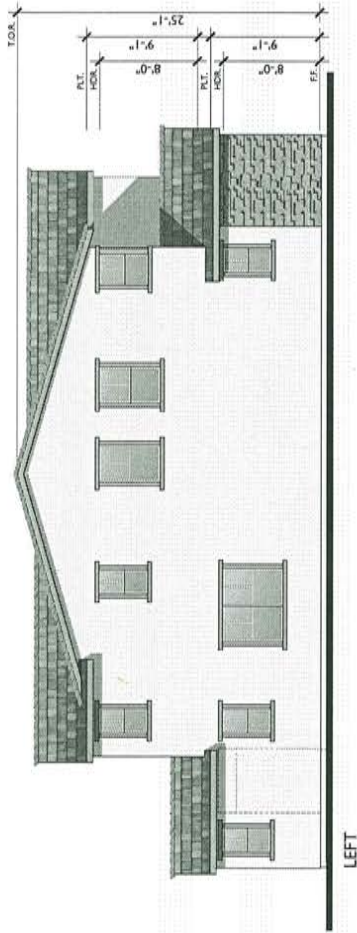


PLAN 2B
 Reflects Seaside Ranch Elevation
FRANKLIN SCHOOL SITE

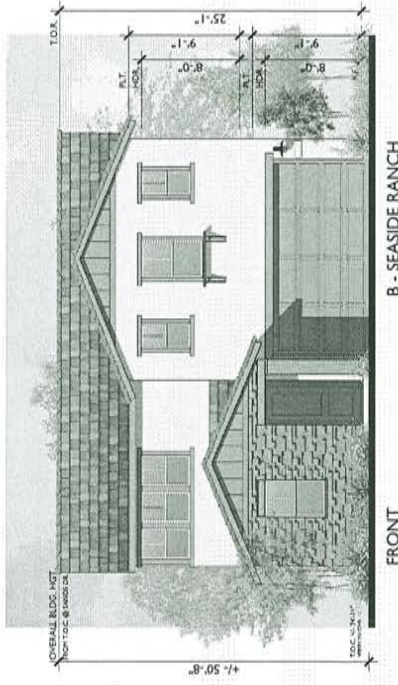
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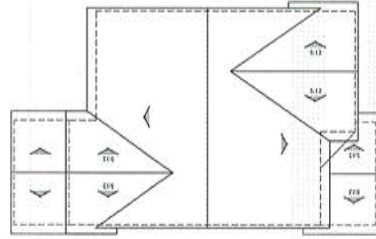


LEFT

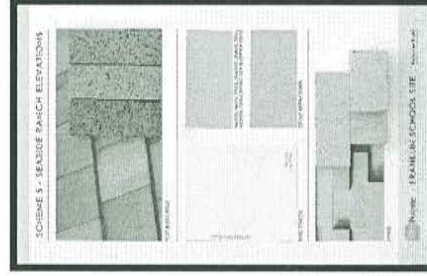


FRONT

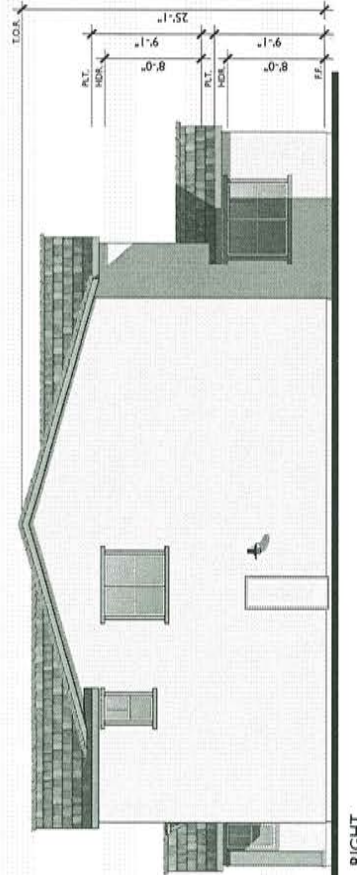
B - SEASIDE RANCH



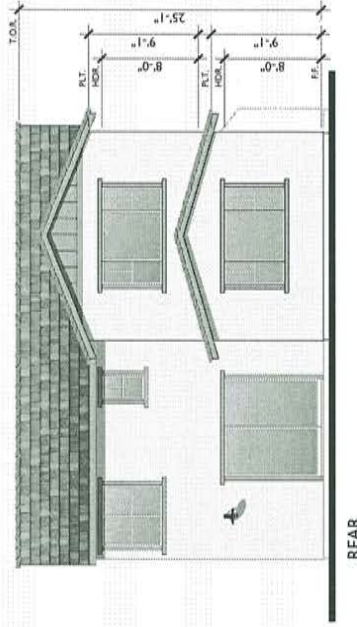
ROOF PLAN
FINISH: FLAT
RAISE 8"
ROOF MATERIAL: FLAT CONCRETE TILE



SCHEME 5 - SEASIDE RANCH ELEVATIONS



RIGHT



REAR

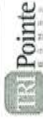
PLAN 2B Seaside Ranch Elevation FRANKLIN SCHOOL SITE

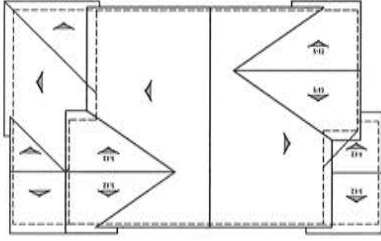
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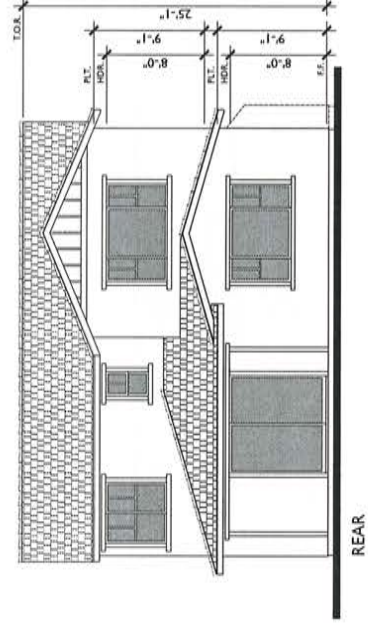
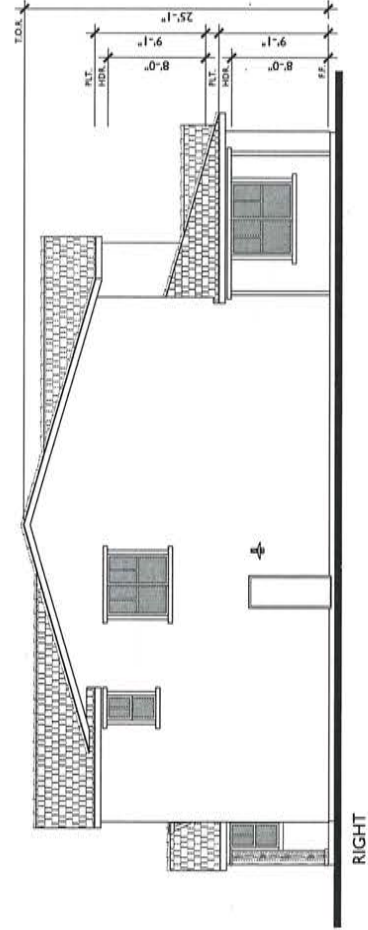
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ROOF PLAN AT OPT. COVERED PATIO
 WORK 15.12
 SCALE 1/8" = 1'-0"
 ROOF MATERIAL: FLAT CONCRETE TILE



PLAN 2B - W/ OPT. COVERED PATIO

Seaside Ranch Elevation
 FRANKLIN SCHOOL SITE

Huntington Beach, California

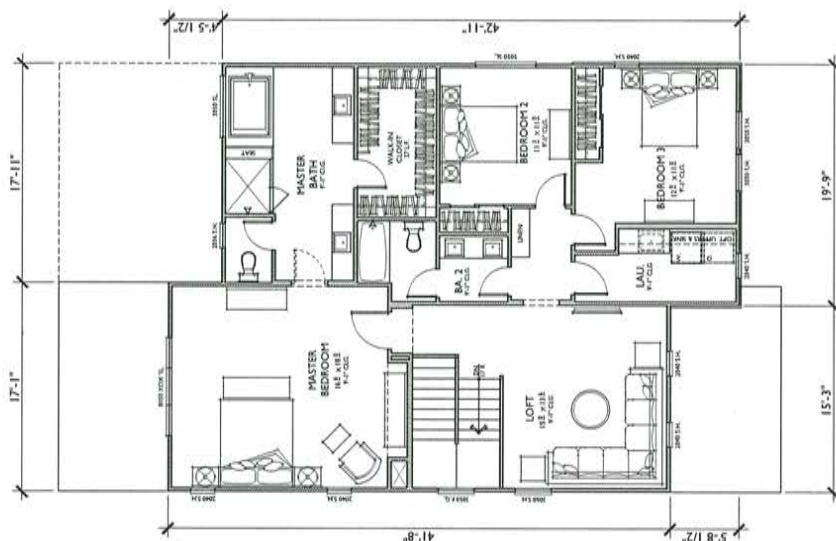
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TARGET: 2,600 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. COVERED PATIO	243 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE	45%
LOT COVERAGE - COVERED	53%
OUTDOOR SPACES	

LOT COVERAGE COVERED
OUTDOOR SPACES

URI Pointe

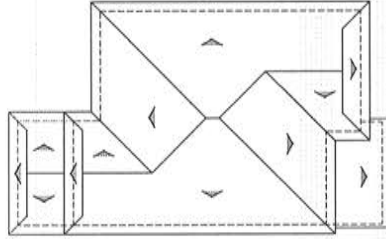
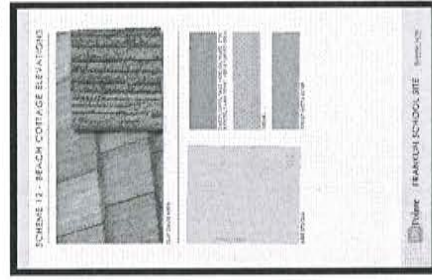
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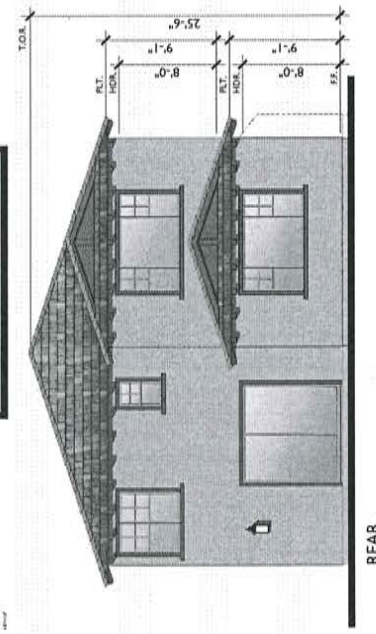
Copyright © 2004 by John Wiley & Sons, Inc.



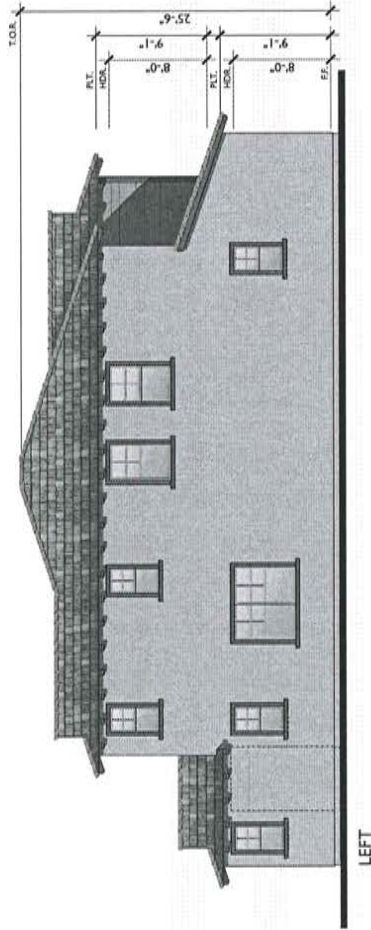
FRONT



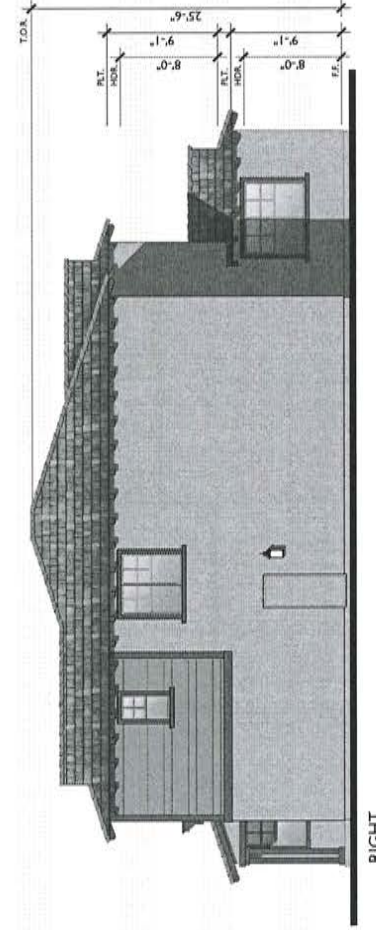
ROOF PLAN



REAR



LEFT



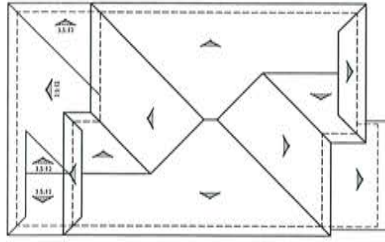
RIGHT

PLAN 2C
Beach Cottage Elevation
FRANKLIN SCHOOL SITE

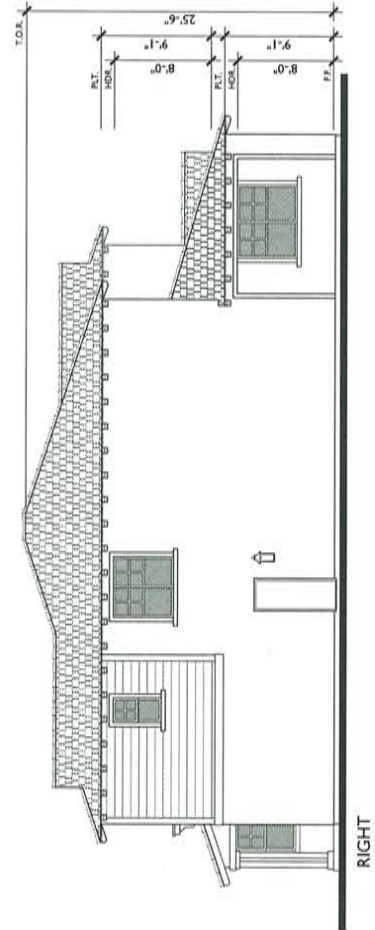
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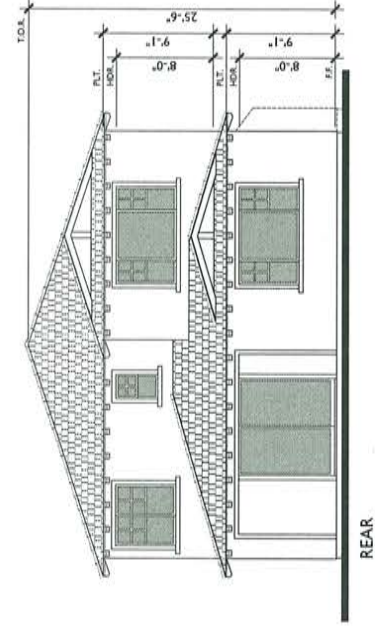
TRU Pointe
ARCHITECTS



ROOF PLAN AT OPT. COVERED PATIO
 PITCH: 12:12
 RAKE: 12:12
 ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT



REAR

PLAN 2C - W/ OPT. COVERED PATIO

Beach Cottage Elevation
 FRANKLIN SCHOOL SITE

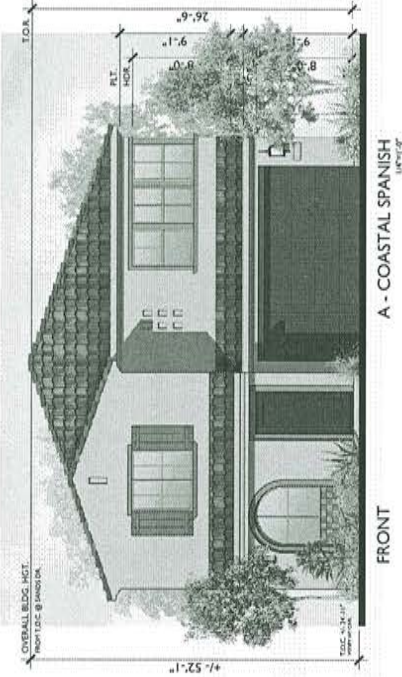
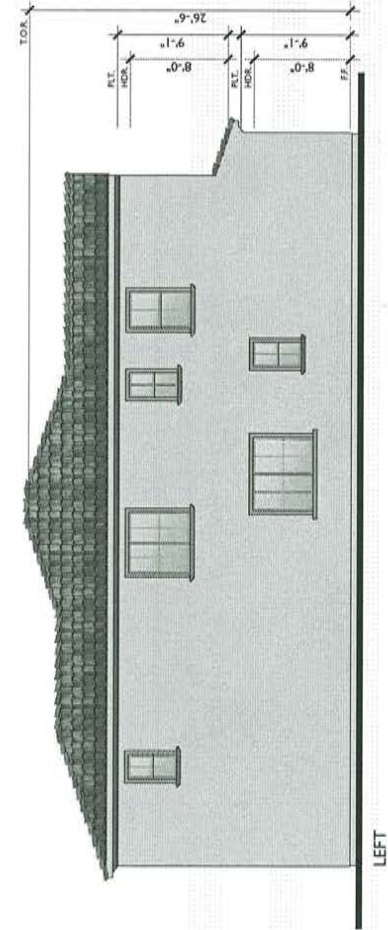
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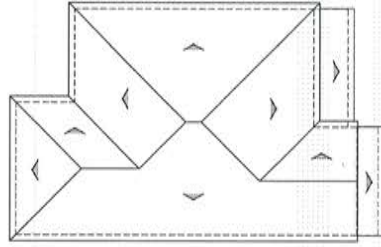
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01.16.18

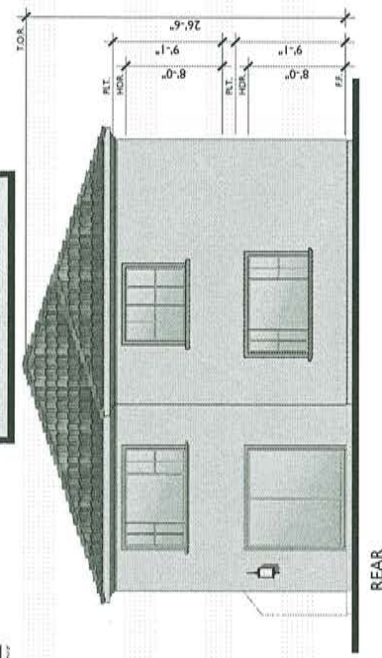
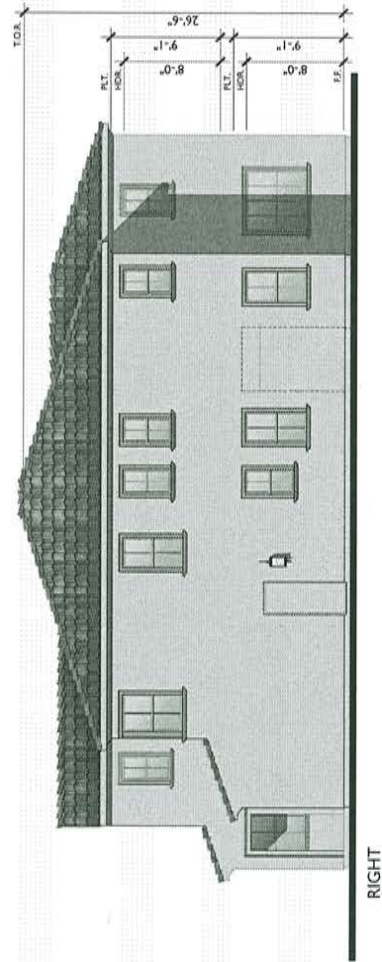
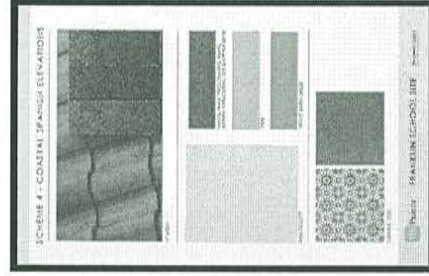




A - COASTAL SPANISH



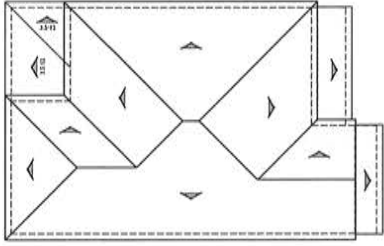
ROOF PLAN
PITCH 4/12
RAISE 1/2" IN 12"
ROOF MATERIAL: CONCRETE'S TILE



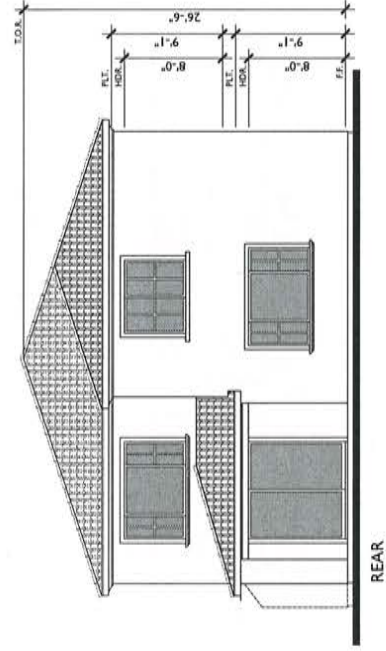
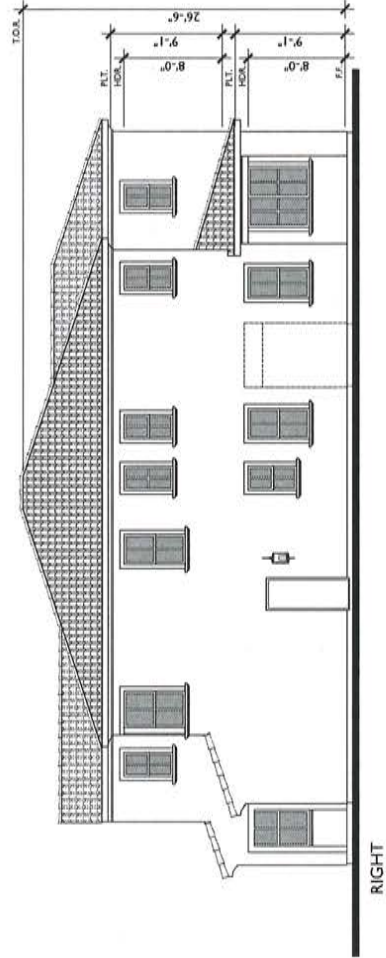
PLAN 3 A Coastal Spanish Elevation FRANKLIN SCHOOL SITE

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ROOF PLAN - OPT. COVERED PATIO
 SCALE: 1/8" = 1'-0"
 DATE: 12/1/16
 ROOF MATERIAL: CONCRETE T & TILE



PLAN 3A - W/ OPT. COVERED PATIO

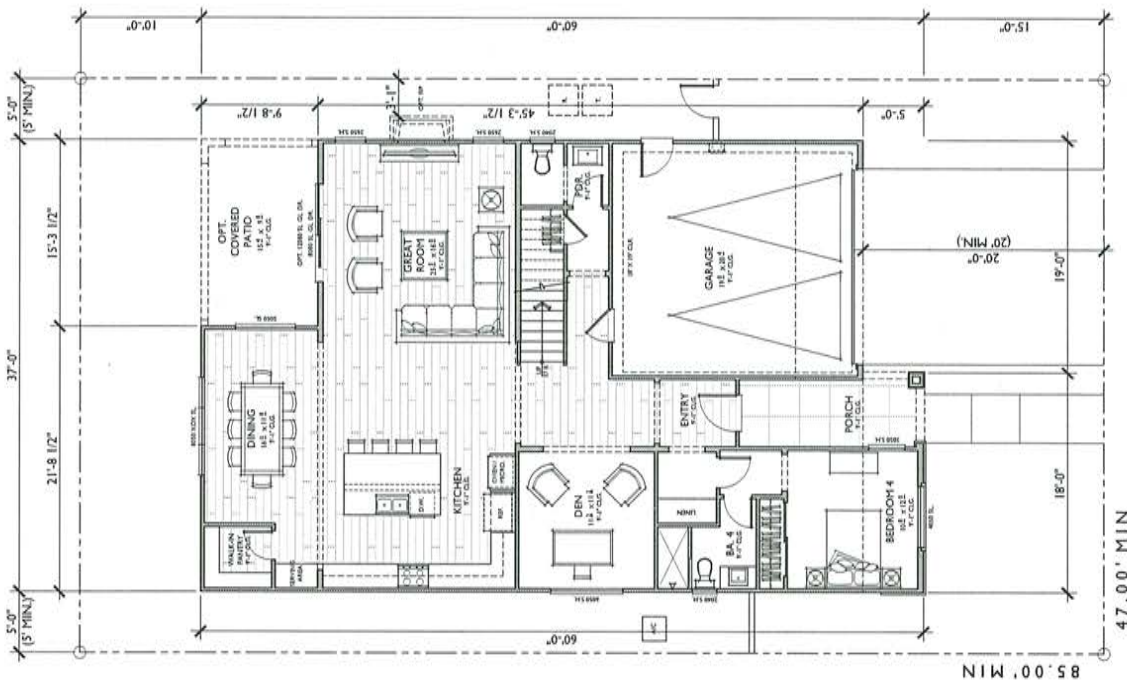
Costal Spanish Elevation
 FRANKLIN SCHOOL SITE

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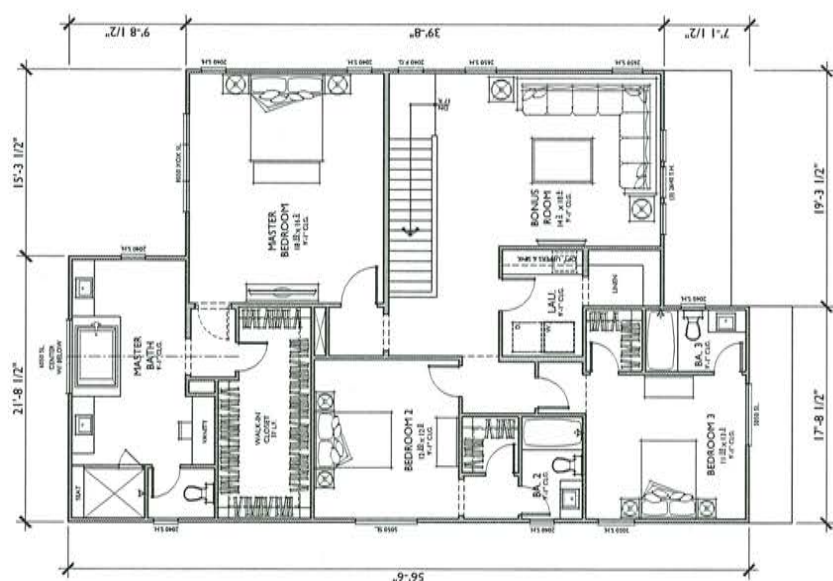


PLAN 3B
3,224 SQ. FT.

TARGET: 3,100 SQ. FT.
 4 BEDROOMS / 4.5 BATHS + BONUS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,485 SQ. FT.
2ND FLOOR	1,739 SQ. FT.
TOTAL	3,224 SQ. FT.
2 - CAR GARAGE	404 SQ. FT.
OPT. COVERED PATIO	148 SQ. FT.
PORCH	87 SQ. FT.
LOT COVERAGE	47%
LOT COVERAGE - COVERED OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

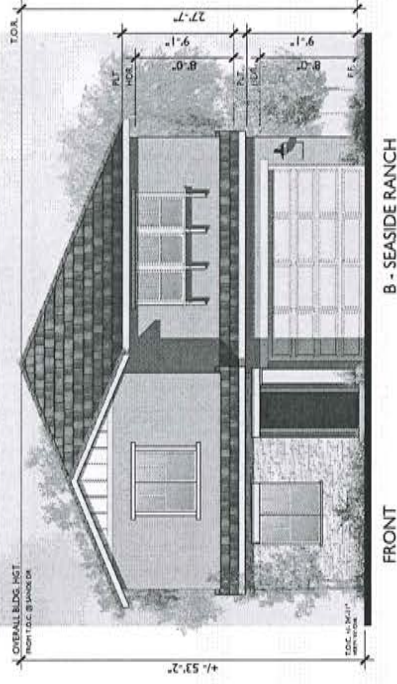
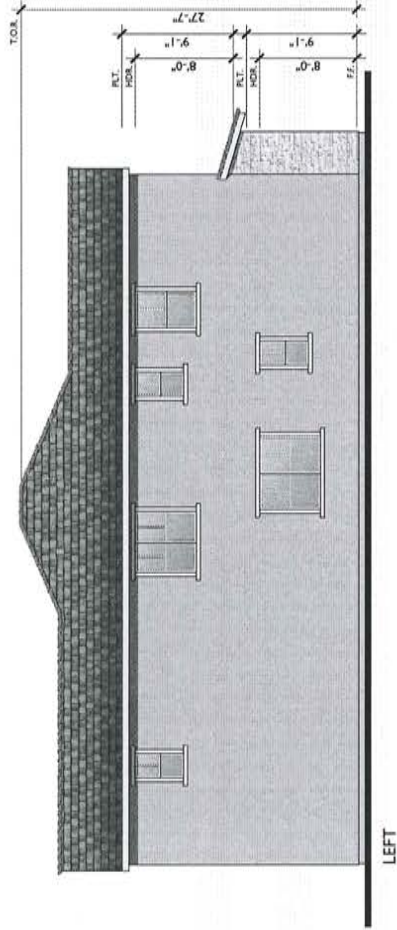


PLAN 3B
 Reflects Seaside Ranch Elevation
FRANKLIN SCHOOL SITE

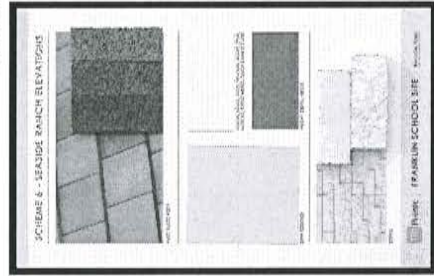
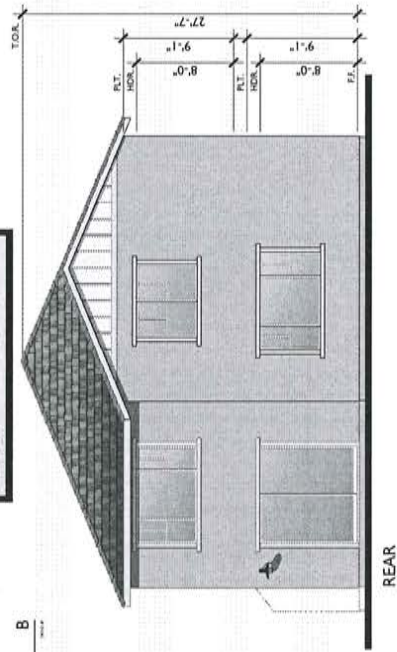
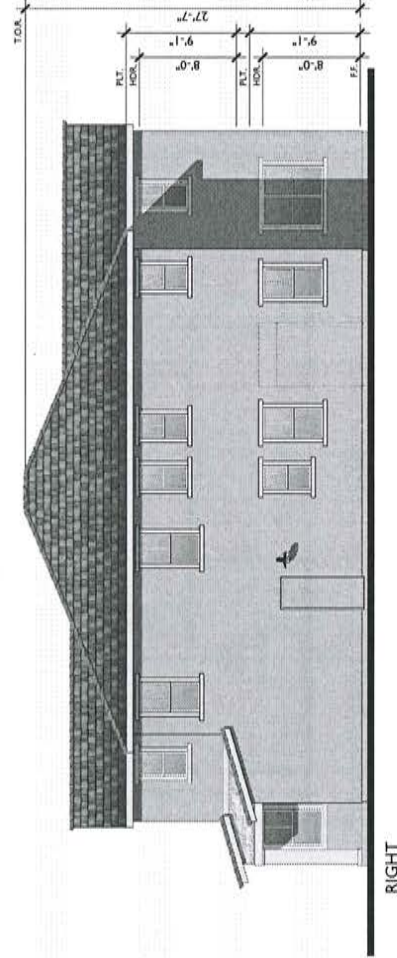
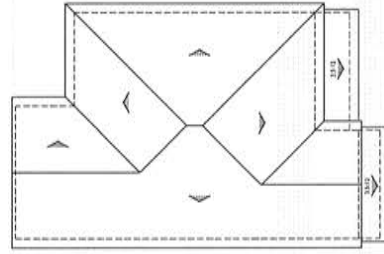
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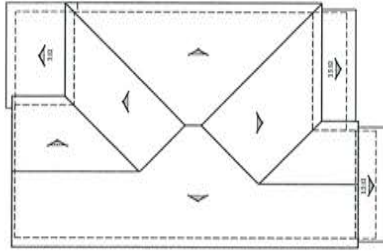




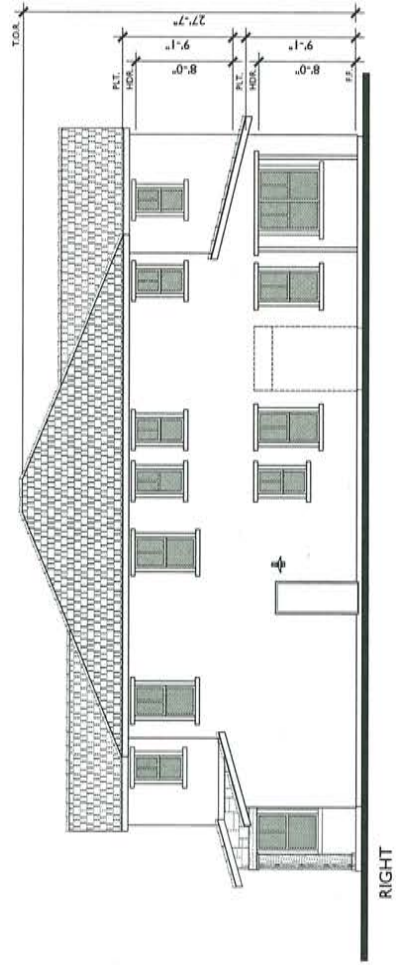
B - SEASIDE RANCH



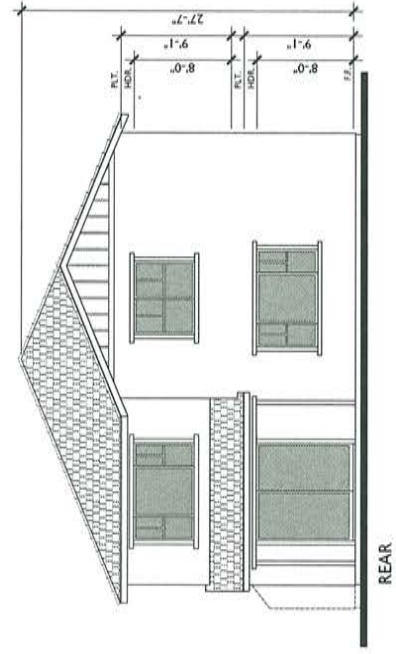
ROOF PLAN
PITCH: 12/12
RAISE 12"
ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN AT OPT. COVERED PATIO
 PITCH 3:12 UNO.
 PAVE 1" -
 EAVE 18"
 ROOF MATERIAL FLAT CONCRETE TILE



RIGHT



REAR

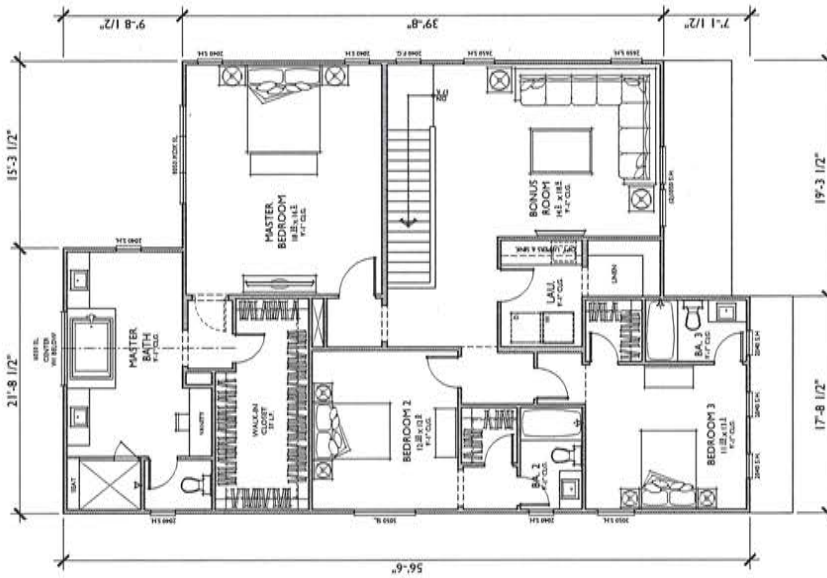
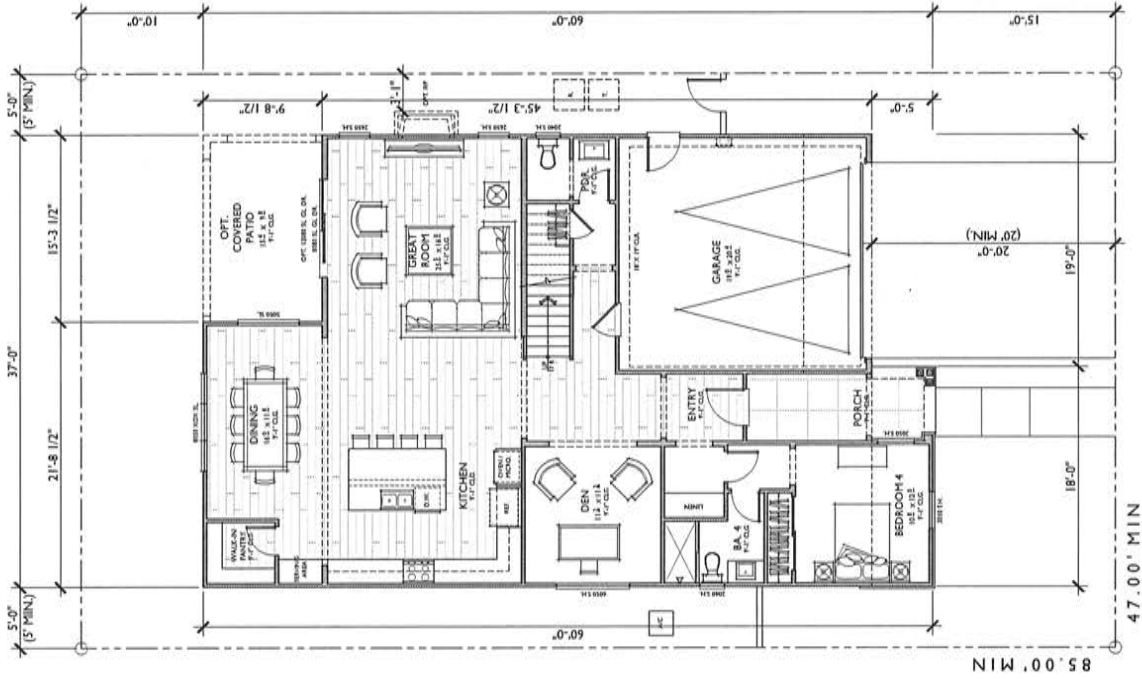
PLAN 3B - W/ OPT. COVERED PATIO

Seaside Ranch Elevation
FRANKLIN SCHOOL SITE

Huntington Beach, California

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PLAN 3C

3,224 SQ. FT.

TARGET: 3,100 SQ. FT.
4 BEDROOMS / 4.5 BATHS + BONUS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1,485 SQ. FT.
2ND FLOOR	1,739 SQ. FT.
TOTAL	3,224 SQ. FT.
2 - CAR GARAGE	404 SQ. FT.
OPT. COVERED PATIO	148 SQ. FT.
PORCH	87 SQ. FT.
LOT COVERAGE - COVERED	47%
OUTDOOR SPACES	53%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3C

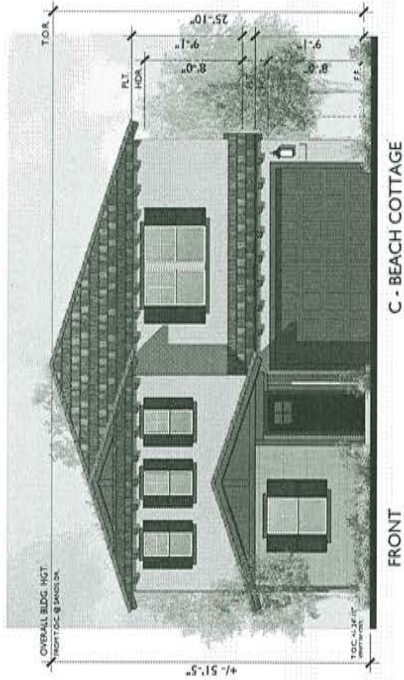
Reflects Beach Cottage Elevation

FRANKLIN SCHOOL SITE

Huntington Beach, California

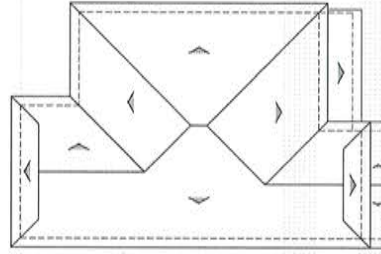
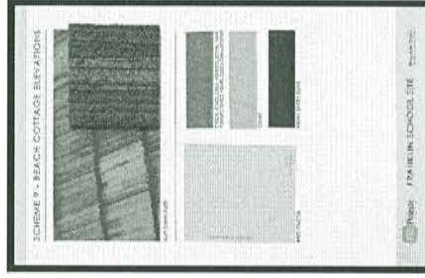
667.17196

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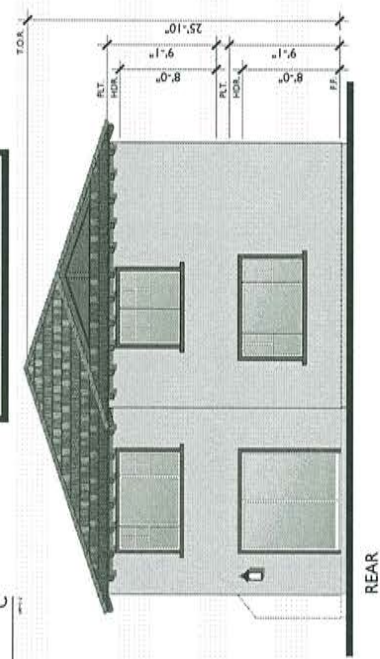


FRONT

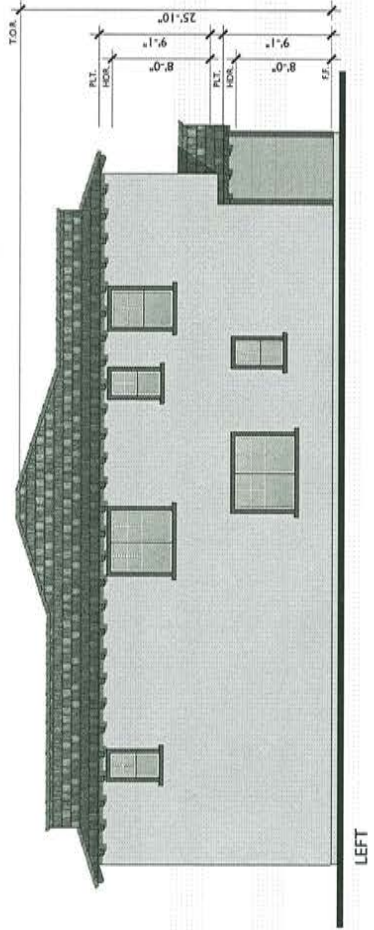
C - BEACH COTTAGE



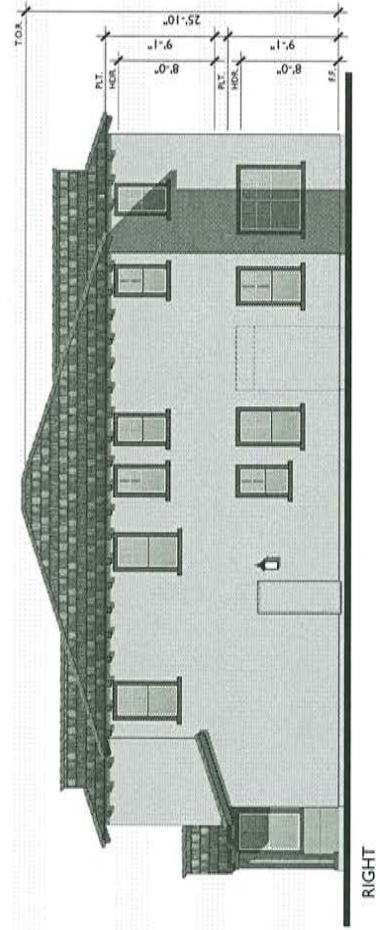
ROOF PLAN



REAR



LEFT



RIGHT

PLAN 3C Beach Cottage Elevation FRANKLIN SCHOOL SITE

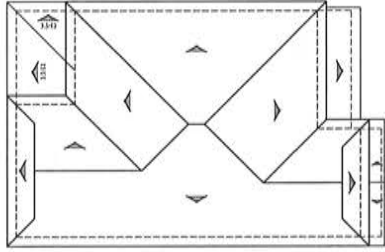
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ARCHITECTS
4000 10TH STREET, SUITE 100
HUNTINGTON BEACH, CA 92648
714.841.1716

Huntington Beach, California

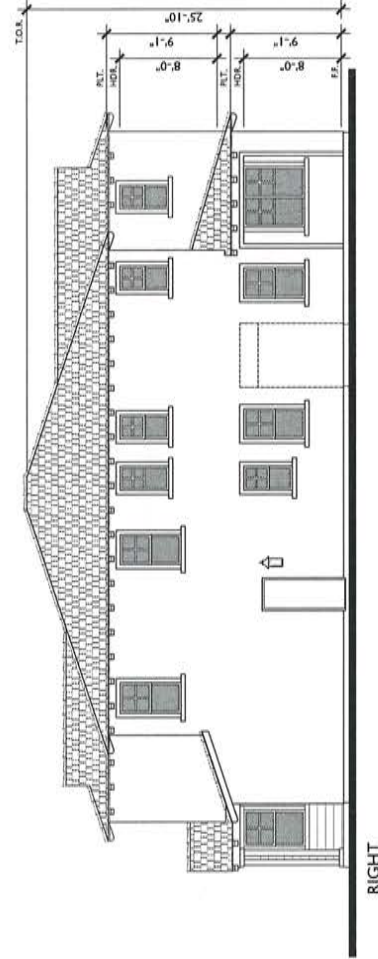
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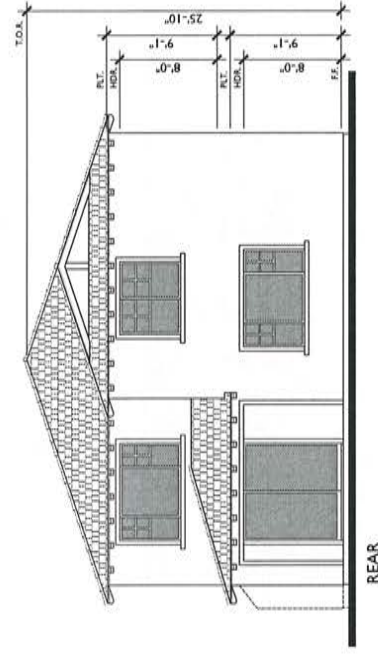




ROOF PLAN AT OFF CORNER PNTS
 FINISH: FLAT
 ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT



REAR

PLAN 3C - W/ OPT. COVERED PATIO

Beach Cottage Elevation
 FRANKLIN SCHOOL SITE

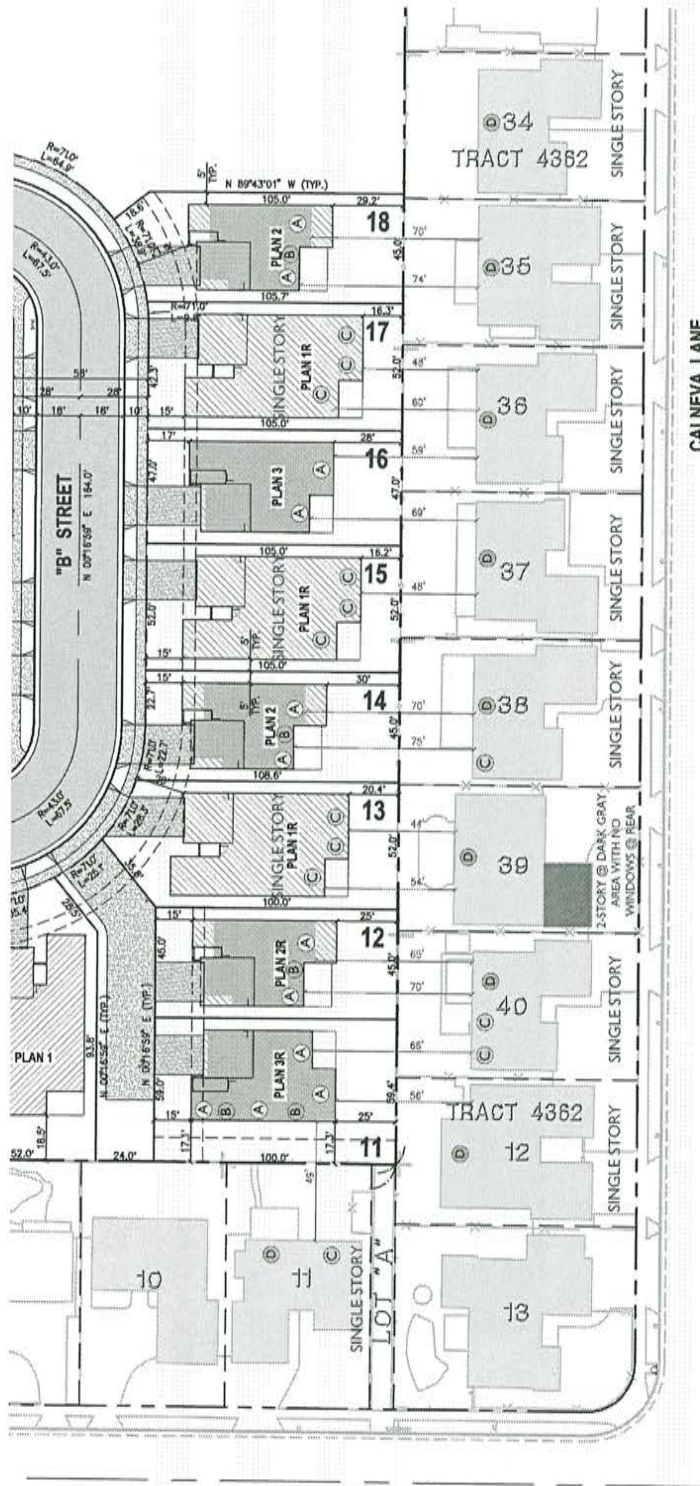
Huntington Beach, California

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01.16.18





VIEW PARTIALLY
OBSTRUCTED BY COVERED
PATIO, APPROX. 47' BETWEEN
A SECONDARY AND PRIMARY
WINDOW

CALNEVA LANE



VIEW OBSTRUCTED BY LANDSCAPE
VIEW OBSTRUCTED BY COVERED PATIO AND LANDSCAPE
VIEW OBSTRUCTED BY COVERED PATIO
VIEW OBSTRUCTED BY COVERED PATIO
VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO, APPROX. 75' BETWEEN PRIMARY WINDOWS
VIEW OBSTRUCTED BY COVERED PATIO
VIEW PARTIALLY OBSTRUCTED BY COVERED PATIO, APPROX. 66' - 70' BETWEEN PRIMARY WINDOWS
VIEW OBSTRUCTED BY LANDSCAPE

C First Story Primary Windows
: View partially obstructed by fence

D First Story Obstructed Windows
: View obstructed by fence / landscape / covered patio

A Second Story Primary Windows
: (Operable Windows)
: Accessible viewing (i.e. Master Bedroom Window)

B Second Story Secondary Windows
: (Minimal / Obstructed Viewing)
: Not easily accessible (i.e. Master Bath Window)

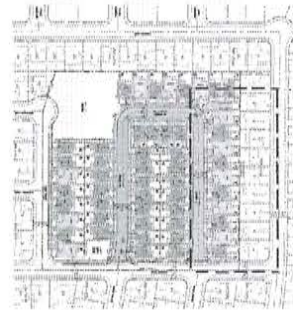


Site Key Map

WINDOW SETBACKS FRANKLIN SCHOOL SITE

Huntington Beach, California
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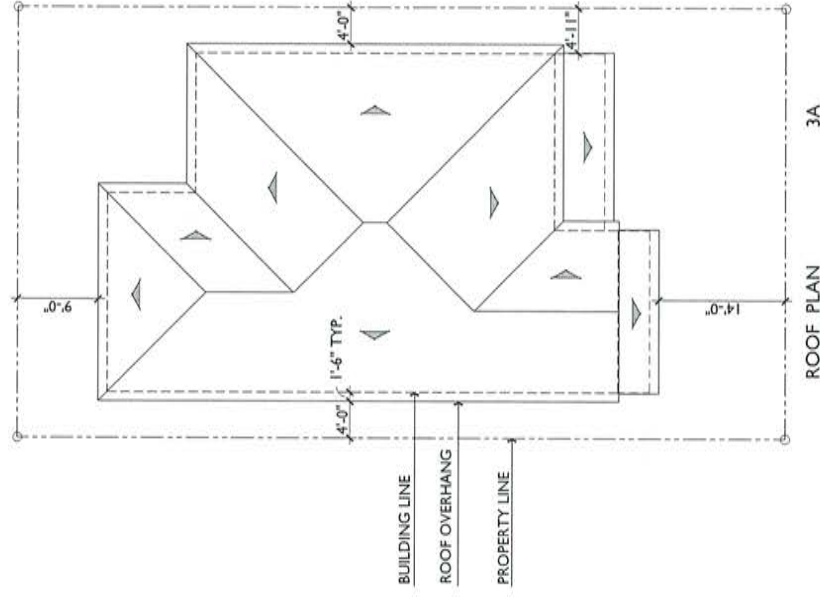
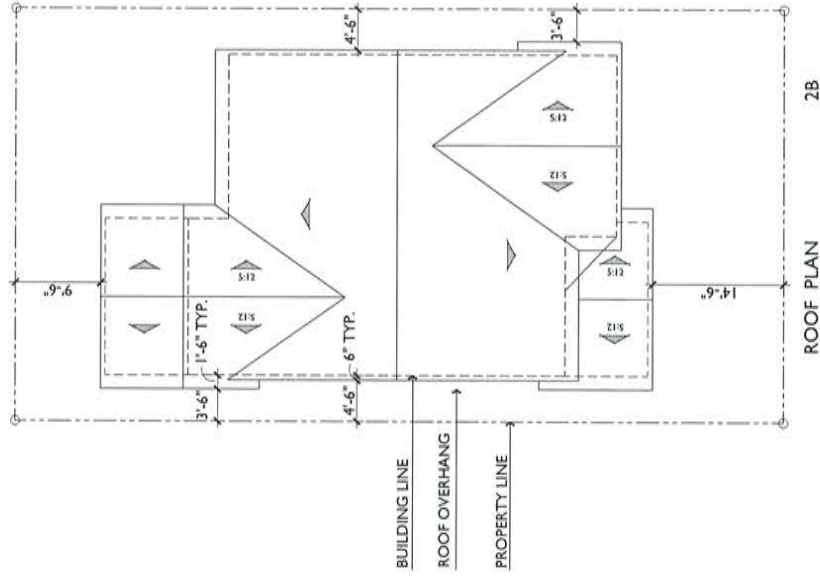
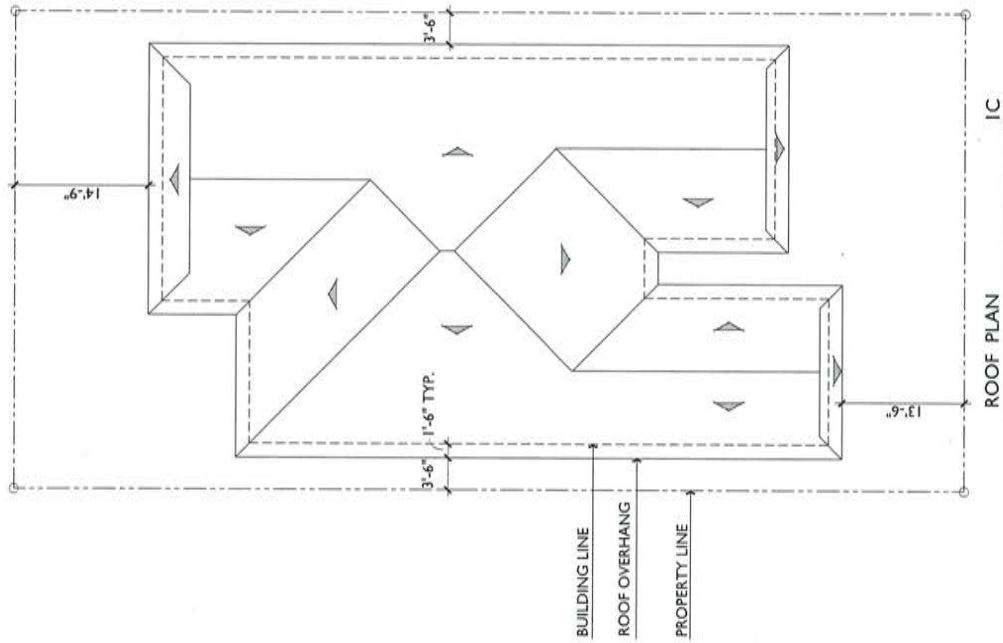
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Huntington Beach, California

B Second Story Secondary Windows
: (Minimal / Obstructed Viewing)
: Not easily accessible (i.e. Master Bedroom)



ROOF OVERHANG EXHIBITS

FRANKLIN SCHOOL SITE

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