# CITY OF HUNTINGTON BEACH
# PLANNING & BUILDING DEPARTMENT
# DRAFT NEGATIVE DECLARATION NO. 12-007

**1. PROJECT TITLE:** City of Huntington Beach 2013-2021 Housing Element

**Concurrent Entitlements:** General Plan Amendment No. 12-001

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

**Contact:** Jennifer Villaseñor, Senior Planner
**Phone:** (714) 374-1661/jvillasenor@surfcity-hb.org

**3. PROJECT LOCATION:** The project encompasses the jurisdictional boundaries of the City of Huntington Beach *(refer to Figure 1)*

**4. PROJECT PROPONENT:** City of Huntington Beach

**Contact Person:** Jennifer Villaseñor, Senior Planner
**Phone/Email:** (714) 374-1661/jvillasenor@surfcity-hb.org

**5. GENERAL PLAN DESIGNATION:** Citywide

**6. ZONING:** Citywide

**7. PROJECT DESCRIPTION:**

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals focus on:

1) Preserving and improving housing and neighborhoods;
2) Providing adequate housing sites;

3) Assisting in the provision of affordable housing;
4) Removing governmental and other constraints to housing investment;
5) Promoting fair and equal housing opportunities; and
6) Promoting a healthy and sustainable community.

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element, including the Element's consistency with the City's existing General Plan. The specific environmental effects of any future development, including the methods described herein, would vary on a project-by-project basis, and would be evaluated as individual project proposals are submitted.

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction. As described in the draft Housing Element (Section IV, Housing Resources), Huntington Beach has an identified regional housing growth need (RHNA) of 1,353 units for the 2013-2021 planning period. The City's 1996 General Plan plans for 18,500 new residential units beyond 1990 levels. With a net of approximately 6,000 new housing units developed in Huntington Beach since 1990 (72,736 total units in 1990 versus 78,732 total units in 2013), the City's RHNA allocation of approximately 1,350 units still falls well below the General Plan capacity for 18,500 additional residential units.

Huntington Beach plans to fulfill its RHNA allocation using a combination of the methods listed below:

1. Residential projects with development entitlements (occupancy post 12/31/2013);
2. Vacant residential and mixed use sites;
3. Underutilized residential and mixed use sites; and
4. Pending projects on developed sites (with zoning in place).

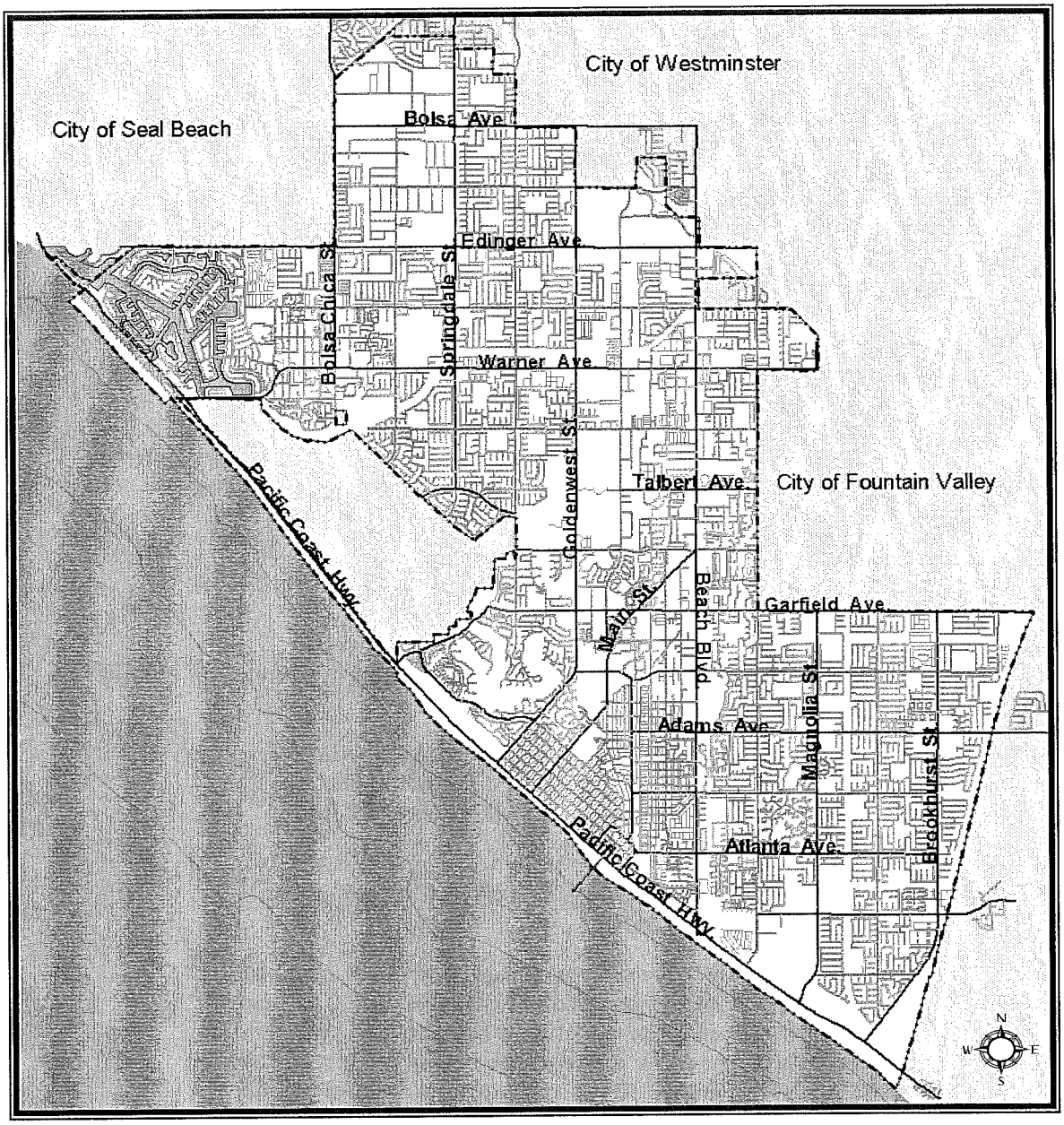
Method 1 listed above includes development that has been approved by the City; therefore, the environmental analysis has already taken place.

8. **SURROUNDING LAND USES AND SETTING:** Citywide – not applicable.

9. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** Huntington Beach General Plan Program EIR No. 95-1

10. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): California State Department of Housing and Community Development.

**Figure 1 – City of Huntington Beach**




Legend

City of Huntington Beach

## 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 Unless Mitigated," as indicated by the checklist on the following pages.

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

## 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 unless mitigated impact" 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

July 18, 2013
Date

Jennifer Villasenor
Printed Name

Senior Planner
Title

## 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 XIX 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 XIX. 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.)

*SAMPLE QUESTION:*

| *ISSUES (and Supporting Information Sources):* | *Potentially Significant Impact* | *Potentially Significant Unless Mitigation Incorporated* | *Less Than Significant Impact* | *No Impact* |
|---|---|---|---|---|
| *Would the proposal result in or expose people to potential impacts involving:* | | | | |
| *Landslides? (Sources: 1, 6)* | ☐ | ☐ | ☐ | ☒ |
| *Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).* | | | | |

## I. LAND USE AND 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:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** see below. | | | | |
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1,2,3) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** see below. | | | | |
| c) Physically divide an established community? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through c):**

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element is a policy document that identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Its policies and programs are consistent with the other General Plan elements and the City's Local Coastal Program.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 new units identified in the City's 1996 General Plan, even when accounting for buildout of housing units anticipated by the Beach and Edinger Corridors Specific Plan (BECSP) and Downtown Specific Plan (DTSP).

Huntington Beach plans on fulfilling its RHNA through the following methods: projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and pending projects on developed sites (with zoning in place). The environmental effects of this future development will be evaluated as individual project proposals or plans are submitted. The majority of growth provided for in the Housing Element will occur within the Beach and Edinger Corridors Specific Plan, which has its own EIR and includes project level environmental analysis for several developments.

The Housing Element will not physically divide an established community and includes policies aimed to preserve the character and quality of life of established neighborhoods (Policies 1.1, 1.2, 1.3, 1.4, and 1.8). Huntington Beach is not a part of any habitat conservation plan or natural community conservation plan. Therefore, adoption of the Housing Element will not have any significant impact on land use and planning.

## II. 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: 1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1,2) ☐ ☐ ☐ ☒

**Discussion items a) through c):**

The Housing Element will not induce growth in the area, and reflects the land use plans under the City's General Plan and adopted Specific Plans. There is no change to the number or location of properties designated for residential and mixed use development. The Housing Element is a policy document and identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the City's General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP.

Since the Housing Element is a policy document which accommodates already planned for growth and does not propose any physical change, its adoption will not displace substantial numbers of existing housing or people. The Element includes policies and programs to help conserve, improve and develop housing within the City, including affordable housing. The specific environmental effects of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted, with any needed mitigation measures or conditions of approval identified at that time. Therefore, adoption of the Housing Element will not have an impact on population and housing.

## III. 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:1,2,4,5)

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| ii) Strong seismic ground shaking? (Sources:1,2,4) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| iii) Seismic-related ground failure, including liquefaction? (Sources:1,2,4,5) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| iv) Landslides? (Sources:1,2,4,5) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| 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:1,2,4) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| 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: 1,2,4) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| 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:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

**Discussion items a) through e):**

The City's 1996 General Plan and EIR describe the geologic hazards that are present in Huntington Beach. They include potential earthquakes from the Newport-Inglewood fault zone, low to very high liquefaction susceptibility, the potential for subsidence and methane gas migration in major oil drilling areas, expansive soils due to peat and organic soils present throughout the City and the slight to high potential of soil erosion. Landslides in Huntington Beach are limited to those areas near the mesa bluffs, although no historical

problems associated with landslides have occurred in those areas.

The City's General Plan Environmental Hazards Element and mitigation measures in the General Plan EIR require applicable studies, engineering and testing to minimize geologic hazards related to new development. In addition, the City's grading and building codes require soils and foundation engineering and testing on a site-specific basis. The City's Urban Design Guidelines provide information on how site planning should minimize a development's impact on the natural surroundings. The City is a highly urbanized area that is served by a sewer system.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The specific environmental effects, including geologic hazards, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time, including compliance with the General Plan policies, grading ordinances and building code requirements mentioned above.

The Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on geology and soils.

## IV. HYDROLOGY AND WATER QUALITY. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| 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:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| 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:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| 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: 1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |

| | | | | |
|---|---|---|---|---|
| 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: 1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| f) Otherwise substantially degrade water quality? (Sources: 1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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: 1,2,6)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:1,2,6)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2,6)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| j) Inundation by seiche, tsunami, or mudflow? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| k) Potentially impact stormwater runoff from construction activities? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| l) Potentially impact stormwater runoff from post-construction activities? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through p):**

The City's General Plan includes information and policies regarding hydrology and water quality, including requirements of new development to minimize potential impacts. A description of some of this information is included below:

- *Water quality:* There are numerous receiving waters in Huntington Beach that support many benefits for wildlife and people. Urban runoff runs through the gutters, stormdrains and ultimately, these receiving waters. The City is a co-permittee with the County of Orange and other Orange County cities in the National Pollution Discharge Elimination System (NPDES), which requires the City to implement ongoing stormwater quality management programs. Policy 2.1.21 in the Environmental Resources/Conservation Element requires the use of approved and/or best available runoff control management techniques in new development;

- *Groundwater:* The majority of the City's water is normally supplied by groundwater wells. General Plan Policy U.1.4.1 requires any improvements to these water supply and distribution facilities necessitated by new development be borne by the new development, either through payment of fees or by actual construction of the improvements.

- *Flood hazard areas/Tsunami/Stormwater Drainage:* Situated on a low-lying floodplain and bounded by the Santa Ana River, Huntington Beach has faced significant flood hazards in the past, although improvements to flood control channels have removed many properties from the floodplain. Sites located in flood hazard areas are required to comply with FEMA requirements for floodproofing, typically achieved by raising a site. Land Use Element Policy LU 2.1.2 would lessen impacts relative to storm drainage/flooding by requiring that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services. The Utilities and Environmental Resources/Conservation Elements include policies to help reduce storm drainage and flooding impacts from new development, including fees or actual construction of the improvements (please also see *water quality* discussion above).

In addition to General Plan policies, the City has an Emergency Management System, which coordinates preparedness, response, and recovery phases for natural disasters, including flooding and tsunamis. The City has been certified by the National Weather Service as Tsunami Ready and the City's website includes information for the public about flooding and tsunami preparedness (www.huntingtonbeachca.gov/government/departments/Fire/Emergency_Preparedness). The Department of Public Works has a full-time Water Conservation Coordinator who provides guidance to water customers on the efficient use of water resources and implements, coordinates and monitors water conservation programs for the City. In addition, the City has adopted an Urban Runoff Management Plan, which includes methods for reducing volume of urban runoff and pollutants.

The Housing Element includes a program (Housing Program #20) that focuses on furthering the use of green building techniques and incorporation of sustainability in project design. Furthermore, through the "HB Goes Green" Program, the City has adopted a comprehensive approach to sustainability that not only addresses energy conservation, but also recycling, water conservation, open space and transportation.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). While a majority of the City is developed, new residential development may result in additional impervious surfaces. The specific environmental effects of future development, including potential impacts on hydrology and water quality, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and other applicable Federal, State and local regulations. The Housing Element is consistent with the existing General Plan and its adoption will not have an impact on hydrology and water quality.

**V. 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources:1,2,7)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1,2,7)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| c) Create objectionable odors affecting a substantial number of people? (Sources: 1,2,7)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1,2,7)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| e) 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: 1,2,7)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through e):**

The City of Huntington Beach is located in the South Coast Air Basin and is part of the Southern California Air Quality Management District's Regional Air Quality Management Plan. Policies and implementation measures addressing air quality are found in the General Plan's Air Quality Element. The City has many efforts underway to help reduce air quality pollution in the City, including greenhouse gases. These efforts include: (1) a comprehensive "HB Goes Green" Program, addressesing energy conservation, solid waste recycling, water conservation, open space and transportation; (2) a Planning and Building Department staff planner has become a Certified Green Building Professional by completing training by the Build It Green organization and passing the requisite LEED certification exam; (3) provision of Energy Efficient Permit Fee Waivers for heating, cooling, water and solar systems that meet specified criteria; (4) dedication of a full-time Energy Project Manager to incorporate energy use reductions into the City's infrastructure; and (5) adoption of an Energy Action Plan in 2011 to reduce greenhouse gas emissions.

The Housing Element includes policies that support the General Plan Air Quality Element. Policy 1.1.5 in the Air Quality Element encourages new commercial, industrial and residential structures to include trip reduction measures, such as on-site day-care facilities (Policy 1.1.5). Policy 3.6 of the Housing Element encourages "the inclusion of space for child care in new housing developments, including affordable housing developments". Housing Program 12 sets an objective to "...evaluate other areas of the Zoning Code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law" (Page V-25).

The Housing Element also supports the City's efforts to address greenhouse gases. A new Goal 6 has been added to the Element to "Promote a healthy and sustainable Huntington Beach through support of housing which minimizes reliance on natural resources and automobile use". Policy 6.1 sets forth the City's Green Building Program; Policy 6.2 promotes building modifications to "increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels;" and Policy 6.3 promotes a healthy community through "decisions in the location, site planning and design of housing and mixed use development." Housing Element Program 20 "Green Building and Sustainability" implements the City's education and outreach on the new Green Building Code, and the City's comprehensive HB Goes Green Program.

The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific air quality impacts of future development, including any air quality standard violation, exposure of sensitive receptors to substantial pollutant concentrations, creation of objectionable odors, conflicts with an air quality plan, or cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and green building standards mentioned above.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on air quality.

## VI. 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:1,2,8)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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: 1,2,9)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1,2,8)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| e) Result in inadequate emergency access? (Sources:1,2,8)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| f) Result in inadequate parking capacity? (Sources:1,2,8)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2,8) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through g):**
The City adopted an updated Circulation Element in February 2013, providing the foundation for the City's

efforts to manage and minimize traffic congestion, provide better access to regional travel routes, manage safety on roadways, and provide travel alternatives to the automobile. The Circulation Element includes numerous goals and policies to address existing and future transportation needs, including Goal CE-2 which states "Provide a circulation system that supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service and capacity on all streets and at all intersections". Policies CE 7.1 through CE 7.5 support alternative transportation by providing for an integrated network of pedestrian and bicycle facilities and bus travel as alternatives to driving. Within the Land Use Element, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The City has adopted an Integrated Infrastructure Master Plan (adopted in 2000), that identifies needed improvement(s) and associated costs to upgrade aging infrastructure within the City.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of this future development, including potential increases in traffic, impacts adjacent to or near the Union Pacific Railroad Company right-of-way, impacts to safety of the rail corridor and highway-rail crossings, impacts to levels of service, possible hazards due to design features, adequate emergency access, sufficient parking capacity and support of alternative transportation, will be evaluated as individual project proposals or plans are submitted. Any necessary coordination on transportation/traffic issues with other local, regional and state agencies will occur as part of the environmental review for a specific project. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and Integrated Infrastructure Master Plan mentioned above. Therefore, adoption of the Housing Element will not have an impact on transportation and circulation.

## VII. 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

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:1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources:1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

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:1,2,3) ☐ ☐ ☐ ☒

**Discussion items a) through f):**

As a highly urbanized environment, the majority of habitats remaining in Huntington Beach (including marine open-waters, coastal dunes, coastal saltmarsh, freshwater marsh and grassland) are concentrated in a few areas. Vacant lots in the City, including those designated for Residential Medium Density, may have biological value, particularly for trees, small animals and raptors. The Environmental Resources/Conservation Element includes goals, policies, and implementation programs to help protect biological resources. This includes Implementation Program I-ERC 1, which outlines steps to be taken during the development review process. The City's Urban Design Guidelines provide information on how site planning should minimize a development's impact on the natural surroundings (City of Huntington Beach website: http://www. huntingtonbeachca.gov/Government/Departments/Planning/design/index.cfm).

The Housing Element is a policy document that includes goals, policies and programs to address Huntington Beach's housing needs. The specific environmental effects of future residential development, including potential impacts on sensitive species habitat, riparian habitat, wetlands, or trees will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and any other applicable City requirements. Therefore, adoption of the Housing Element will not have an impact on biological resources.

## VIII. 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:1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

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:1,2)

**Discussion items a) and b):**

As described in the General Plan and associated EIR, oil wells in Huntington Beach are scattered throughout much of the City. Most of them are concentrated in the coastal areas and mesas. The City lies over several oil producing areas, comprising the Talbert, Sunset Beach, West Newport and Huntington Beach oil fields. Natural gas associated with oil extraction is also being mined.

Policies in the General Plan Environmental Resources/Conservation Element address designating areas for mineral and oil extraction as well as adequately addressing the potential land use conflicts and environmental impacts from such activities. The City's Zoning Map has an Oil Overlay Zone to designate these mineral resource areas.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of this future development, including impacts on mineral, gas or oil resources, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above.

The Housing Element is consistent with the existing General Plan and its adoption will not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site.

## IX. 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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 pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources:1,2,9)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2,9)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through h):**

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. This Element complies with the General Plan Hazardous Materials Element, which includes policies to help minimize the potential harm from hazardous waste. Policies in the Hazardous Materials Element address the transportation, use and disposal of hazardous waste from a variety of sources. Policies and implementation measures regarding household hazardous waste call for public education on proper disposal.

Because of the long history of oil recovery operations in Huntington Beach, some vacant residential properties contain hazardous wastes related to abandoned oil wells, oil pipelines, or the presence of methane gas. The City requires remediation of contaminated sites prior to their development. In addition, methane barriers are often required in close proximity to abandoned oil wells. Finally, if there is a well on the property that has not been abandoned in the last ten years, the City may require the well to be reabandoned,

In addition to former oil production sites, the City has one property that is on the State Superfund List. This is a 38-acre property designated for residential development, and the owner is in the process of pursuing clean-up of the site with DTSC. However, due to the challenges of clean-up, this site has not been included in the sites inventory for this Housing Element cycle.

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the Housing Element is a policy document and any specific environmental effects from future developments will be evaluated as individual project proposals or plans are submitted. Housing development under the General Plan does not interfere with existing airspace or flight patterns. No impact would occur.

No wildland areas are located within or adjacent to Huntington Beach.

The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of future development will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including measures or conditions to ensure compliance with the General Plan and any other applicable Federal, State or local requirements. Future projects will also need to comply with the City's Emergency Preparedness Program. Therefore, adoption of the Housing Element will not have an impact on hazardous materials.

## X. 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:1,2,10) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |

(Sources:1,2)

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1,2,10) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1,2,10) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| 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:1,2,9) | ☐ | ☐ | ☐ | ☒ |

**Discussion:** See below.

| | | | | |
|---|---|---|---|---|
| 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:1,2,9) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through f):**

The General Plan Noise Element includes many policies to help minimize the potential noise impacts related to residential development and uses. This includes Policies N.1.2.1 and N.1.2.3, which require that all future noise sensitive uses that are placed in areas which exceed 60dB(A) Ldn include appropriate buffering and/or construction mitigation measures so as to reduce interior noise levels to 45dB(A) Ldn. Policy N1.5.1 addresses noise impacts associated with multi-tenant and mixed-use structures by minimizing the transfer of noise and vibration from one use to another. The City's Noise Ordinance regulates temporary increases in noise due to the construction of new residential uses.

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the Housing Element is a policy document and any specific environmental effects from future developments will be evaluated as individual project proposals or plans are submitted. However, housing development under the General Plan does not interfere with existing airspace or flight patterns. No impact would occur.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of future development, including any temporary or permanent noise increases, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and the City's Noise Ordinance.

Therefore, adoption of the Housing Element will not have an impact on noise.

**XI. 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:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| b) Police Protection? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| c) Schools? (Sources: 1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| d) Parks? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| e) Other public facilities or governmental services? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through e):**

The 1996 General Plan includes several policies to ensure that adequate public services, including fire protection, police protection, schools, parks and libraries are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units above 1990 levels. For instance, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The Housing Element also addresses adequate public services with Policy 1.8, which calls for maintaining the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as childcare centers, and municipal services. This applies to fire protection, police protection, schools and parks.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013 – 2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP. The specific environmental effects, including impacts on public services, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time in order to ensure adequate public services and compliance with federal, state and local statutes. Adoption of the Housing Element will not have an impact on public services and facilities.

## XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| 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:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources:1,2)<br><br>**Discussion:** See below. | ☐ | ☐ | ☐ | ☒ |
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through h):**

The City's 1996 General Plan includes several policies to ensure that adequate utilities and service systems are available to meet the City's projected housing growth of new units beyond what existed in 1990. This includes policies in the Land Use, Growth Management, Utilities and Environmental Resources/ Conservation Elements. For instance, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The Housing Element also addresses utilities in new development through Policy 6.1, which sets forth the City's Green Building Program. The associated Program 20 "Green Building and Sustainability" implements the City's education and outreach on the new Green Building Code, and the City's comprehensive HB Goes Green Program. In addition, as described in the Housing Element, the City has adopted an Integrated Infrastructure Master Plan (adopted in 2000) that identifies needed improvement(s) and associated costs to aging infrastructure within the City.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP. New development will tie into existing water and sewer mains, and in some instances mains may need to be upgraded to accommodate new demands generated by development. No specific parcels during the 2013-2021 planning horizon are constrained by infrastructure availability.

The specific environmental effects of future development discussed in the Housing Element, including any impacts on utility service, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time in order to ensure adequate utility service and compliance with federal, state and local statutes, including the General Plan policies and Integrated Infrastructure Master Plan described above.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on water, wastewater, storm water or landfill facilities.

## XIII. AESTHETICS. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources:1,2,8) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through d):**
As described in the City's General Plan and EIR, the visual assets of Huntington Beach stem from its geographical location (Pacific Ocean, mesas and small bays) and the urban form the City has developed. The General Plan's Environmental Resources/Conservation Element addresses issues such as scenic highways, aesthetic resources and open space, while the Urban Design Element focuses on issues related to the enhancement of the City's urban visual image. In 2000, the City adopted the Urban Design Guidelines to help implement the policies set forth in the Urban Design Element.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). Sites identified in the Housing Element will be developed with infill projects, the majority of which will occur through recycling of existing, older uses to housing and mixed use development. Housing Element Policy 1.1 is to "Preserve the character, scale and quality of established residential neighborhoods". This policy, and the associated rehabilitation programs in the Element, will help ensure that any new development on vacant and redeveloped residential sites will match the character and scale of the surrounding properties.

The majority of residential site opportunities identified in the Housing Element sites inventory are located within the Beach and Edinger Corridors Specific Plan (BECSP), and to a lesser degree, the Downtown Specific Plan. One of the goals of the BECSP is to establish a more cohesive integration of land uses and visual identity to the two corridors, with specifications to guide land use and development intensity, site layout, building design, site landscaping and signage detailed in the Plan. Similarly, a stated objective of the Downtown Specific Plan is to "implement development standards and design guidelines that encourage development of underused parcels with a mix of uses and unique architecture".

The specific environmental effects of future development discussed in the Housing Element, including any adverse effects on scenic vistas, scenic resources, or visual quality of a site and its surroundings, or new sources of substantial light and glare will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and Urban Design Guidelines mentioned above.

As described above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on scenic vistas, scenic resources, visual quality of a site and its surroundings or result in substantial light and glare.

## XIV. CULTURAL RESOURCES. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources:1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources:1,2) ☐ ☐ ☐ ☒

**Discussion items a) through d):**

The General Plan Historic and Cultural Resources Element outlines the history of Huntington Beach and describes the many architectural styles and historical resources in the City. The City's Historical Resources Board conducted a Downtown Historical Study in 1986 and a list of local landmarks is included in the General Plan. An update of the Historic and Cultural Resources Element, including an updated historic survey, is in progress, but has not been adopted. Most of the archaeological resources in the City have been destroyed by previous development and urbanization of the City. Remaining archaeological resources are likely to be found in vacant lots throughout the City and the bluffs along Huntington Beach and Bolsa Chica mesas. The Historic and Cultural Resources Element includes several goals and policies to help identify, protect and preserve historical and archaeological resources in the City. Any properties identified in the Element as potentially historical require an environmental assessment prior to approval of any demolition or redevelopment of the site.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. A policy is included in the Huntington Beach Housing Element to "Preserve the character, scale and quality of established residential neighborhoods" (Policy 1.1). This policy is consistent with the Historic and Cultural Resources Element of the General Plan. The specific environmental effects of this future development, including any adverse changes to historical and archaeological resources, direct or indirect impacts on unique paleontological resources, or disturbances to human remains, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time, including compliance with federal, state and local statutes. Future development will need to comply with Housing Element Policy 1.1 as well as the policies in the Historic and Cultural Resources Element with respect to cultural resources. Therefore, adoption of the Housing Element will not have an impact on historical, archaeological or paleontological resources, nor will it disturb human remains.

## XV. 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:1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

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:1,2) ☐ ☐ ☐ ☒

**Discussion:** See below.

c) Affect existing recreational opportunities? (Sources:1,2) ☐ ☐ ☐ ☒

**Discussion items a) through c):**

Parks, beaches and recreational facilities are numerous throughout Huntington Beach. The City's General Plan includes several policies to ensure that adequate park and recreational amenities and associated funding sources are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units above 1990 levels. The Growth Management Element of the General Plan, adopted in 2002, also includes an additional goal and policies regarding sufficient park and recreational facilities for existing and future Huntington Beach residents.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP. Policy 1.8 in the Housing Element addresses maintaining the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as childcare centers, and municipal services. This applies to existing neighborhood, community and regional parks and other recreational facilities.

Strategies to meet the City's RHNA include new development in projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place).

In the General Plan EIR, one issue of concern regarding parks and recreation was regarding school closures and the loss of recreational opportunities they offer. In order to ensure that recreational opportunities at closed school sites were not lost, the Recreation and Community Services Element included Policy RCS 5.1.1. This policy requires the evaluation of a closed school's contribution to recreational opportunities in the neighborhood and the identification of alternative recreational opportunities when a school closes. Policy 2.4 in the Huntington Beach Housing Element calls for the utilization of publicly owned land for residential use where appropriate and consistent with the City's General Plan. Therefore, the Housing Element is consistent with General Plan Policy RCS 5.1.1.

Any environmental impacts from new parks or recreational facilities resulting from future development discussed in the Housing Element will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time. All future projects will need to be consistent with General Plan policies and the Huntington Beach Zoning and Subdivision Ordinance, including Policy LU 2.1.2, which requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on existing neighborhood, community and regional parks or other recreational facilities, result in environmental impacts from new or expanded recreational facilities or affect existing recreational opportunities.

**XVI. AGRICULTURE 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 Dept. 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: 1, 2 ,11) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1,2 ,11) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| 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? (Sources: 1,2,11) | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) through c):**

The Huntington Beach Housing Element does not identify any agricultural land to be rezoned for residential development; therefore the Project will not result in: (a) the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural uses or (b) conflict with existing zoning for agricultural use or a Williamson Act contract.

The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). Most of the vacant residential parcels are less than one acre in size, and the Beach and Edinger Corridors Specific Plan, where the majority of the City's future growth is focused, is currently developed with a variety of retail, residential and institutional uses. The specific environmental effects of future development discussed in the Housing Element, including any changes in the existing environment that could result in conversion of Farmland to non-agricultural use, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time.

**XVII. GREENHOUSE GAS EMISSIONS.** Would the project:

| | | | | |
|---|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| **Discussion:** See below. | | | | |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse | | | | |

| | | | | |
|---|---|---|---|---|
| gases? | ☐ | ☐ | ☐ | ☒ |

**Discussion items a) and b):**

The Housing Element includes identified sites, policies and programs to accommodate the City's regional housing demand identified by SCAG, and does not call for any change to current Land Use or Zoning designations. The project (2013-2021 Housing Element) does not have the potential to directly produce greenhouse gas (GHG) emissions. However, there may be indirect construction and operational emissions from projects developed pursuant to the Housing Element. Vehicles operated by residents of residential development will produce greenhouse gas emissions, but the marginal impact of these emissions on regional levels of greenhouse gases will be less than significant.

Moreover, the City has many efforts underway to help reduce air quality pollution in the City, including greenhouse gases. These efforts include: (1) adoption of an Energy Action Plan to reduce greenhouse gas emissions; (2) a comprehensive "HB Goes Green" Program, addressing energy conservation, solid waste recycling, water conservation, open space and transportation; (3) a Planning and Building Department staff planner has become a Certified Green Building Professional by completing training by the Build It Green organization and passing the requisite LEED certification exam; (4) provision of Energy Efficient Permit Fee Waivers for heating, cooling, water and solar systems that meet specified criteria; and (5) dedication of a full-time Energy Project Manager to incorporate energy use reductions into the City's infrastructure.

Existing and potential future development in Huntington Beach is accounted for in the Air Quality Management Plan provided by SCAG. The 2013-2021 Housing Element does not propose any increase in development beyond that provided for in the City's General Plan. The Housing Element does not conflict with applicable policies, plans or programs adopted for the purpose of reducing CHG emissions.

## XVIII. 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:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| 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:1,2) | ☐ | ☐ | ☐ | ☒ |
| **Discussion:** See below. | | | | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1,2) | ☐ | ☐ | ☒ | ☐ |

**Discussion items a) through c):**

As described throughout this document, the Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element is a policy document that identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013 – 2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units), in addition to buildout of housing units anticipated by the BECSP and DTSP, is still well below the projected population increase identified in the City's 1996 General Plan, which was based on buildout of 18,500 new residential units.

Huntington Beach plans on fulfilling its RHNA through the following methods: projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and pending projects on developed sites (with zoning in place). The environmental effects of this future development will be evaluated as individual project proposals or plans are submitted. The majority of growth provided for in the Housing Element will occur within the Beach and Edinger Corridors Specific Plan, which has its own EIR.

The Housing Element is consistent with the other elements of the City's General Plan and will not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse impacts on human beings.

## XIX. 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 utilitized in this analysis, as well as sources of information are as follows:

Earlier Documents Prepared and Utilized in this Analysis:

| Reference # | Document Title | Available for Review at: |
|---|---|---|
| 1 | City of Huntington Beach General Plan | City of Huntington Beach Planning and Builidng Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm |
| 2 | City of Huntington Beach General Plan Update Environmental Impact Report | " |
| 3 | Habitat Conservation Plans | http://ecos.fws.gov/conserv_plans/servlet/gov.doi.hcp.servlets.PlanReport |
| 4 | City of Huntington Beach Geotechnical Inputs Report | City of Huntington Beach Planning and Building Dept (see #1) |
| 5 | State Seismic Hazard Zones Map | City of Huntington Beach Planning and Building Dept (see #1) |
| 6 | FEMA Flood Insurance Rate Map | " |
| 7 | CEQA Air Quality Handbook South Coast Air Quality Management District (1993) | " |
| 8 | City of Huntington Beach Circulation Element Update (2013) | " |
| 9 | Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002) | " |
| 10 | City of Huntington Beach Municipal Code | City of Huntington Beach City Clerk's Office (see #1) |
| 11 | City of Huntington Beach Zoning Map | City of Huntington Beach Planning and Building Dept (see #1) |