

**ENVIRONMENTAL CHECKLIST FORM  
CITY OF HUNTINGTON BEACH  
PLANNING DEPARTMENT  
ENVIRONMENTAL ASSESSMENT NO. 2008-016**

- 1. PROJECT TITLE:** "The Ridge" 22-unit Planned Unit Development
- Concurrent Entitlements:** General Plan Amendment No. 08-011; Zoning Map Amendment No. 08-007; Local Coastal Program Amendment No. 09-002; Zoning Text Amendment No. 09-008; Tentative Tract Map No. 17294; Coastal Development Permit No. 08-022; Conditional Use Permit No. 08-046
- 2. LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648
- Contact:** Jennifer Villasenor, Associate Planner  
**Phone:** (714) 374-1661
- 3. PROJECT LOCATION:** 5-acre site at the southeast corner of Bolsa Chica Street and Los Patos Avenue (refer to Figure 1)
- 4. PROJECT PROPONENT:** Hearthside Homes  
6 Executive Circle, Suite 250  
Irvine, CA 92614
- Contact Person:** Ed Mountford  
**Phone:** (949) 250-7760
- 5. GENERAL PLAN DESIGNATION:** OS-P (Open Space – Park)
- 6. ZONING:** RA-CZ (Residential Agriculture – Coastal Zone)
- 7. PROJECT DESCRIPTION** (Describe the whole action involved, including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation):

The proposed project involves a request to amend the land use and zoning designations on an existing approximately 5-acre parcel for the subdivision and development of a 22-unit single-family planned unit development (PUD) with a 5,776 square foot common open space area. The size of the 22 residential lots ranges from 5,114 square feet to 12,250 square feet. The proposed 4 and 5 bedroom dwellings range in size from 2,700 – 4,200 square feet and are two-stories with a two- or three-car garage. The site is proposed to take access from a single point of ingress/egress along Bolsa Chica

Street. The project is proposing construction of infrastructure improvements including street, curbs, sidewalks and storm drain facilities.

The project site is currently zoned Residential Agricultural – Coastal Zone (RA-CZ) with a General Plan land use designation of Open Space – Parks (OS-P). The project applicant is proposing to amend the existing zoning to Residential Low Density – Coastal Zone (RL-CZ) with a General Plan Land Use designation of Residential Low Density – 7 units/acre (RL-7). The project also consists of a zoning text amendment that would amend the Planned Unit Development (PUD) supplemental standards and provisions of Chapter 210.12 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to allow greater flexibility in the provision of parking spaces for a PUD development. The changes would not allow reductions in the number of parking spaces required for a project, but would allow the parking to be provided in an alternative configuration provided that the total number of parking spaces required is provided within the development site. For instance, the proposed project is providing the required number of parking spaces for the dwelling units, however, the spaces are proposed in a tandem configuration that is not currently allowed under Chapter 231 – Off-Street Parking and Loading of the HBZSO. In addition, required open spaces are provided in the driveways and on the street. The project also requires an amendment to the City’s certified Local Coastal Program to change the Land Use Plan from OS-P to RL-7 and reflect changes proposed to the HBZSO and zoning map.

### **Planned Unit Development**

The project is being proposed and designed as a planned unit development (PUD), which allows flexibility in lot standards while providing a common, unifying public benefit. The project is proposing 22 single-family parcels that do not meet all the minimum standards for lot width and size in the RL (Residential – Low Density) zoning district. Nine of the proposed lots are less than 6,000 square feet in size, the smallest parcel being 5,114 square feet. In addition, 14 lots do not meet the minimum lot width of 60 feet (45 feet for cul-de-sac); instead, ranging in size from 17 feet for a proposed flag lot to 55 feet in width.

### ***Public Benefit***

The project proponent is proposing to provide two primary public benefits for the proposed PUD project. The first public benefit is the improvement of an existing 30-foot wide City-owned parcel immediately north of the project site. The parcel is currently undeveloped and would be improved with a 6-foot wide meandering trail and landscaping buffer that would connect to an existing informal path on the adjacent Shea property east of the project site to provide access to the Bolsa Chica wetlands from Bolsa Chica Street, thereby improving coastal access opportunities in the Bolsa Chica area.

The project is also proposing to be constructed as the City’s first “green” residential project. “Green” features proposed to be incorporated in the project include integration of solar panels into the roofing of the homes, utilization of permeable pavers for sections of the street and driveways, Energy Star-rated homes and drought-tolerant landscaping, and a storm drain system designed to capture low-volume flows and allow them to percolate into the ground functioning as a water treatment and groundwater recharge system.

## **Construction Scenario**

Rough grading and infrastructure for the project would be accomplished in one phase. The project site is generally flat, however, portions of the site slope gradually from west to east at elevations ranging from approximately 50 feet above mean sea level (msl) to approximately 38 feet msl. Finished pads on the west side of the project site, adjacent to Bolsa Chica Street, will remain relatively the same as the existing elevation. The eastern portion of the site adjacent to the Shea property would be raised three to nine feet over existing elevations requiring approximately 4,200 cubic yards of cut and 10,700 cubic yards of fill. Approximately 6,500 cubic yards of fill would be needed. Construction of the homes would be completed in two to three phases depending on market conditions. Each phase of construction would take approximately 10 months.

## **Project Entitlements**

The proposed project requires the following entitlement requests:

- General Plan Amendment: to amend the Land Use Designation from Open Space – Park (OS-P) to Residential Low Density (RL);
- Local Coastal Program Amendment: to amend the certified Land Use Plan from Open Space – Park (OS-P) to Residential Low Density (RL) and to reflect the Zoning Map and Text Amendments described below;
- Zoning Map Amendment: to amend the existing zoning designation of Residential Agriculture – Coastal Zone Overlay (RA-CZ) to Residential Low Density – Coastal Zone Overlay (RL-CZ);
- Zoning Text Amendment: to amend Chapter 210.12 – PUD Supplemental Standards and Provisions to allow flexibility in accommodating the total number of required parking spaces within a PUD development;
- Tentative Tract Map: to subdivide the approximately 5-acre lot into 22 single-family residential parcels and eight lettered lots;
- Coastal Development Permit: to construct 22 single-family residences and associated infrastructure in the coastal zone; and
- Conditional Use Permit: to permit construction on a site with greater than a three-foot grade differential.

## **8. SURROUNDING LAND USES AND SETTING:**

The approximately 5-acre site is generally located at the southeast corner of Bolsa Chica Street and Los Patos Avenue. Historically, the site has been used periodically over the years for agricultural purposes, but has not been used for agriculture in approximately 5 years. The site is currently undeveloped, except for an area in the southwest portion of the property that is being utilized as temporary construction headquarters for the adjacent Brightwater Development.

North of the project site is the previously discussed undeveloped 30-foot wide City-owned parcel, which is proposed to be improved with a public access trail by the project applicant to connect to the informal path on the Shea property to the east. North of the 30-foot wide parcel is a multi-family condominium complex. East of the project site is the undeveloped Shea property, which is approved by the City for the development of a single-family residential subdivision with a park and open space/conservation areas. The portion of the Shea property directly abutting the project site is designated as Open Space – Conservation. The 6.2-acre undeveloped Goodell property is located

immediately south of the project site. The Goodell property is currently located in the County of Orange and the City has initiated an application for the annexation of the property into the City. West of the project site is Bolsa Chica Street and the Brightwater and Sandover Developments. Both developments consist of single-family residential uses. The Brightwater development also consists of large open space/conservation areas. Surrounding zoning and general plan land uses designations are depicted in Figures 2 and 3. Figure 4 represents the project site in relation to the surrounding properties, developments and resources that are referenced within this document.

**9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:**

None.

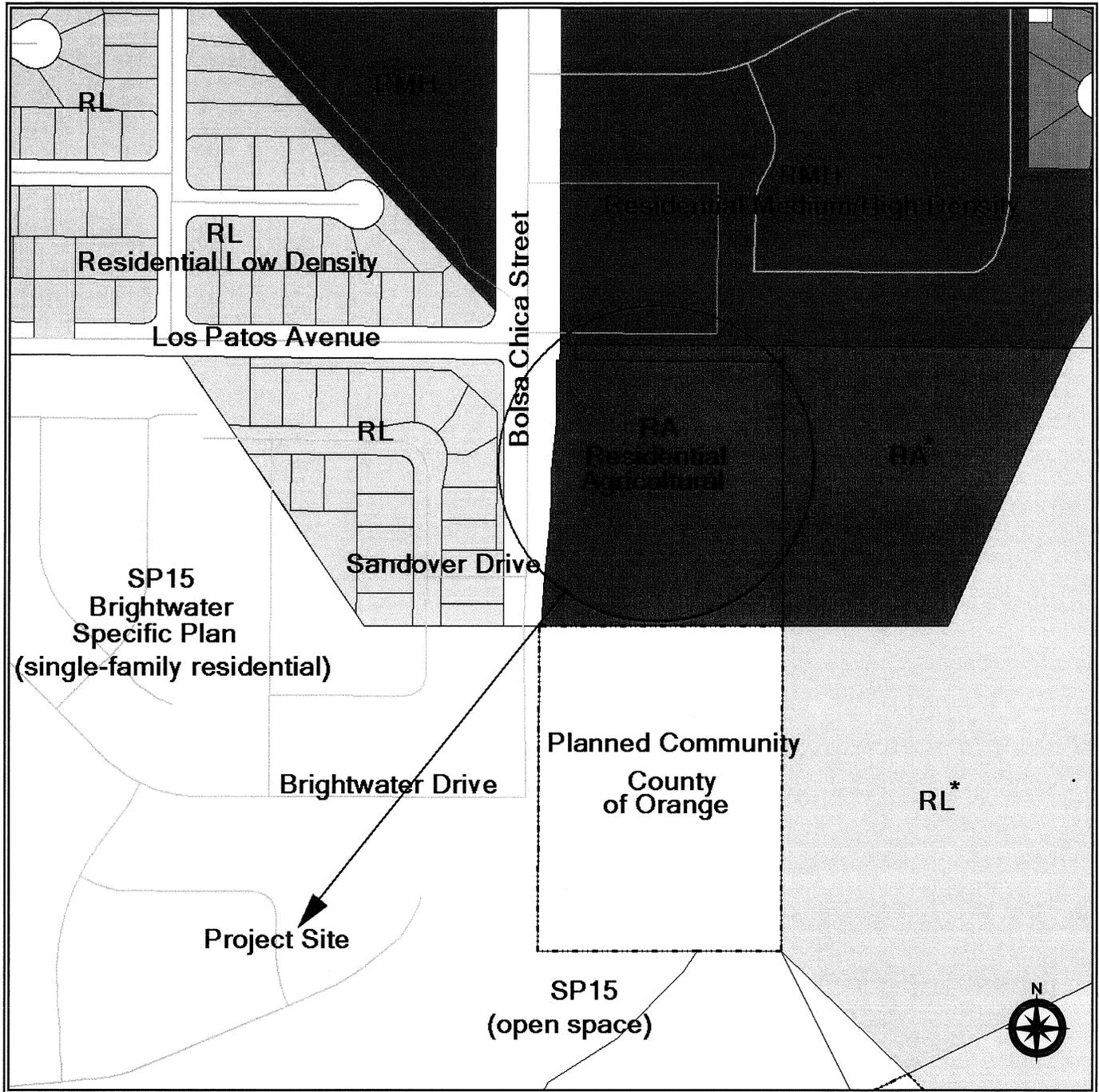
**10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):**

- California Coastal Commission: The Local Coastal Program Amendment is required to be approved by the California Coastal Commission prior to any development of the site.

**Figure 1 – Project Location**



**Figure 2 – Existing & Surrounding Zoning Designations**



\*The City recently approved a zoning map amendment to change the current zoning designations to CC – Coastal Conservation to be consistent with the Land Use Plan. The City's approval has been submitted to the California Coastal Commission for approval as LCPA No. 1-09.

**Figure 3 – Existing & Surrounding Land Use Designations**

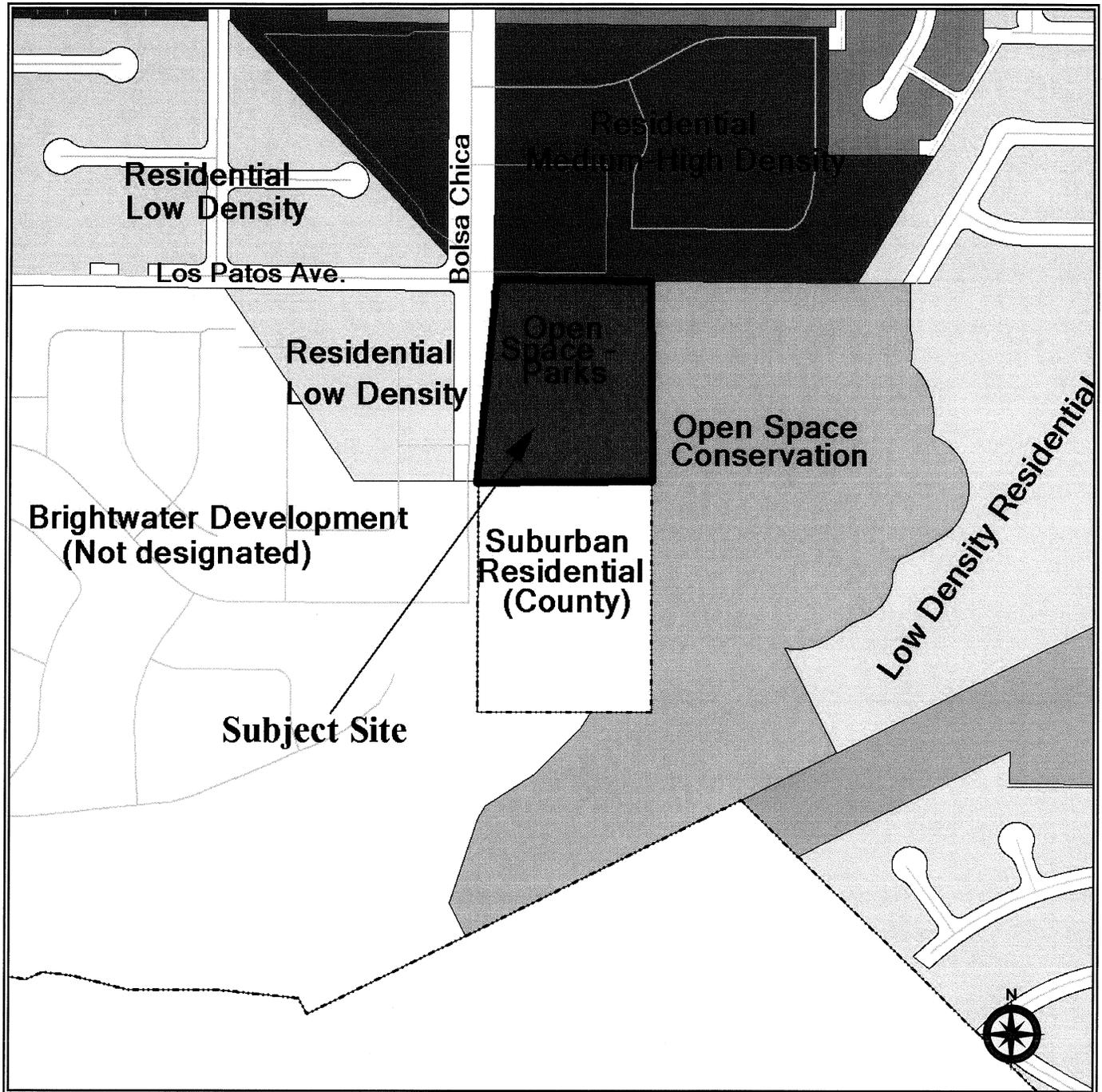


Figure 4 – Surrounding Developments and Resources (with contours)



**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
- 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

*Jennifer Villaseña*

Printed Name

Jennifer Villaseña

Date

09-09-09

Title

Associate Planner

**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 from Section XVIII, “Earlier Analyses,” 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 XVIII 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 XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 3.

***SAMPLE QUESTION:***

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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*Would the proposal result in or expose people to potential impacts involving:*

*Landslides? (Sources: 1, 6)*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*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).*

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant	No Impact
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**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:1,2,15,20)

Discussion: The 5-acre project site is currently zoned RA-CZ (Residential Agriculture – Coastal Zone Overlay) and the General Plan Land Use designation is OS-P (Open Space – Parks). The site is undeveloped, although a portion of the property is currently used as a construction staging area for the adjacent Brightwater residential development. Applicable plans and policies regulating the subject site include the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code, the Huntington Beach General Plan and the City’s certified Local Coastal Program (LCP), which consists of the Coastal Element of the General Plan and an implementation program (IP). The Local Coastal Program carries out the policies and requirements of the California Coastal Act.

The project proposes to amend the RA-CZ zoning designation to RL-CZ (Residential Low Density – Coastal Zone Overlay). In addition, the project is proposing to amend the General Plan land use designation from OS-P to RL-7 (Residential Low Density – 7 dwelling units per acre).

Background

The subject property was originally zoned R-1 (Single-Family Residential) and the General Plan Land Use designation was Low Density Residential when it was incorporated into the City of Huntington Beach in the early 1970s. When the California Coastal Act was enacted in 1976, the City began steps to certify a Local Coastal Program with the California Coastal Commission in order to obtain coastal development permit jurisdiction. As part of this process, the City designated an 8-acre area on the eastern edge of the Bolsa Chica Mesa, which included the subject site as well as a portion of what is now the Shea property, for Open Space – Recreation on the 1982 Land Use Plan that was certified by the Coastal Commission. After the Land Use Plan was certified, the Coastal Commission required the City to zone the 8-acre area to a designation that would correspond to the Open Space – Recreation land use designation as part of its submittal of the Implementation Program of the LCP. In 1984, the City re-zoned the area from R1-CZ to RA-CZ, which was reflective of the agricultural uses on the property. In 1985, the Coastal Commission certified a County Land Use Plan for that portion of the Bolsa Chica Mesa adjacent to the 8-acre area within County jurisdiction with a land use designation of low density residential.

Zoning/Land Use Consistency

The proposed project, including the proposed zoning and general plan designations, would be consistent with surrounding land uses and existing surrounding zoning and land uses designations. Properties to the north, northwest and west are zoned and developed with single- and mutli-family residential uses. The Shea property to the east has zoning and land use designations for single-family residential uses as well as open space/conservation areas. The Brightwater Specific Plan area southwest of the project site has a similar land use pattern with single-family residential uses and open space/conservation areas. Property to the south is currently located in the County of Orange and has a zoning designation of Planned Community (PC) and a General Plan land use designation of Suburban Residential. The City is currently considering annexation of the property to the south. Proposed pre-zoning designations for that property include residential and open

		Potentially Significant		
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
ISSUES (and Supporting Information Sources):				

space/conservation designations.

Although, the land use designation of the subject site is currently Open Space – Parks, the existing zoning designation allows development of single-family dwellings at a density of one unit per acre. Under the current zoning designation, five single-family dwellings could be developed on the site. The project is proposing to develop the site with the same uses that are currently allowed but at a greater density, which is consistent with the existing densities of surrounding developments.

The following Land Use goals, objectives and policies of the General Plan Coastal Element are applicable to the project:

Goal

C-1: Develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs.

Objective

C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

Policies

C 1.1.1: With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

C 1.1.3a: The provision of public access and recreation benefits associated with private development (such as but not limited to public access ways, public bike paths, habitat restoration and enhancement, etc.) shall be phased such that the public benefit(s) are in place prior to or concurrent with the private development but not later than occupation of any private development.

C 1.1.5: New residential development should be sited and designed in such a manner that it maintains and enhances public access to the coast.

b) provide non-automobile circulation such as bike trails and pedestrian walkways within the development

d) provide for the recreational needs of new residents through local park acquisition or on-site recreational facilities to assure that recreational needs of new residents will not overload nearby coastal recreation areas

The project, while proposing a change in the Land Use Plan from Open Space – Parks (OS-P) to Residential – Low Density (RL), would not conflict with the land use goals and policies of the Coastal Element of the General Plan. The project is proposing to improve an existing undeveloped 30-foot wide parcel north of the project site with an access trail that would connect to an existing informal path on the adjacent Shea property that would ultimately provide access to the flood control channel and the Bolsa Chica wetlands from Bolsa Chica Street. In addition to the improved coastal access the project would provide, a 5,776 square foot passive open space area is proposed within the development to provide a recreational area for new residents to ensure that the new residents would not overload coastal recreation areas. The project is in close proximity to similar developments, is consistent with the existing land use pattern in the area, and can be accommodated by

		Potentially Significant		
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
ISSUES (and Supporting Information Sources):				

existing infrastructure (refer to Section XII. Utilities & Service Systems). Although the proposed project would result in development on the Bolsa Chica Mesa, the existing slope adjacent to the project site would be preserved. In addition, the proposed drainage system would further protect the slope from potential impacts from runoff and erosion that could occur from development on the Mesa (refer to Sections III. Geology and Soils & IV. Hydrology and Water Quality). Other potential impacts, as analyzed within this document, have either been minimized through the project’s design or can be mitigated so that all impacts would be less than significant.

HBZSO & Applicable Codes

In terms of compliance with the HBZSO (IP portion of LCP), the proposed project will comply with the requirements of the RL zoning district with exceptions that are proposed as part of the PUD design for the project. These exceptions include deviations to minimum lot width and size and are permissible with development of a PUD pursuant to the HBZSO. The proposed project is also required to comply with other requirements of the HBZSO including regulations pertaining to subdivisions and coastal development permits as well as applicable requirements of the Municipal Code.

Zoning Text Amendment

The project applicant is proposing a zoning text amendment that would change the PUD supplemental standards and provisions of Chapter 210.12 of the HBZSO to allow greater flexibility in the provision of parking spaces for a PUD development. The changes would not allow reductions in the number of parking spaces required for a project, but would allow the parking to be provided in an alternative configuration provided that the total number of parking spaces required is provided within the development site. For instance, the proposed project is providing the required number of parking spaces for the dwelling units, however, the spaces are proposed in a tandem configuration that is not currently allowed under Chapter 231 – Off-Street Parking and Loading of the HBZSO. Of the 22 units, 10 are proposing to provide a required three-car garage with a tandem configuration for two of the spaces. For these 10 units, three open spaces are required, in which one of the required open spaces is proposed to be met through the available street parking.

The proposed zoning text amendment is appropriate for inclusion in the PUD supplemental standards since PUDs by nature allow for flexibility in land use regulations so that a more distinct development can be provided with a greater emphasis on public benefits. Additionally, the proposed zoning text amendment will be consistent with the following General Plan goals, policies and objectives:

Goal

LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Objective

LU 9.3: Provide for the development of new residential subdivisions and projects that incorporate a diversity of uses and are configured to establish a distinct sense of neighborhood and identity.

Policy

LU 9.3.2: Require that the design of new residential subdivisions consider the following:

- b. Integrate public squares, mini-parks or other landscaped elements.
- h. Site and design of units and incorporate elements, such as porches, that emphasize front yards as an activity area and “outdoor living room,” by located garages in the rear or side yards.
- i. Consider reduced street widths to achieve a more “intimate” relationship between structures, to the extent feasible and in accordance with Huntington Beach Fire Department regulations.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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k. Include alleys or other means to minimize the dominance of garages along the street frontage.

The proposed zoning text amendment would be beneficial for future PUD developments in terms of consistency with the General Plan in that a project’s site layout and design could achieve a more diverse development configuration, provide more open space and propose more distinct features with the flexibility that the proposed amendment would provide. The ability to provide a three-car garage in a tandem configuration would allow for a more compact or “intimate” development pattern, which would allow for more area for open space or other unique development features such as a trail, plaza or community center. The proposed amendment would also reduce a project’s potential for garages to dominate the street frontage, which then could allow for front yards to have more of an emphasis as an activity area with landscaping and porch elements. In terms of the proposed project, the tandem garage design would allow for a more aesthetic design in which garages do not dominate the street scene. The proposed tandem garage design promotes the overall project site layout with narrow lot widths and smaller lot sizes that are configured around a large open space area. The proposed amendment also furthers the project’s “green” design theme in that less impervious surface is required with the proposed garage and parking design.

Based on the discussion above, the project will not conflict with applicable land use plans and regulations in the City of Huntington Beach and impacts would be less than significant.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources:1)  
Discussion: See discussion below.
  
- c) Physically divide an established community? (Sources:3)

Discussion b & c: The project site is currently vacant and proposed to be subdivided for the construction of 22 single-family residences. A new street would be constructed as part of the project to provide access to the new homes. The project will take access from Bolsa Chica Street, an existing major arterial in the City of Huntington Beach. Although a new street will be constructed, the project does not propose to cut off existing access to or from any existing or approved developments in the area such that it would physically divide an established community. In addition, the project is proposing to provide a link, via a 30-foot wide landscaped path, to connect Bolsa Chica Street at Los Patos Avenue to the Bolsa Chica wetlands. The project will not conflict with a habitat conservation plan or natural community conservation plan as there are not any adopted for the City of Huntington Beach.

**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:1,18)  
Discussion: See discussion under c.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:1,18) Discussion: See discussion under c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:1,18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a – c: The site is currently vacant; no existing homes or residents will be demolished or displaced. The project consists of a 22-unit single-family planned unit development and would not induce substantial population growth in the City of Huntington Beach. The 2008 Housing Element indicates that the average household size in Huntington Beach is 2.56 persons, which would result in potentially 57 new residents in the City. This represents 0.03% of the total population of Huntington Beach, which would not be considered substantial population growth. The proposed zoning text amendment will not have any impacts on population and housing.

The RA zoning district permits single-family dwellings at a ratio of one unit per acre whereas the RL designation allows seven units per acre. The subject project is proposing a density of 6.4 units per net acre (4.4 units/gross acre). Although, the proposed project represents an increase in allowable units and density than what is currently allowed, the proposed residential development on the project site would not result in substantial population growth in the context of allowed General Plan growth, nor in combination with anticipated and planned growth as identified in the City’s 2008 Housing Element. In addition, the project will be required to comply with the City’s affordable housing ordinance, which requires the provision of 10 percent of the total units to be affordable or payment of in-lieu fees. Less than significant impacts would occur.

**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:1,5,7,14) Discussion: See discussion under iv.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Sources: 1,5,7,14) Discussion: See discussion under iv.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Sources: 1,5,7,14) Discussion: See discussion under iv.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

iv) Landslides? (Sources: 1,5,7,14)

Discussion a.i. – iv.: The subject site is currently undeveloped except for a portion of the site that is used for construction headquarters for the adjacent and under construction Brightwater development. The site is not located within an Earthquake Fault Zone and no known or potentially active faults cross the site. The nearest known active fault is the Newport-Inglewood fault located approximately 2,000 feet southwest of the project site. The site is not located within a Seismic Hazard Zone for earthquake induced slope instability or liquefaction. However, the site is adjacent to a Seismic Hazard Zone for earthquake-induced liquefaction. In the event of a large earthquake at the nearby Newport-Inglewood fault, the site would experience significant ground shaking.

A geotechnical feasibility study (LGC, 2008) for the project states that the project site consists of loose to dense, brown to orange-brown sands, gravels and cobbles and soft to medium-stiff, brown and grey-brown silts and sandy clays. It is anticipated that these materials are overlain by varying thickness of topsoil and colluvial materials. Historic high groundwater levels in the vicinity of the subject site have been reported at 20 feet below the ground surface. Potential for liquefaction is anticipated to be low due to the lack of shallow groundwater conditions and the anticipated dense nature of the site soils. However, due to the proximity of the project site to a Seismic Hazard Zone for potential liquefaction, further subsurface testing on the project site will be conducted prior to preparation of construction and grading plans. The report indicates that it is anticipated that the site soils have very-low to medium expansion potential and negligible potential for concrete and metal corrosion. The proposed zoning text amendment will not have any impacts on geology and soils.

The proposed development would be required to comply with the California Building Code (CBC), which includes regulations for projects to be designed to withstand seismic forces. In addition, the project is required to prepare a site specific geotechnical investigation, including subsurface exploration and laboratory testing, to further evaluate the nature and engineering characteristics of the underlying soils. The report will provide recommendations for the design and construction of the project, including recommendations to address liquefaction potential. Adherence to the seismic design and construction parameters of the CBC, the City’s Municipal Code and recommendations outlined in a site specific geotechnical investigation, would ensure protection of future residents of the project from impacts associated with seismic activity. Less than significant impacts would occur.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1,5,7,14)      
 Discussion: See discussion under item e.

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: 1,5,7,14)      
 Discussion: See discussion under item e.