

2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of The Ripcurl project (also referred to as the proposed project), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less-than-significant levels, whether through the imposition of code requirements (CRs), mitigation measures (MMs), or through the implementation of specific alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing an Applicant, concerned citizens, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

2.3 SUMMARY OF PROPOSED PROJECT

The proposed project is a mixed-use residential and commercial development that would consist of four levels of residential uses over street-level neighborhood commercial uses in two six-story structures. Parking would be provided on site; one level of parking would be below-grade, and two levels of parking would be above-grade. The commercial component would be located on the ground level adjacent to the above grade parking. A mezzanine level would also be located on the roof. Overall, the proposed project would consist of 440 residential units and up to 10,000 square feet (sf) of street level commercial uses. The total project floor area, excluding parking and basement area would be approximately 382,700 sf. Table 2-1 (Summary of Project Site Characteristics) provides a summary of the project characteristics.

Residential Component

The residential component would include approximately 301,100 sf of residential area and 7,000 sf of leasing, lobby and recreation area. Of the 440 residential units, 151 would be studio units, 190 would be one-bedroom units, 88 would be two-bedroom units, and 11 would be live work loft units (two-bedroom units). Units would range in size from 465 sf (studio) to 1,037 sf (two-bedroom). Outdoor amenities provided by the residential component would include a pool and spa area, fire pit and movie projection area. Indoor amenities provided by the residential component would include a fitness center, business center, conference room, and clubhouse.

Table 2-1 Summary of Project Site Characteristics

<i>Component</i>	<i>Site Characteristics</i>
Proposed Land Use	Mixed Use—Commercial and High Density Residential
Proposed Development Intensity	440 residential units and 10,000 sf of retail space
Building Height	Six stories, approximately 60-66 feet in height
Total Development Footprint	Approximately 3.8 acres
Proposed Parking Spaces	Approximately 578 spaces for residences and visitors
Open Space	Outdoor: Pool and spa area, fire pit and movie projection area Indoor: Fitness center, business center, conference room, and clubhouse
Project Access	Three driveways would serve the project site. The Center Avenue driveway would be the main entry for residents, while two Gothard Street driveways would provide entry ways for retail customers.

SOURCE: Red Oak Investments, LLC, 2007

Commercial Component

The commercial component of the proposed project would include up to 10,000 sf of ground floor space that would be located on the corner of Gothard Street and Center Avenue. The commercial component would target the Golden West College community and nearby as well as project residents. The project would provide a convenient location for college-serving businesses, such as bookstores, copying centers, and internet cafes to serve students, teachers and administrators. Potential tenants could include a convenience store, café, sandwich shop, cleaners, juice shop, and mailbox store. If commercial demand rises in the future, the live-work units could be converted to retail in the future.

General Plan and Zoning Components

The project includes a General Plan Amendment (GPA) to allow mixed use on the site and establish the allowable residential density and FAR, as well as a Zoning Map Amendment (ZMA) to establish the “Transit Center District” zoning for the site. In addition, the project proposes a Zoning Text Amendment (ZTA) to establish development standards for the “Transit Center District.”

“Green” Component

The Applicant intends to design the project to a “Build it Green”-equivalent standard, which would utilize efficient building design and green products to reduce the proposed project’s overall use of resources. The project is likely to have bike storage for residents and for retail, and would be designed for walking and cycling. Additional green project components would include low water consumption landscaping, diversion of construction waste, some engineered lumber, CO-sensing garage ventilation, Energy Star appliances, low-flow faucets and showers, low-VOC paints, educational materials that promote the use of transit, preferences for alternative fuel and hybrid vehicles, preferences for reduced car ownership, and superior energy performance.

In addition, some inherent characteristics of the site contribute to recognized green goals and would earn additional points under applicable rating systems. The project would be transit-friendly in that it is

situated adjacent to the Golden West Transportation Center, which is the City’s largest transit hub and provides transit access throughout northern Orange County. The location of the project next to the transportation center hub would provide residents with a convenient alternative means of transportation. The project could also benefit from future commuter rail service if it is established along the existing Union Pacific Railroad line. The proposed location of high-density infill development would also benefit from the existing nearby retail and neighborhood services.

2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Impacts are also classified as direct or indirect. Direct impacts occur both at the same time and the same place as the proposed project. Indirect impacts are also caused by implementation of the project; however, they occur at a later time or are removed in distance. Lastly, cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or substantially reduce significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition, the City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are

relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis are included.

2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant, unavoidable adverse impacts would result from project implementation. A detailed discussion of these impacts can be found in Section 4 (Environmental Impact Analysis) of this document.

■ Population and Housing

- > **Cumulative**—Because all cumulative residential development would ultimately contribute to the substantial exceedance of SCAG population projections for the City for the 2015 timeframe, The Ripcurl project would have a considerable contribution to the cumulative impact. Therefore, the cumulative impact is considered significant and unavoidable.

■ Traffic

- > **Project Specific**—In the Year 2014, the I-405 northbound loop ramp from Beach Boulevard is deficient in both the AM and PM peak hours. The project has a significant contribution to this deficiency (more than 0.01). Since traffic would be added to an existing deficiency (LOS E), this impact is considered significant and unavoidable.
- > **Project Specific**—Implementation of The Ripcurl project would result in an increase in project-related traffic that could be substantial in relation to the forecasted traffic load and capacity of the street system in 2030. Specifically, the proposed project has a long-range significant impact at the intersection of the I-405 southbound ramps at Center Avenue during the PM peak hour. Although mitigation measure MM4.13-1 would reduce long-term impacts to a less-than-significant level, the impacted intersections are owned by Caltrans, and implementation of the proposed mitigation measures at these locations would be dependent on factors outside the control of both the City of Huntington Beach and the project Applicant. A General Plan Amendment (GPA) is currently being processed for The Village at Bella Terra Project, which would reduce the PM peak hour trip generation such that the impacted intersection would no longer be impacted by the proposed project. However, approval of that project cannot be guaranteed. In addition, the project contributes traffic to 2030 deficiencies on I-405.
- > **Cumulative**—Because implementation of mitigation measure MM4.13-1 cannot be guaranteed, a cumulatively significant impact would also occur at the intersection of the I-405 Southbound ramps and Center Avenue under the current General Plan in 2030.

2.6 ALTERNATIVES

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/No Development Alternative
- Alternative 2: No Project/Continuation of Uses Allowed By Existing General Plan
- Alternative 3: Reduced Project Alternative-Option 1—Under this alternative, The Ripcurl Project would preserve the planned 440 residential units and eliminate the 10,000 sf of retail use.
- Alternative 4: Reduced Project Alternative-Option 2—Under this alternative, The Ripcurl Project would be reduced to 385 residential units and 8,500 sf of commercial/retail space.

2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15123(b)(1) of the state CEQA Guidelines, Table 2-2 (Summary of Environmental Effects and City Requirements/Mitigation Measures) contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Aesthetics			
Impact 4.1-1 Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings. This impact is considered less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.1-2 Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings. This impact is considered less than significant.	Potentially Significant	MM4.1-1 To the extent feasible, the Applicant shall use non-reflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	Less Than Significant
Air Quality			
Impact 4.2-1 The proposed project would provide new sources of regional air emissions that could impair implementation of the Air Quality Management Plan. This impact would be less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.2-2 Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds. This impact would be less than significant.	Potentially Significant	<p>CR4.2-1 Prior to issuance of any grading permit, the name and phone number of the contractor's superintendent hired by the Applicant shall be submitted to the Departments of Planning and Public Works. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.</p> <p>CR4.2-2 Prior to issuance of any grading permit, the Applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.</p> <p>CR4.2-3 Prior to issuance of any grading permit or surcharge activities, the Applicant shall demonstrate that the grading/erosion control plan will abide by the provisions of AQMD's Rule 403 as related to fugitive dust control.</p>	Less Than Significant

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		<p>CR4.2-4 During grading, the construction disturbance area shall be kept as small as possible.</p> <p>CR4.2-5 Prior to issuance of any grading permit wind barriers shall be installed along the perimeter of the site and/or around areas being graded.</p> <p>MM4.2-1 During construction, operators of any gas or diesel fueled equipment, including vehicles, shall be encouraged to turn off equipment if not in use or left idle for more than five minutes.</p> <p>MM4.2-2 The Applicant shall require by contract specifications that the architectural coating (paint and primer) products used would have a low VOC rating. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a building permit.</p>	
<p>Impact 4.2-3 Daily operation of the project would not generate emissions that exceed SCAQMD thresholds. This impact would be less than significant.</p>	<p>Less Than Significant</p>	<p>No mitigation is required.</p>	
<p>Impact 4.2-4 The proposed project would generate increased local traffic volumes, but would not cause localized CO concentrations at nearby intersections to exceed national or state standards. This impact would be less than significant.</p>	<p>Less Than Significant</p>	<p>No mitigation is required.</p>	
<p>Impact 4.2-5 The proposed project would increase concentrations of criteria air pollutants in the project vicinity during construction activities, but would not result in or expose sensitive receptors to substantial pollutant concentrations. This impact would be less than significant.</p>	<p>Less Than Significant</p>	<p>CR 4.2 1 through CR 4.2 5 would also apply to this impact</p>	<p>Less Than Significant</p>
<p>Greenhouse Gas Emissions</p>	<p>Less Than Significant</p>	<p>The project would be required to comply with:</p> <ul style="list-style-type: none"> ■ CAPCOA Mitigation Measures identified in Table 4.2-12, ■ California Climate Action Taskforce (CAT) Recommendations identified in Table 4.2-13, and ■ California Attorney General Strategies identified in Table 4.2-13 	<p>Less Than Significant</p>

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Biological Resources			
<p>Impact 4.3-1 The proposed project could have a substantial adverse impact either directly or through habitat modifications, on any species identified or published as an endangered, threatened, rare, candidate, sensitive, or special-status species by CDFG or USFWS, and meets the definition of Section 15380 (b), (c), or (d) of the CEQA guidelines.</p>	Potentially Significant	<p>MM4.3-1 Nesting habitat for protected or sensitive avian species:</p> <ol style="list-style-type: none"> 1. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 250 foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. 3. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist. 	Less Than Significant
<p>Impact 4.3-2 The proposed project would not have a substantial adverse impact to 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.</p>	Less Than Significant	No mitigation is required.	
<p>Impact 4.3-3 The proposed project would not conflict with local policies or ordinances protecting biological resources.</p>	Potentially Significant	MM4.3-1 would also apply to this impact.	Less Than Significant
Cultural Resources			
<p>Impact 4.4-1 Construction of the proposed project would not cause a substantial adverse change in the significance of previously unknown archaeological resources that could be present on the project site.</p>	Potentially Significant	<p>MM4.4-1 The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.</p> <p>MM4.4-2 If archaeological or paleontological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a</p>	Less Than Significant

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		determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the City shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and keep the report on file at the City of Huntington Beach.	
Impact 4.4-2 Construction of the proposed project would not destroy a unique paleontological resource or unique geologic feature that could be present on the project site.	Potentially Significant	MM4.4-1 and MM4.4-2 would also apply to this impact.	Less Than Significant
Impact 4.4-3 Construction activities associated with implementation of the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries.	Potentially Significant	MM4.4-3 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Applicant shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.	Less Than Significant
Geology and Soils			
Impact 4.5-1 Development of the proposed project would not expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, compliance with applicable state, and City regulations would reduce the potential impacts of vibration and associated ground failures to less-than-significant levels at the project site.	Potentially Significant	CR4.5-1 A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction and landscaping. MM4.5-1 The grading plan prepared for the proposed project shall contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	Less Than Significant

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<p>Impact 4.5-2 Construction and operation of the proposed project would not result in substantial soil erosion, loss of top soil, changes in topography or unstable soil conditions. Compliance with slope stability, soil stability, and seismic-resistant design standards for structures proposed for human occupancy required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code would reduce these potential impacts to less-than-significant levels at the project site.</p>	<p>Less Than Significant</p>	<p>No mitigation is required.</p>	
<p>Impact 4.5-3 The proposed project would be on subsidence-prone and potentially liquefiable soils. Compliance with slope and soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code would reduce potential impacts to less-than-significant levels at the project site.</p>	<p>Potentially Significant</p>	<p>CR4.5-1, MM4.5-1, and CR4.7-3 would also apply to this impact</p>	<p>Less Than Significant</p>
<p>Impact 4.5-4 The proposed project could be on expansive soil. Compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code would reduce this potential impact to a less-than-significant level at the project site.</p>	<p>Potentially Significant</p>	<p>CR4.5-1 and MM4.5-1 would also apply to this impact.</p>	<p>Less Than Significant</p>
Hazards and Hazardous Materials			
<p>Impact 4.6-1 Implementation of the proposed project could involve the routine use, storage, transport, or disposal of hazardous materials, but no significant hazard to the public or the environment is anticipated to occur. Compliance with local, state and federal regulations would ensure that this impact would remain less than significant.</p>	<p>Less Than Significant</p>	<p>No mitigation is required.</p>	

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<p>Impact 4.6-2 Implementation of the proposed project could create a potential significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>Potentially Significant</p>	<p>MM4.6-1 In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p> <p>MM4.6-2 Prior to the issuance of grading permits, the project shall comply with HBFD City Specification #429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the project site, the Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site per City Specification #429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.</p>	<p>Less Than Significant</p>
<p>Hydrology and Water Quality</p>			
<p>Impact 4.7-1 Construction and operation of the proposed project could increase stormwater pollutant loads or concentrations, which could result in a violation of waste discharge requirements or water quality standards. This is a potentially significant impact.</p>	<p>Potentially Significant</p>	<p>CR4.7-1 A Final WQMP shall be prepared, maintained, and updated as necessary to satisfy the requirements of the adopted Stormwater NPDES Permit, DAMP, and LIP. The Final WQMP shall incorporate water quality BMPs for all improved phases of the proposed project. All Structural BMPs shall be sized to filter and/or treat the 85th percentile 24-hour storm event or the maximum flow rate of runoff produced by a rainfall intensity of 0.2 inch per hour. Prior to receiving a precise grading permit and upon City approval of the Final WQMP, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Department of Public Works. The Project WQMP shall also:</p> <ul style="list-style-type: none"> ■ Discuss regional or watershed programs (if applicable). ■ Address site design stormwater quality BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas. ■ Include Routine Source Control BMPs as defined in the DAMP and WUS. ■ Incorporate Treatment Control BMPs as defined in the DAMP and WUS; StormFilter™ media shall 	<p>Less Than Significant</p>

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		<p>be specified and documented for removal of Primary Pollutants of Concern.</p> <ul style="list-style-type: none"> ■ Generally describe the long-term operations and maintenance requirements of the Treatment Control BMPs. ■ Describe the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs. ■ Include an Operations and Maintenance (O&M) Plan for all structural BMPs. ■ In accordance with DAMP requirements, the project Applicant shall also properly design and implement a residential car wash facility. No residential car wash facility has yet been identified in the proposed project. The DAMP requires on-site vehicle wash areas for residential areas with more than 100 units where identified. This wash area must incorporate appropriate BMPs to prevent discharge of contaminated wash water from entering the sanitary sewer or storm drain systems. ■ A minimum of 10-feet separation between the bottom of any infiltration BMPs and the seasonal high water table is required. Infiltration BMPs are prohibited on fill material unless fill is documented at suitably prepared and stable for use with infiltration BMPs. ■ Treatment BMPs shall be selected such that standing water drains within 24 hours or as required by the City's vector control agency. ■ If a permanent groundwater dewatering system is implemented, the requirements of the applicable NPDES permit (De Minimus Threat General Permit or Individual WDR/NPDES Permit) shall be incorporated into the Final WQMP. ■ Amend deficiencies and incorporate additional requirements per City review of the Final WQMP including, but not limited to: <ul style="list-style-type: none"> > Common area catch basin inspections For industrial/commercial developments and for developments with privately maintained drainage systems, the owner is required to have at least 80 percent of drainage facilities inspected, cleaned and maintained on an annual basis with 100 percent of the facilities included in a two-year period. Cleaning should take place in the late summer/early fall prior to the start of the rainy season. Drainage facilities include catch basins (storm drain inlets) detention basins, retention basins, sediment basins, open drainage channels and lift stations. > Provide storm drain stenciling and signage; there would be a new, on-site storm drain system with inlets. > Protect slopes and channels and provide energy dissipation for the fill slopes and two swales identified on the WQMP figure in the PWQMP. > Community car wash racks. Include and describe how this BMP will be implemented or include prohibition of car washing in Activity Restrictions BMPs. Per the DAMP, in complexes larger than 100 dwelling units where car washing is allowed, a designated car wash area that does not drain 	

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		<p>to a storm drain system shall be provided for common usage.</p> <ul style="list-style-type: none"> > No discharge of building or parking lot wash water shall enter the storm drain system unless treated and approved by the City of Huntington Beach. > All trees shall be trimmed by or under the direct observation/direction of a licensed/certified Arborist, for the entire The Ripcurl improvement area. Minimum standards for maintenance for the total community shall be established and enforced for the total community. The responsible party shall be identified and shall rectify problems arising from incorrect tree trimming, chemical applications and other maintenance within the total community. > Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. If automated sprinklers are used, they shall be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Aboricultural and Landscape Standards and Specifications. > Nutrient and pesticide management of landscaped areas shall be in accordance with the Orange County Guideline for the Use of Fertilizers and Pesticides. <p>CoA4.7-1 The project developer shall construct an underground storm drain pipe along the east side of Gothard Street from Center Avenue to Edinger Avenue to connect to the existing, underground Edinger Avenue storm drain pipe. Based on a Final Hydrology and Hydraulics Report, the Gothard Street new, underground storm drain facility sizing and design shall be targeted to convey the highest storm event exceedance flow rates along Gothard Street at full build-out of the General Plan, including contributions from any permanent groundwater dewatering system. The proposed project onsite storm drainage system shall be designed to convey all water quality treated flow directly into the new underground storm drain pipe along Gothard Street.</p>	
<p>Impact 4.7-2 Implementation of the proposed project could contribute additional sources of polluted runoff. This is considered a less than significant impact.</p>	<p>Potentially Significant</p>	<p>CR4.7-1 would also apply to this impact.</p>	<p>Less Than Significant</p>
<p>Impact 4.7-3 Implementation of the proposed project would exceed the capacity of the existing storm drain system. This is considered a potentially significant impact.</p>	<p>Potentially Significant</p>	<p>CoA4.7-1 would also apply to this impact.</p> <p>MM4.7-1 The Applicant shall prepare a Hydrology and Hydraulics Report and Drainage Plan that incorporates stormwater attenuation to reduce project site runoff to meet City design standards for stormflow in Gothard Street.</p> <p>Prior to receiving a precise grading permit, the Applicant shall prepare an Hydrology and Hydraulics Report detailing proposed project peak runoff rates for the 10-, 25-, 50-, and 100 year design storm</p>	<p>Less Than Significant</p>

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
		<p>events to Gothard Street, including contributions from any permanent groundwater dewatering that may be implemented by the proposed project. This Hydrology and Hydraulics Report shall also identify the existing available capacity for flow in Gothard Street for the design storms and evaluate the existing capacity in and potential impacts to the Edinger Avenue system, Murdy Channel, and East Garden Grove-Wintersburg Channel.</p> <p>Based on the Hydrology and Hydraulics Report, the Applicant shall prepare a Drainage Plan that shall incorporate sufficient stormwater attenuation such that the City design standards for flow in Gothard Street are not exceeded. It is expected that this may require underground detention facilities. However, detention in underground parking structures shall not be allowed and surface ponding shall be limited to a maximum depth of 8 inches. Attenuation shall be designed for back to back 24-hour storm design storm events that development of the proposed project would increase peak runoff rates for.</p> <p>If either above-ground or below-ground detention facilities are proposed, the Applicant shall consult with the Department of Public Works and vector control agency to develop a design that will be sufficient for stormwater detention but will not present a human health or environmental hazard.</p> <p>A qualified engineer of the Public Works Department shall approve this Hydrology and Hydraulics Report and Drainage Plan prior to issuance of a precise grading permit. It is recommended that the site Drainage Plan be coordinated with the WQMP to maximize efficiency of stormwater runoff detention/retention and water quality treatment.</p> <p>The Building and Safety Department shall evaluate any proposed permanent groundwater dewatering system to ensure that it would function as required. Following construction, the Building and Safety Department shall verify that any groundwater dewatering system has been implemented as required.</p>	
<p>Impact 4.7-4 Implementation of the proposed project would alter the project site runoff characteristics that could result in more on-site erosion and off-site siltation. This is considered a less-than-significant impact.</p>	<p>Potentially Significant</p>	<p>CR4.7-1 would also apply to this impact.</p>	<p>Less Than Significant</p>
<p>Impact 4.7-5 Implementation of the proposed project would substantially alter the project site runoff characteristics that could result in more flooding on- or off-site. This is considered a potentially significant impact.</p>	<p>Potentially Significant</p>	<p>CoA4.7-1 and MM4.7-1 would also apply to this impact.</p> <p>CR4.7-2 The Applicant shall design and implement the proposed project in accordance with the Zoning Code 222.14 Development Standards and Standards for Construction Section A-F2 Standards of Construction.</p> <ul style="list-style-type: none"> ■ Anchoring. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. All manufactured homes shall comply with the anchoring standards of Section 222.14A5. 	<p>Less Than Significant</p>

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
		<ul style="list-style-type: none"> ■ Construction Materials and Methods. All new construction and substantial improvements shall use construction methods and practices that minimize flood damage, and shall utilize materials and utility equipment resistant to flood damage. Adequate drainage paths around structures on slopes shall be provided to guide flood waters around and away from proposed structures. ■ Elevation and Floodproofing. <ul style="list-style-type: none"> > New residential construction and substantial improvement of any residential structure shall have the lowest floor including basement elevated one foot above the base flood elevation except: (3285-7/95, 3334-6/97) <ol style="list-style-type: none"> 2. In an A zone, the lowest floor including basement shall be elevated one foot above the base flood elevation as determined by the City. (3285-7/95, 3334-6/97) <p>Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a California-registered architect, engineer, or surveyor. The elevation certificate shall be submitted to the Director. (11/97)</p> > Nonresidential construction shall be either elevated to comply with subsection 3a or together with attendant utility and sanitary facilities be floodproofed below the level stated in subsection 3a so that the structure is watertight with walls substantially impermeable to the passage of water and be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A floodproofing certificate shall be completed and certified by a California registered engineer or architect and submitted to the Director. (11/97) > Space Below the Lowest Floor. All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. All proposals for using space below the lowest floor shall exceed the following requirements: <ol style="list-style-type: none"> (1) Be certified by a California registered engineer or architect; or (2) Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration, Federal Emergency Management Agency, or (3285-7/95, 3334-6/97) (3) Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic entry and exit of floodwaters. (3285-7/95) > All preliminary development proposals shall identify the flood hazard area, the elevation of the base flood, and be consistent with the need to minimize flood damage. All developments shall 	

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
		<p>provide adequate drainage to reduce exposure to flood hazards.</p> <ul style="list-style-type: none"> > All final subdivision plans shall provide the elevation of proposed structures and pads. The lowest floor and pads shall be certified by a California registered engineer or surveyor and submitted to the Director. (3285-7/95, 3334-6/97) ■ Standards for Utilities and Mechanical Equipment. <ul style="list-style-type: none"> > All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters. > On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. > All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. > All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed in a floodproof manner. <p>MM4.7-2 The Applicant shall design and implement project site drainage features to minimize stormwater runoff and flood waters from entering into underground parking structures or otherwise contribute to flood hazards and shall incorporate flood-proofing and hydrostatic pressure measures for all below-ground structures.</p> <p>Prior to receiving a precise grading permit, the Applicant shall prepare a site Grading and Drainage Plan identifying design elements to minimize underground structure flooding. The Grading and Drainage plan shall implement design features to minimize flooding of under ground structures such as, but not limited to:</p> <ul style="list-style-type: none"> ■ Grade areas to drain away from the structure entryways. ■ Implement overflow prevention (e.g., berms or dikes, grated inlets, or a combination, thereof) to direct project site runoff and flood flows away from underground structure entryways. ■ Elevate underground structure entryways to two-feet above the existing grade (approximate depth of potential flooding from the East Garden Grove-Wintersburg Channel). ■ Implement sumps and pumps within the underground structures to remove any runoff entering the underground structures (this measure shall also be subject to WQMP and DAMP BMP requirements for discharge treatment and disposal). ■ Additionally, the Applicant shall incorporate flood-proofing measures to prevent seepage flooding. Underground structures materials and design shall be in accordance with FEMA floodplain 	

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
		<p>development requirements and the 2007 California Building Code for structures subject to flooding and hydrostatic pressures.</p> <ul style="list-style-type: none"> ■ The geotechnical engineer and/or waterproofing specialist shall prepare design requirements for flood-proofing the underground structures and ensuring that structures are built to withstand hydrostatic pressures. ■ Any utilities located in below grade structures shall be protected from ponding water and seepage in accordance with the geotechnical engineer recommendations and 2007 California Building Code. <p>The Applicant shall also design on-site runoff to drain away from building foundations and shall not allow for more than 8 inches of ponding at any location on-site.</p>	
Impact 4.7-6 Implementation of the proposed project would place housing within a 100 year flood hazard area. This is considered a less-than-significant impact.	Potentially Significant	CR4.7-2 would also apply to this impact.	Less Than Significant
Impact 4.7-7 Implementation of the proposed project would place structures within a 100-year flood hazard area that could impede or redirect flood flows. This is considered a less-than-significant impact.	Less Than Significant	No mitigation is required.	
Impact 4.7-8 Implementation of the proposed project would result in the construction of new stormwater drainage facilities. However, incorporation of mitigation measures and existing regulations would reduce potential environmental impacts to less-than-significant levels.	Less Than Significant	No mitigation is required.	
Impact 4.7-9 Construction of the proposed project would require groundwater dewatering. This impact would be less than significant.	Potentially Significant	CoA4.7 2 Prior to receiving a precise grading or building permit, the Applicant shall prepare a site Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering as well as for surface drainage.	Less Than Significant
Land Use and Planning			
Impact 4.8-1 The proposed project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	No mitigation is required.	

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Noise			
<p>Impact 4.9-1 Construction activities associated with the proposed project would not exceed the standards established in the Huntington Beach Municipal Code. Operation of the proposed project would not generate noise levels in excess of standards established by the City.</p>	Potentially Significant	<p>MM4.9-1 The Applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> ■ Notification shall be mailed to owners and occupants of all developed land uses immediately bordering or directly across the street from the project site area providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, and the police department ■ Ensure that construction equipment is properly muffled according to industry standards ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible ■ Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets <p>MM4.9-2 The Applicant shall require by contract specifications that construction staging areas, along with the operation of earthmoving equipment within the project site, are located as far away from vibration- and noise-sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City.</p>	Less Than Significant
<p>Impact 4.9-2 Construction activities associated with the proposed project would not generate or expose persons off site to excessive groundborne vibration.</p>	Less Than Significant	No mitigation is required.	
<p>Impact 4.9-3 The proposed project would generate increased local traffic volumes, but would not cause a substantial permanent increase in ambient noise levels.</p>	Less Than Significant	No mitigation is required.	
<p>Impact 4.9-4 Increased human activity associated with the operation of the proposed project would not cause a substantial permanent increase in ambient noise levels.</p>	Less Than Significant	No mitigation is required.	

Table 2-2 Summary of Environmental Effects and City Requirements/Mitigation Measures

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Population and Housing			
Impact 4.10-1 Implementation of the proposed project would directly increase population growth; however, the population growth would not cause exceedance of current growth projections established by the City.	Less Than Significant	CR4.10-1 The project shall comply with Title 23, Chapter 230, Section 230.26(B)(1) of the City Zoning Code and provide a minimum of ten percent of all new residential construction as affordable housing units.	Less Than Significant
Public Services			
Impact 4.11-1 Implementation of the proposed project could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows and the impact would be less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.11-2 Implementation of the proposed project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios and the impact would be less than significant.	Potentially Significant	MM4.11-1 Radio antenna receivers (BDA's) shall be installed in all underground parking structures in order to allow emergency responders to use their radio systems.	Less Than Significant
Impact 4.11-3 Implementation of the proposed project would not require new or physically altered facilities to accommodate additional students and would be less than significant.	Less Than Significant	CR4.11-1 The project Applicant shall pay all applicable development impact fees to the Ocean View School District; \$1.37 per square foot (sf) of accessible interior space for any new residential unit and \$0.22 per sf of covered floor space for new commercial/retail development to cover additional school services required by the new development. CR4.11-2 The Applicant shall pay all applicable development impact fees to the Huntington Beach Union High School District; \$1.03 per sf of accessible interior space for any new residential unit and \$0.38 per sf of covered floor space for new commercial/retail development to cover additional school services required by the new development.	Less Than Significant
Impact 4.11-4 Implementation of the proposed project would not result in the need for new or physically altered library facilities in order to maintain acceptable service ratios and the impact would be less than significant.	Potentially Significant	CR4.11-3 The Applicant shall pay required library and community enrichment impact fees, prior to issuance of building permits.	Less Than Significant

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Recreation			
Impact 4.12-1 Implementation of the proposed project could increase the use of existing parks or recreational facilities; however, not such that substantial physical deterioration of the facility would occur or be accelerated.	Potentially Significant	CR4.12-1 Prior to the issuance of building permits, the Applicant shall pay all applicable open space and park fees as prescribed by the Huntington Beach Zoning Ordinance in-lieu of dedicated land.	Less Than Significant
Impact 4.12-2 Implementation of the proposed project would result in the construction of onsite recreational amenities, which could result in an adverse physical effect on the environment over the short term.	Less Than Significant	No additional mitigation other than those identified throughout the resource sections of this EIR is required.	
Transportation/Traffic			
Impact 4.13-1 Under Year 2014 Conditions, operation of the proposed project would cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.	Potentially Significant	No feasible mitigation is available.	Significant and Unavoidable
Impact 4.13-2 Under Year 2030 Conditions, operation of the proposed project would cause an increase in traffic, which is substantial in relation to the forecasted traffic load and capacity of the street system.	Potentially Significant	MM4.13-1 At the intersection of I 405 Southbound Ramp at Center Avenue, signal operation shall be changed to provide right turn overlap for westbound right turns (i.e., onto the I 405 southbound on-ramp). This shall include necessary modifications to the traffic signal equipment. If required by the City, the project Applicant shall bond the improvement of the I 405 Southbound Ramp at Center Avenue, so the City may use the payment to either make the improvement at some appropriate time or contribute to the ultimate improvement of this intersection. No additional feasible mitigation is available.	Significant and Unavoidable
Impact 4.13-3 Construction of the proposed project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.	Less Than Significant	No mitigation is required.	
Impact 4.13-4 Implementation of the proposed project would not exceed standards established by the Orange County Transportation Authority.	Less Than Significant	No mitigation is required.	

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Impact 4.13-5 Implementation of the project would not substantially increase roadway hazards.	Less Than Significant	<p>CR4.13-1 On-site and off-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. Restriping and signage on Gothard Street and Center Avenue would be required to control movements and provide safe access from the proposed driveways.</p> <p>CR4.13-2 Sight distance at each project access shall be reviewed to ensure compliance with appropriate sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p>	Less Than Significant
Impact 4.13-6 The project would not result in inadequate emergency access.	Less Than Significant	No mitigation is required.	
Impact 4.13-7 Implementation of the proposed project would not result in inadequate parking capacity.	Less Than Significant	No mitigation is required.	
Impact 4.13-8 Implementation of the proposed project would not conflict with adopted policies supporting alternative transportation.	Less Than Significant	No mitigation is required.	
Utilities & Service Systems			
Impact 4.14-1 Implementation of the proposed project would not require or result in the construction of new or expanded water treatment facilities, the construction of which could cause significant environmental effects. This impact is less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.14-2 Implementation of the proposed project would generate an additional demand for water, would require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements. This is considered a potentially significant impact. However, with implementation of a Condition of Approval this impact would be reduced to less than significant levels.	Less Than Significant	No mitigation is required.	

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Impact 4.14-3 Implementation of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. This impact would be less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.14-4 Implementation of the proposed project could require new sewer connections, and could require or result in the construction of new or expanded wastewater conveyance systems. However, with implementation of CR4.14-1 this impact would be reduced to less than significant levels.	Potentially Significant	CR4.14-1 Prior to issuance of a grading permit, a 14-day sewer flow monitoring test shall be performed in Gothard Street and Center Avenue. The locations of the test shall be approved by the City. A sewer study shall then be submitted to the City's Public Works Department for review and approval. The sewer study shall determine if the existing lines in Gothard Street shall be upsized to accommodate the project's sewer flow. The sewer study shall also size an alternate sewer main in Center Avenue to be connected to the manhole located in Center Avenue, east of the Union Pacific railroad tracks.	Less Than Significant
Impact 4.14-5 Implementation of the proposed project would include new stormwater treatment control BMPs, the operation of which would not result in significant environmental effects. This impact is less than significant.	Potentially Significant	CR 4.14-2 Prior to issuance of a grading permit, the Applicant shall demonstrate, by providing a copy of the Notice of Intent submitted to the State Water Resources Control Board (SWRCB) and a copy of the subsequent issuance of a Waste Discharge Identification number, that coverage has been obtained under the General Permit. Projects subject to this requirement shall also prepare, submit and implement a Stormwater Pollution Prevention Plan. CR 4.14-3 Prior to issuance of certificate of use or occupancy, the Applicant shall demonstrate that all structural and non structural BMPs described in the WQMP have been installed and implemented in conformance with approved plans and specifications, and that all storm drain structures are clean and properly constructed.	Less Than Significant
Impact 4.14-6 Implementation of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments. This impact is less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.14-7 Implementation of the proposed project would not generate solid waste that exceeds the permitted capacity of landfills serving the City of Huntington Beach. This impact is less than significant.	Less Than Significant	No mitigation is required.	

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<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or City Requirements</i>	<i>Level of Significance After Mitigation</i>
Impact 4.14-8 Implementation of the proposed project could increase the demand for electricity, and could require or result in the construction of new energy production or transmission facilities. This impact is less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.14-9 Implementation of the proposed project could increase the demand for natural gas, but would not require or result in the construction of new gas production or transmission facilities. This impact is less than significant.	Less Than Significant	No mitigation is required.	
Impact 4.14-10 Implementation of the proposed project would not result in the wasteful or inefficient use of energy by the proposed project. This impact is less than significant.	Less Than Significant	No mitigation is required.	