
EXECUTIVE SUMMARY

INTRODUCTION

This Draft Environmental Impact Report (DEIR) discusses the environmental impacts associated with the proposed Pacific City project, and related activities. This Draft EIR provides a discussion of impacts by issue area and provides mitigation measures, where appropriate. Specific issue areas discussed in this EIR include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy and Mineral Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Utilities, Recreation, Transportation and Traffic, and Utilities and Service Systems. These issue areas were initially evaluated in the Initial Study/Notice of Preparation (IS/NOP) for the proposed project, which is included as Appendix A to this document. An analysis of alternatives to the proposed project and long-term implications resulting from project implementation are also provided. In addition, the public review and approval process for the EIR is outlined.

STRUCTURE OF THE EIR

This EIR has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the EIR is provided. The following chapters are contained within the EIR:

- Chapter 1 Introduction**—This section provides an overview of the proposed project, the environmental process, and document organization.
- Chapter 2 Project Description**—This section includes the location and boundaries of the proposed project; project objectives; a general description of technical, economic, and environmental characteristics; and intended uses of the EIR.
- Chapter 3 Environmental Impact Analysis**—This section describes and evaluates the environmental issue areas, including the existing environmental setting, applicable environmental thresholds, environmental impacts (short term, long term, direct, and indirect), policy considerations related to the particular environmental issue area under analysis, and feasible mitigation measures capable of minimizing environmental harm.

- Chapter 4 Alternatives to the Proposed Project**—This section analyzes feasible alternatives to the proposed project, which include the no project alternative and a reduction in project scale.
- Chapter 5 Long-Term Implications**—This section provides a summary of the proposed project’s potential to lead to population growth and the indirect implications of that growth on the city; summarizes the discussion of cumulative impacts, provides a list of proposed project impacts that are significant and unavoidable by issue area; and identifies the irreversible changes to the natural environment resulting from the proposed project.
- Chapter 6 List of EIR Preparers**—This section identifies all individuals responsible for the preparation of this report.
- Chapter 7 References**—This section identifies all references used and cited in the preparation of this report and the public and private agencies and individuals contacted during the preparation of this report.

SUMMARY OF PROPOSED PROJECT

The Pacific City project proposes 10.6 net acres of mixed-use visitor-serving commercial center, 17.2 net acres of residential village, and 3.7 net acres of right-of-way improvements.

The visitor-serving commercial component of the project site would include hospitality (i.e., hotel) and commercial facilities, as shown in Table ES-1. The hotel uses within this portion of the site would include hospitality-related facilities, with up to 400 guest rooms; a pool, spa, fitness and yoga center; a restaurant, lounge, and bar; a pool area grille; resort retail shops; and meeting/banquet and conference facilities for a total of 370,000 square feet. The commercial portion of the development is proposed to include a maximum of 240,000 square feet of retail, restaurant, entertainment, office, and cultural facilities. Structures would range in height from two to eight stories. Eight-story development would be associated with the hotel uses, while retail and office structures would be one to three stories in height.

Table ES-1 Proposed Visitor-Serving Commercial Uses	
<i>Component</i>	<i>Square Footage</i>
Commercial Uses (6.4 net acres)	
Retail	141,100 sf
Restaurants/Clubs	38,900 sf
Office	60,000 sf
Total	240,000 sf
Hotel Uses (4.2 net acres)	
400 Guest Rooms	334,000 sf
Ballroom	16,000 sf
Spa (30 treatment rooms)	15,000 sf
Restaurant	5,000 sf
Total	370,000 sf

SOURCE: Makallon Atlanta Huntington Beach, LLC, July 3, 2003a

The residential aspect of the development would entail the construction of approximately 516 condominiums at an average of 30 dwelling units per net acre. Development would include two- to four-story structures with a variety of architecture and dwelling unit types and sizes, clustered around recreational amenities to serve the project residents. Additional open space accessible to the public is also proposed. Table ES-2 illustrates the variety of the residential units and the allotted space for each type within the proposed project.

Table ES-2 Residential Units					
<i>Unit</i>	<i>Type</i>	<i>Number of Units</i>	<i>Avg. SF</i>	<i>Total SF</i>	<i>Req. Parking</i>
Type 1	1, 2 & 3 BD/2 & 3 BA	199	999	198,880	395
Type 2	2 & 3 BD + Den/3 BA	125	2,019	252,320	351
Type 3	2 BD + Den/3 BA	124	2,055	254,870	310
Type 4	2 BD + Den/3 BA	68	1,940	131,920	208
Total Residential	All units	516	1,624	837,990	1,264
Common Area & Decks				251,397	
Total Building Area				1,089,387	

SOURCE: Makallon Atlanta Huntington Beach, LLC, July 3, 2003a

Parking would be provided in subterranean garages and in surface parking areas along the interior collector street. Table ES-3 summarizes the proposed roadway improvements necessary for the proposed project.

Table ES-3 Summary of Proposed Roadway Improvements

<i>Roadway</i>	<i>Proposed Project Improvements</i>
Pacific Coast Highway	<p>Dedicate ROW north of centerline</p> <p>Widen PCH on north side for provision of a third westbound through lane and future bike lane</p> <p>Remove parallel parking on north side of roadway and replace on-site</p> <p>Close existing median opening and install median landscaping along a portion of PCH, between First and Huntington Streets</p> <p>Pedestrian site access to commercial component</p> <p>Two at-grade crosswalks at intersections of First and Huntington Streets</p> <p>Grade-separated pedestrian overcrossing over PCH to beach area could be constructed in the future</p> <p>Provide an Orange County Transportation Authority bus turnout on the north side of PCH, west of Huntington Street</p>
Atlanta Avenue	<p>Dedicate ROW between First Street and Huntington Street, south of centerline</p> <p>Additional eastbound travel lane</p> <p>Sidewalk, curb and gutter, paving, and a landscaped median between First and Huntington Streets</p> <p>Pedestrian access to residential component</p>
Huntington Street	<p>Dedicate ROW between Pacific View Avenue and Pacific Coast Highway, west of centerline</p> <p>Additional southbound travel lane between PCH and Pacific View</p> <p>Southbound right turn lane at PCH</p> <p>Provide traffic signal at intersection with Atlanta Avenue</p> <p>Landscaped median between Pacific View Avenue and PCH</p> <p>Vehicular service access to commercial component</p> <p>Vehicular resident-only access to residential component</p> <p>Pedestrian access to residential component</p>
First Street	<p>Dedicate ROW east of centerline between Atlanta and Pacific View Avenue for an ultimate configuration with a 100-foot-wide right-of-way</p> <p>Additional southbound and northbound travel lane between PCH and Atlanta</p> <p>Additional southbound left-turn lane onto PCH</p> <p>Sidewalk, curb and gutter, paving, and landscaped medians</p> <p>Vehicular service access to commercial component</p> <p>Vehicular resident-only access to residential component</p> <p>Pedestrian access to residential component</p>
Pacific View Avenue	<p>Extension of roadway, which currently exists only from Huntington Street to approximately 500 feet east along the existing Waterfront Hilton project, through site in a 90-foot right of way, in compliance with the Precise Plan of Street Alignment.</p> <p>Parallel parking on north side of street for the proposed public park</p> <p>One lane of traffic in each direction with a center turning lane, on-street bike lanes and pedestrian crosswalks</p> <p>Angled parking on south side of roadway</p> <p>Sidewalk, curb and gutter, paving, and landscaped medians</p> <p>Three vehicular accesses to commercial component (two public and one service)</p> <p>Two vehicular accesses to residential component (residents and guests)</p> <p>Pedestrian access to residential and commercial components</p>

SOURCE: Makallon Atlanta Huntington Beach, LLC, July 7, 2003b

It is anticipated that the proposed project would be constructed in several major phases over a six-year period beginning in 2004. The site would be mass graded. Grading would involve the cut and fill of approximately 274,600 cubic yards of soil that would be balanced on site. Residential units would be constructed in three phases, during which time the visitor-serving commercial uses, followed by hotel construction would occur. For additional detail regarding proposed construction phasing, refer to Figures 2-8a (Construction Schedule) and 2-8b (Construction Phasing) in Chapter 2, Project Description, of this EIR. Construction would be fully completed by 2010.

SUMMARY OF PROJECT OBJECTIVES

Project objectives have been identified by both the City and the Applicant. The City's project objectives are as follows:

- Assist in the implementation of the City's General Plan, Downtown Specific Plan, and Redevelopment Plan
- Enhance the Downtown as a destination for visitors by expanding hotel, retail, and entertainment opportunities
- Expand residential opportunities in the Downtown to provide for a greater number and variety of housing options and a stronger base for the commercial sector of the Downtown
- Enhance the community image of Huntington Beach through the design and construction of high quality development consistent with the Urban Design Element of the General Plan
- Ensure adequate utility infrastructure and public services for new development
- Mitigate environmental impacts to the greatest extent possible

The Applicant's project objectives are as follows:

- *Housing.* Provide the full number of housing units allowed by the General Plan and Downtown Specific Plan at 30 dwelling units per net acre in order to assist the City of Huntington Beach in meeting its housing goals and the housing allocation determined by the City and the Southern California Association of Government's Regional Housing Needs Assessment, and to meet the purpose of the Downtown Specific Plan District No. 8A.
- *Economic Growth and Employment.* Provide: (a) economic growth opportunities for the community through development of the project dining/retail/entertainment center, consistent with the City's General Plan goals; (b) additional employment opportunities for local and area residents through the visitor-serving commercial uses on site; and (c) residential density at the General Plan designation of 30 dwelling units per net acre, to support the visitor-serving commercial components of Pacific City, the resort areas to the south, and existing Downtown businesses.

- *Neighborhood Identity.* Reinforce the neighborhood identity of Pacific City and coordinate development of Districts 7 and 8A, through control of both districts' project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, entry treatment, and roadway design.
- *Commercial Phasing and Residential Density.* Maintain ability to build commercial and residential areas in phases to provide a population base to help support the visitor-serving commercial uses consistent with the purpose of District No. 8A.
- *Pedestrian Access.* Implement a means of pedestrian access through the project via onsite paths consistent with the Specific Plan objectives. As a separate project in the future, provide residents and visitors with safe access to the beach via an elevated crossing of Pacific Coast Highway (PCH) from the project site, including avoiding pedestrian conflicts with the existing PCH Transit Terminal.
- *Traffic Improvements.* Enhance project circulation and the surrounding roadway system by providing efficient vehicular access through the site and connecting the site to the surrounding existing roadway network.
- *Public View Opportunities.* Develop the hotel district to the maximum allowable height (8 stories) under the Downtown Specific Plan, in order to provide ocean view opportunities while maintaining space for amenities on lower floors and retention of ocean vistas. Implement an overall site design that provides public view opportunities for visitors and residents.

PUBLIC INVOLVEMENT

The City filed a Notice of Preparation (NOP) with the California Office of Planning and Research on January 8, 2003, indicating that an EIR would be prepared. In turn, the IS/NOP was distributed to appropriate public agencies for a 30-day public review period, which began on January 10, 2003, and ended on February 10, 2003. Public agencies included affected State agencies and surrounding cities. In addition, the IS/NOP was sent to interested parties, property owners located within 1,000 feet of the project site, and occupants within 300 feet of the site. A scoping meeting was held on January 27, 2003. The purpose of the scoping period, including the scoping meeting, was to solicit comments on the scope and content of the environmental analysis to be included in the EIR. During the scoping period, the City received 28 written comment letters and 9 oral comments on the IS/NOP. The IS/NOP, as well as the scoping comment letters, are included in Appendix A of this EIR.

During the preparation of this Draft EIR (DEIR), agencies, organizations, and persons who the City believed may have an interest in this project were specifically contacted. Information, data, and observations from these contacts are included in the DEIR. Agencies or interested persons who did not respond during the public review period of the IS/NOP will have an opportunity to comment during the public review period of the DEIR, as well as at subsequent hearings on the project.

The Draft EIR is being circulated for a 45-day review period, consistent with CEQA Guidelines Section 15105. Notice of Availability of the Draft EIR has been completed in compliance with CEQA Guidelines Section 15087. Notice was provided to the last known name and address of all organizations and individuals who have previously requested such notice in writing, in addition to publication in a newspaper, and direct mailing to interested parties and to the owners and occupants of property within 1,000 feet and 300 feet of the project site, respectively. A public information meeting will be conducted during the Draft EIR comment period to solicit input on the adequacy of the EIR.

CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

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

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

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

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

- Compensating for the impact by replacing or providing substitute resources or environments

In addition, the City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 3 of this document.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following are significant, unavoidable adverse impacts that would result from project implementation. A detailed discussion of each of the impacts can be found in Section 3, (Environmental Impact Analysis) of this document.

- Air Quality
 - › AQ-1 Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds.
 - › AQ-2 Daily operation of the project would generate emissions that exceed SCAQMD thresholds.
- Transportation
 - › TR-1 Under Year 2008 conditions, implementation of the proposed project would significantly affect the operating conditions of the intersection of PCH at Warner Avenue and PCH by increasing traffic volume.

SYNOPSIS OF ALTERNATIVES

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

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

Further, Section 15126.6(b) Guidelines state:

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

Alternatives evaluated in this EIR include the following:

- **No Project/No Development Alternative:** This alternative assumes maintenance of the project site in its current status, and no changes would occur.

- **Reasonably Foreseeable Development:** Under this alternative, the proposed project would not be developed, but a reasonably foreseeable use for the project site would occur.
- **Reduced Project Alternative:** This alternative includes a reduction in visitor-serving commercial uses while maintaining the same amount of residential and resort uses as the proposed project.

Other alternatives considered included an alternative site, reduced residential density, and a limited development alternative. Each of these three alternatives was not considered feasible, because they either did not meet basic project objectives and/or did not reduce significant project impacts.

The Reduced Project Alternative would be considered the environmentally superior alternative to the proposed project. Implementation of this alternative would result in less severe impacts associated with aesthetics, air quality, energy and mineral resources, geology and soils, hazards and hazardous materials, noise, population and housing, transportation, and utilities. Significant and unavoidable impacts would remain to air quality and transportation. When compared to the proposed project, implementation of the Reduced Project Alternative would result in similar impacts to biological resources, cultural resources, hydrology and water quality, land use, public services, and recreation. While the overall level of significance of impacts to each of these resources would remain the same, the magnitude of impacts would be less than under the proposed project. Under this alternative, most of the project objectives identified by the City of Huntington Beach and the Applicant would be achieved.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table ES-4 summarizes the environmental impacts of the proposed project, mitigation measures, and level of significance of each impact after mitigation. Impacts are described in detail for each resource in Chapter 3.

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
Aesthetics		
Impact AES-1: Implementation of the proposed project would not substantially degrade scenic resources within Pacific Coast Highway, a State Scenic Highway.	None required.	Less than significant
Impact AES-2: Implementation of the proposed project would not have a substantial effect on the scenic vista.	None required.	Less than significant
Impact AES-3: Implementation of the proposed project would not substantially degrade the existing visual character or quality of the project site and its surroundings.	None required.	Less than significant
Impact AES-4: The proposed project would cast shadows on surrounding residential uses.	None required.	Less than significant
Impact AES-5: Structural development would introduce new sources of light and glare into the project vicinity.	MM AES-1: To the extent feasible, the Applicant shall use nonreflective facade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	Less than significant
Impact AES-6: Implementation of the proposed project would introduce new sources of vehicle headlight, although they would not significantly affect adjacent sensitive uses.	None required.	Less than significant

The following standard City requirements (CR) would apply to the project.

- CR AES-A All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing screening must be submitted for review and approval with the application for building permit(s).
- CR AES-B If outdoor lighting is included, energy saving lamps shall be used. All outside lighting shall be directed to prevent “spillage” onto adjacent properties and shall be shown on the site plan and elevations.
- CR AES-C All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect prior to the final landscape inspection and approval.
- CR AES-D Prior to occupancy, all new and existing overhead utilities shall be installed underground in accordance with the City’s Underground Utility Ordinance. In addition, all electrical transformers shall be installed underground.

Air Quality

Impact AQ-1: Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds.	MM AQ-1: The project developer(s) shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer’s specification for the duration of construction. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.	Significant and unavoidable
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Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
	<p>MM AQ-2: The project developer(s) shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <p>MM AQ-3: The project developer(s) shall encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) and low-emission diesel construction equipment to the extent that the equipment is readily available and cost effective. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <p>MM AQ-4: The project developer(s) shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <p>MM AQ-5: The project developer(s) shall implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. Contract specification language shall be reviewed for inclusion of this language by the City prior to issuance of a grading permit. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation:</p> <ul style="list-style-type: none"> ■ Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer’s specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days) ■ Replace ground cover in disturbed areas as quickly as possible ■ Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content ■ Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. Water active grading sites at least twice daily ■ Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period ■ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code ■ Sweep streets at the end of the day ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip on a gravel surface to prevent dirt and dust from impacting the surrounding areas ■ Apply water three times daily or chemical soil stabilizers according to manufacturers’ specifications to all unpaved parking or staging areas or unpaved road surfaces ■ Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads 	

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
<p>Impact AQ-2: Daily operation of the project would generate emissions that exceed SCAQMD thresholds.</p>	<p>MM AQ-6: The project developer shall include in construction and sales contracts the following requirements or measures shown to be equally effective to reduce project-related stationary and area source emissions:</p> <ul style="list-style-type: none"> ■ Use solar or low-emission water heaters in the residential, office, and visitor-serving commercial buildings ■ Provide energy-efficient heating with automated controls in the residential, office, and visitor-serving commercial buildings ■ Use energy-efficient cooking appliances in the in the residential and visitor-serving commercial buildings ■ If fire places are provided in new residential units, install the lowest-emitting fireplaces commercially available at the time of development ■ Require that contract landscapers providing services at the project site use electric or battery-powered equipment, or internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use. <p>Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <p>MM AQ-7: The project developer shall include in construction and sales contracts for the commercial and offices uses on site that preferential parking spaces be provided for carpools and vanpools. Contract specification language shall be reviewed by the City prior to issuance of a grading permit. A minimum of 7'2" of vertical clearance shall be provided in the parking structure for vanpool access. Inclusion of the vertical clearance shall be verified on building plans prior to issuance of a building permit.</p>	<p>Significant and unavoidable</p>
<p>Impact AQ-3: The proposed project would generate increased local traffic volumes, but would not cause localized CO concentrations at nearby intersections to exceed national or State standards.</p>	<p>None required.</p>	<p>Less than significant</p>
<p>Impact AQ-4: The proposed project would provide new sources of regional air emissions, but would not impair implementation of the Air Quality Management Plan.</p>	<p>None required.</p>	<p>Less than significant</p>
<p>Impact AQ-5: Implementation of the proposed project could release toxic air contaminants, but not in significant amounts.</p>	<p>None required.</p>	<p>Less than significant</p>

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
The following standard City requirements (CR) would apply to the project. CR AQ-A through CR AQ-C shall be completed prior to issuance of a grading permit.		
CR AQ-A	The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Departments of Planning and Public Works prior to issuance of grading permits. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.	
CR AQ-B	The Applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.	
CR AQ-C	The Applicant shall demonstrate that the grading/erosion control plan will abide by the provisions of AQMD's Rule 403 as related to fugitive dust control, prior to issuance of grading permits.	
CR AQ-D through CR AQ-F shall be implemented during grading and construction operations:		
CR AQ-D	The construction disturbance area shall be kept as small as possible.	
CR AQ E	Wind barriers shall be installed along the perimeter of the site and/or around areas being graded.	
CR AQ-F	Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.	

Biological Resources

Impact BIO-1: Proposed project implementation may result in impacts on special status plant species, if present on the proposed project site.	MM BIO-1: If before the start of construction, substantial growth of native vegetation or sensitive habitats has occurred on the project site as determined by a qualified biologist, then special status plant or habitat surveys shall be conducted during the appropriate time of the year prior to construction of the proposed project, to determine the presence or absence of special status plant species or habitats. These surveys shall be conducted during the appropriate blooming period as determined by a qualified biologist. If any of these species are found to be present on the proposed project site, then measures would be developed in consultation with the appropriate resource agencies, if the status of the species and the size of the population warrant a finding of significance. Appropriate measures may include avoidance of the populations, relocation, or purchase of offsite populations for inclusion to nearby open space areas. A City-qualified biologist shall present recommendations to the city for review and approval. Any subsequent avoidance, relocation, or other mitigation strategies required to reduce impacts to a less-than-significant level shall be implemented prior to issuance of a grading permit.	Less than significant
Impact BIO-2: Proposed project implementation would not significantly impact special status wildlife species.	None required.	Less than significant
Impact BIO-3: Proposed project implementation would be consistent with local policies or ordinances protecting biological resources.	None required.	Less than significant
Impact BIO-4: The project would not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.	None required.	No impact

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
Impact BIO-5: Implementation of the project would not significantly impact sensitive habitat types, including wetlands as defined by the CDFG.	None required.	Less than significant
Impact BIO-6: Construction activities at the project site would not significantly disturb wildlife in the project site vicinity.	The following mitigation measure is recommended to further reduce less-than-significant impacts: MM BIO 2: Grading shall begin at the perimeter, near existing residences, and proceed toward the center of the site.	Less than significant
Impact BIO-7: An increase in night lighting from the proposed project would not significantly affect behavioral patterns of wildlife at the project site.	None required.	Less than significant

Cultural Resources

Impact CR-1: Paleontological resources that could be located on-site would be adversely affected by earth-moving activities that could damage these materials.	<p>MM CR-1: Monitor grading and excavation for archaeological and paleontological resources:</p> <p>(a) The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during demolition, grading, trenching, and other excavation on the project site. The Applicant shall also contact the appropriate Gabrielino and Juaneño tribal representatives to determine whether either group desires Native American monitoring of grading activities. If Native American monitors are requested, the Applicant shall arrange for the monitoring with tribal representatives. Additionally, prior to project construction, construction personnel will be informed of the potential for encountering significant archaeological and paleontological resources, and instructed in the identification of fossils and other potential resources. All construction personnel will be informed of the need to stop work on the project site until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed of the requirement that unauthorized collection of cultural resources is prohibited.</p> <p>(b) If archaeological or paleontological resources are discovered during earth moving activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the Applicant shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, the California Coastal Commission, and the City of Huntington Beach.</p> <p>(c) Monitored grading at the location of CA-ORA-1582H shall involve the removal of refuse deposit in 15 to 20 cm layers using a skip loader. All materials shall be deposited in small to medium piles for scanning by archaeologists for diagnostic materials. If the resource encountered consists of complete or nearly complete artifacts from CA-ORA-1582H, then artifacts shall be cleaned and cataloged for curation at a facility acceptable to the City of Huntington Beach for loans to educational institutions, and no further study would be required.</p>	Less than significant
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Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
	(d) In the event of the discovery on the project site of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find will halt immediately and the area of the find will be protected. If a qualified archaeologist is present, he/she will determine whether the bone is human. If the archaeologist determines that the bone is human, or in the absence of an archaeologist, the Applicant immediately will notify the City Planning Department and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097 with respect to Native American involvement, burial treatment, and reburial.	
Impact CR-2: Construction of the proposed project would cause a substantial adverse change in the significance of CA-ORA-149, a prehistoric archaeological site.	MM CR-2: Scientific recovery of archaeological resources associated with CA ORA 149: The Applicant shall retain a qualified archaeologist (i.e., listed on the Registry of Professional Archaeologists) to develop and implement, in consultation with the State Office of Historic Preservation, a research design and recovery plan for remaining elements of CA ORA 149. The recovery plan shall emphasize data collection in Locus A, between Test Units 1 and 2, as well as on a core area of Locus B, centered around Test Unit 4, and shall be designed to satisfy the requirements of Section 21083.2 of CEQA.	Less than significant
Impact CR-3: Construction of the proposed project could cause a substantial adverse change in the significance of previously unknown archaeological resources, including human burials, that could be present on the project site.	MM CR-1 as indicated above.	Less than significant
Impact CR-4: Construction of the proposed project would not cause a substantial adverse change in the significance of CA-ORA-1582H—a historical archaeological dump site.	None required.	Less than significant
Energy and Mineral Resources		
Impact EM-1: Implementation of the proposed project would not substantially increase electricity demands beyond available supply or result in attracting additional or higher density development to the project area.	The following mitigation measure is recommended to further reduce less-than-significant impacts: MM EM-1: The proposed project shall implement an energy conservation plan that could include, but would not be limited to, measures such as energy efficient lighting, and heating, ventilation, and air conditioning systems (HVAC) controls to reduce the demand of electricity and natural gas. The energy conservation plan shall be subject to review and approval by the City Building and Safety and Planning Departments prior to the issuance of building permits.	Less than significant
Impact EM-2: Implementation of the proposed project would not substantially increase natural gas demands beyond available supply or result in attracting additional or higher density development to the project area.	The following mitigation measure is recommended to further reduce less-than-significant impacts: MM EM-1 as indicated above.	Less than significant
Impact EM-3: Implementation of the proposed project would not result in the loss of availability of a known mineral resource or the loss of availability of a locally important mineral resource recovery site.	None required.	Less than significant

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
Geology and Soils		
Impact GEO-1: Project implementation could expose people or structures on-site to strong seismic ground shaking and seismic-related ground failure associated with liquefaction.	MM GEO-1: The grading plan prepared for the proposed project shall contain the recommendations of the final soils and geotechnical analysis prepared pursuant to CR GEO-A, as approved by the City. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement and compaction, seismic design features, excavation stability and shoring requirements, dewatering, establishment of deep foundations, concrete slabs and pavements, cement type and corrosion measures, surface drainage, erosion control, ground improvements, tsunami protection, and plan review. All geotechnical recommendations provided in the soils and geotechnical analysis shall be implemented during site preparation and construction activities.	Less than significant
Impact GEO-2: Project implementation would locate structures on soils that are considered potentially expansive, unstable, prone to settlement, and corrosive.	MM GEO-1 as indicated above.	Less than significant
Impact GEO-3: Construction activities would temporarily increase soil exposure to wind and water erosion.	None required.	Less than significant
The following standard City requirements (CR) would apply to the project.		
CR GEO-A Prior to recordation of the final map, a qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include Phase II Environmental on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities.		
Hazardous Materials		
Impact HAZ-1: Grading and excavation of the site could expose construction personnel and the public to contamination present in the soil associated with former on-site uses.	<p>MM HAZ-1: Prior to the issuance of a grading permit, a Registered Environmental Assessor shall perform a site inspection to identify the potential for presence of PCBs on the site. If the potential for PCBs exists, then the Applicant shall, in consultation with the City of Huntington Beach, sample soil surrounding the affected areas to identify the extent of contamination. Contamination shall be remediated in accordance with MM HAZ-3 and HAZ-4.</p> <p>MM HAZ-2: Prior to the issuance of a grading permit, sampling shall be performed in the area identified in Figure 3.7-1 as "Area D." The extent of sampling shall be determined by the Huntington Beach Fire Department as that which is appropriate to characterize the extent of any potential contamination in Area D. Contamination shall be remediated in accordance with MM HAZ-3 and HAZ-4.</p> <p>MM HAZ-3: Prior to issuance of a grading permit, the Applicant shall, in consultation with the City of Huntington Beach and other agencies, as required, formulate a remediation plan for further soil contamination that exists on the project site. The plan shall include procedures for remediation of the project site to the City of Huntington Beach standards. Plans shall be submitted to the Planning, Public Works, and Fire Departments for review and approval in accordance with City Specification No. 431-92. The plan shall include methods to minimize remediation-related impacts on the surrounding properties, including processes by which all drainage associated with the remediation effort shall be retained on site and no wastes or pollutants shall escape the site and requirements to provide wind barriers around remediation equipment. Qualified and licensed professionals shall perform the remediation activities and all work shall be performed under the supervision of the City of Huntington Beach.</p>	Less than significant

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
	<p>MM HAZ-4: Closure reports or other reports acceptable to the City Fire Department that document the successful completion of required remediation activities for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the City Fire Department prior to issuance of grading permits for site development. No construction shall occur on-site until reports have been accepted by the City. Closure reports will not be required in the area identified in Figure 3.7-1 as "Area C" until remediation of this area has occurred as part of project construction; these reports will be required pursuant to MM HAZ-6. If remediation is necessary pursuant to MM HAZ-3, then grading permits for this remediation shall be issued.</p> <p>MM HAZ-5: In the event that previously unknown soil contamination that could present a threat to human health or the environment is encountered during construction, construction activities in the immediate vicinity of the contamination shall cease immediately. A risk management plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). A site health and safety plan that meets OSHA requirements shall be prepared and in place prior to the commencement of work in any contaminated area. The developer shall ensure proper implementation of the health and safety plan.</p> <p>MM HAZ-6: Closure reports documenting the successful completion of required remediation activities for (1) areas adjacent to the existing water main on site and (2) areas of archaeological sensitivity shall be submitted and approved by the City Fire Department prior to issuance of building permits in these areas.</p>	
<p>Impact HAZ-2: Grading and excavation of the site could result in damage to existing abandoned oil wells.</p>	<p>MM HAZ-7: Where construction is proposed over abandoned oil wells, the developer shall consult with DOGGR to determine if plug or replug of wells is necessary. Prior to the issuance of grading permits, the Applicant shall submit evidence of consultation with DOGGR indicating wells have been plugged or abandoned to current DOGGR standards.</p> <p>MM HAZ-8: In the event that abandoned oil wells are damaged during construction, construction activities shall cease in the immediate vicinity immediately. Remedial plugging operations would be required to re-plug the affected wells to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). The developer shall ensure proper implementation of the reabandonment operation in compliance with all applicable laws and regulations.</p>	<p>Less than significant</p>
<p>Impact HAZ-3: No residual contamination is anticipated that would affect visitors and residents of the proposed project.</p>	<p>None required.</p>	<p>Less than significant</p>

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
<p>The following standard City requirements (CR) would apply to the project.</p>		
CR HAZ-A	<p>Prior to issuance of grading permits, the project shall comply with all provisions of the Huntington Beach Fire Code and Fire Dept. City Specifications 422 and 431 for the abandonment of oil wells and site restoration.</p>	
CR HAZ-B	<p>Prior to the issuance of grading permits and during construction, the project shall comply with all provisions of the HBMC Section 17.04.085 and Fire Dept. City Specification 429, Methane District Building Permit Requirements.</p>	
CR HAZ-C	<p>The development shall comply with all applicable provisions of the Municipal Code, Building Division, and Fire Department as well as applicable local, State and Federal Fire Codes, Ordinances, and standards.</p>	
<p>Hydrology and Water Quality</p>		
<p>Impact HYD-1: The proposed project would not violate water quality standards, waste discharge requirements, result in substantial sources of polluted runoff, or otherwise substantially degrade water quality.</p>	<p>None required.</p>	<p>Less than significant</p>
<p>Impact HYD-2: The proposed project would alter the drainage patterns of the site, but not in a manner that would create substantial flooding, erosion, or siltation on or off site, or result in substantial additional polluted runoff.</p>	<p>None required.</p>	<p>Less than significant</p>
<p>Impact HYD-3: The proposed project would contribute to a reduction of flows to the over-capacity Atlanta Stormwater Pumping Station.</p>	<p>None required.</p>	<p>Less than significant</p>
<p>Impact HYD-4: The proposed project would result in the placement of additional structures in an area of low to moderate tsunami risk.</p>	<p>MM HYD-1: Prior to the issuance of grading permits, the developer shall submit to the City for approval a plan outlining specific planning measures to be taken to minimize or reduce risks to property and human safety from tsunami during operation. Planning measures could include but would not be limited to the following:</p> <ul style="list-style-type: none"> ■ Provision of tsunami safety information to all project residents and hotel guests, in addition to posting in public locations on site ■ Identification of the method for transmission of tsunami watch and warnings to residents, hotel guests and persons on site in the event a watch or warning is issued ■ Identification of an evacuation site for persons on-site in the event of a tsunami warning 	<p>Less than significant</p>

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
The following standard City requirements (CR) would apply to the project.		
<p>CR HYD-A Storm Drain, Stormwater Pollution Prevention Plans (SWPPP), and Water Quality Management Plans (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. Catch basins shall be grated and not have side openings.</p> <p>(a) A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction.</p> <p>(b) A WQMP shall be prepared, maintained, and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall incorporate water quality measures for all improved or unimproved phases of the project. All structural BMPs shall be sized to infiltrate, filter, or treat the 85-percentile 24-hour storm event or the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch per hour. Upon approval of the WQMP, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Public Works Department.</p> <p>(c) Location of the BMPs shall not be located within the public right-of-way.</p>		
Land Use		
Impact LU-1: The proposed project would be consistent with applicable land use plans, policies, and regulations.	None required.	Less than significant
Impact LU-2: The proposed project would not substantially conflict with existing adjacent permitted uses.	None required.	Less than significant
Noise		
Impact N-1: Construction activities associated with the proposed project could generate substantial temporary or periodic noise levels, but would not exceed the standards established in the Huntington Beach Municipal Code.	The following mitigation measure is recommended to further reduce less-than-significant impacts: MM N-1: Pile driving activities shall be limited to the hours of 8:00 A.M to 6:00 P.M Monday through Friday.	Less than significant
Impact N-2: Construction activities associated with the proposed project would not generate or expose persons off site to excessive groundborne vibration.	None required.	Less than significant
Impact N-3: Implementation of the proposed project could expose new residential land uses on site to noise levels in excess of City standards.	MM N-2: Prior to the issuance of building permits for the new multifamily residential units located along First Street, Atlanta Avenue, and Pacific View Avenue, the project developer(s) shall submit building plans that identify walls or barriers of at least 5.5 feet above the ground surface around each exterior activity area (i.e., private yards, balconies and recreation areas) that face these roadways. This can be accomplished by constructing solid walls that match the building exterior and topping them off with 1.5-inch thick Plexiglas windows or sheets to meet the height requirement of 5.5 feet. Other means of reducing exterior noise levels to 60 dBA L _{dn} or less within the exterior activity areas may be implemented so long as an acoustical analysis demonstrates that the alternative means would in fact reduce the noise to the required level.	Less than significant
Impact N-4: The proposed project would generate increased local traffic volumes, but would not cause a substantial permanent increase in ambient noise levels.	None required.	Less than significant

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
<p>The following standard City requirements (CR) would apply to the project.</p>		
CR N-A	Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.	
CR N-B	The Applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.	
CR N-C	The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works prior to issuance of a precise grading permit.	
CR N-D	All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only.	
CR N-E	Neighbors within 200 feet of major construction areas shall be notified of the construction schedule in writing prior to construction; the project sponsor shall designate a “disturbance coordinator” who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; and a telephone number for the noise disturbance coordinator shall be posted conspicuously at the construction site fence and included on the notification sent to neighbors adjacent to the site.	
Population and Housing		
Impact P-1: Implementation of the proposed project would not directly or indirectly induce substantial population growth beyond current growth projections established by the City.	None required.	Less than significant
Impact P-2: Proposed housing would not directly or indirectly induce substantial population growth beyond current growth projections established by the City, although the required number of affordable housing units may not be provided on-site by the project.	MM P-1: The Applicant shall prepare an Affordable Housing Program to the satisfaction of the City Planning & Economic Development Departments. The Program shall detail the provisions for either on- or off-site affordable housing, or a combination of the two that meet the requirements of Community Redevelopment Law and City requirements. The Affordable Housing Program shall be submitted to the Planning Department for review and approval prior to submittal of the final map. The agreement shall be executed prior to the issuance of the first building permit for the residential project. The Applicant shall adhere to all provisions of the Program.	Less than significant
Public Services		
Impact PS-1: The current staff and equipment of the HBFD would be sufficient to meet the demands of the proposed project, although project design may not provide adequate emergency access.	<p>MM PS-1: Provide enclosed, fire-rated stairs to each subterranean level from the exterior every 300’ lineal feet of the building perimeter</p> <p>MM PS-2: Project design shall include ventilation of smoke and products of combustion. Zoned, mechanical smoke removal system, with manual controls for firefighters shall be located in the fire control room. An emergency power source is necessary and the system shall also comply with Building Code requirements to exhaust CO and other hazardous gases.</p> <p>MM PS-3: Dedicated rooms for Fire Department exclusive use to observe, monitor and as necessary control all emergency systems operation shall be provided. A total of three rooms shall be provided as follows: (1) commercial area and the related subterranean parking garage; (2) high-rise hotel; and (3) residential garages and dwellings. Rooms shall be located in an exterior location at grade level and have unrestricted access clear-to-the sky.</p>	Less than significant

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
Impact PS-2: The proposed project would add residential and visitor-serving uses to the area, and would increase demands on police protection.	The following mitigation measure is recommended to further reduce less-than-significant impacts: MM PS-4: Prior to issuance of a building permit, the Applicant shall consult the Huntington Beach Police Department regarding the provision of adequate Crime Prevention Design measures, and shall incorporate the Department's recommendations into the plan.	Less than significant
Impact PS-3: Development of additional residential units would result in an increase in the number of students within the school districts serving the site, and increase demands on school facilities.	MM PS-5: The developer for the proposed project shall negotiate with the City school districts regarding school impact fees to address the adverse impacts of the development, thus, ensuring that the new development would bear its fair share of the cost of housing additional students generated. The Planning Department shall be provided with a copy of the agreement prior to recordation of the final map.	Less than significant
Impact PS-4: Existing lifeguard services would be adequate to serve increased use of the beach area resulting from additional residential and visitor-serving uses.	The following mitigation measure is recommended to further reduce less-than-significant impacts: MM PS-6: The Applicant shall develop and institute a Beach Safety and Maintenance Awareness Program to be reviewed and approved by the Community Services Department. The Program shall include (1) informational disclosures (i.e., handouts) to all residents and hotel guests and (2) posting of signs on site. Program materials shall include but would not be limited to the following items: <ul style="list-style-type: none"> ■ Beach safety guidelines related to swimming, tides, sun exposure, and other potential risks from beach use ■ City Regulations on the use of beach property, including permissible uses of the beach and appropriate trash disposal ■ Identification of penalties imposed for violation of City Regulations The City shall ensure strict enforcement of regulations related to beach use and maintenance.	Less than significant

The following standard City requirements (CR) would apply to the project.

- CR PS-A Automatic sprinkler systems shall be installed throughout. Shop drawings shall be submitted and approved by the Fire Department prior to system installation. (FD)
- CR PS-B Fire hydrants must be installed before combustible construction begins. Prior to installation, shop drawings shall be submitted to the Public Works Department and approved by the Fire Department. (Fire Dept. City Specification 407). (FD)
- CR PS-C Prior to issuance of building permits, fire access roads shall be provided in compliance with Fire Dept. City Specification 401. Include the Circulation Plan and dimensions of all access roads. Fire lanes will be designated and posted to comply with Fire Dept. City Specification No. 415. (FD)
- CR PS-D The development shall comply with all applicable provisions of the Municipal Code, Building Department, and Fire Department as well as applicable local, State, and Federal Fire Codes, Ordinances, and standards.

Note: This requirement also applies to other resources such as geology and hazards.

Recreation

Impact REC-1: Project implementation would not provide adequate recreational facilities to meet increased demands from the project.	MM REC-1: The Applicant shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Municipal Code. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than the model homes).	Less than significant
Impact REC-2: Construction effects associated with on-site recreational facilities would significantly affect the environment over the short term.	None required.	Less than significant

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
Transportation/Traffic		
Impact TR-1: Under Year 2008 conditions, implementation of the proposed project would significantly affect the operating conditions of the intersection of PCH at Warner Avenue by increasing traffic volume.	MM TR-1: The Applicant shall contribute a fair share contribution of 22 percent ¹ to the installation of a third northbound through lane on PCH consistent with the Orange County MPAH and Caltrans Route Concept Study for PCH. The County of Orange and Caltrans would complete this improvement. The Applicant's fair share contribution shall be paid prior to issuance of a certificate of occupancy.	Significant and unavoidable
Impact TR-2: Under Year 2008 conditions, implementation of the proposed project would significantly affect the operating conditions of the intersection of PCH at Seapoint Avenue by increasing traffic volume under Caltrans Methodology.	MM TR-2: A second westbound right turn lane shall be added on Seapoint Avenue. The City shall ensure completion of this improvement, and the Applicant shall contribute a fair share contribution of 26 percent ² to this improvement. The Applicant's fair share contribution shall be paid prior to issuance of a certificate of occupancy.	Less than significant
Impact TR-3: Under Year 2008 conditions, implementation of the proposed project would not significantly adversely affect the operating conditions of roadway segments by increasing traffic volume.	None required.	Less than significant
Impact TR-4: Under the Year 2020 conditions with scenario No. 1 (with the Hamilton Avenue Extension, Walnut Avenue Alignment, and Santa Ana River Crossings), the proposed project would adversely affect the operating conditions of the intersection of PCH at Seapoint Avenue by increasing traffic volume.	MM TR-2 as indicated above.	Less than significant
Impact TR-5: Under the Year 2020 conditions with scenario No. 1 (with the Hamilton Avenue Extension, Walnut Avenue Alignment, and Santa Ana River Crossings), the proposed project would not adversely affect the operating conditions of roadway segments by increasing traffic volume.	None required.	Less than significant
Impact TR-6: Project-generated traffic would require the addition of traffic signals.	MM TR-3: Install a traffic signal at First Street and Atlanta Avenue prior to issuance of occupancy permits. The City shall ensure completion of this improvement, and the Applicant shall contribute a fair share contribution of 57 percent ³ to the improvement.	Less than significant
Impact TR-7: Implementation of the proposed project would not adversely affect the operating conditions of nearby facilities or streets that are part of the Congestion Management Program Highway System (CMPHS).	None required.	Less than significant
Impact TR-8: The proposed project would provide adequate parking.	None required.	Less than significant

¹ Fair share calculation is provided in Appendix H, Traffic Impact Analysis Report.

² Ibid.

³ Ibid.

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
Impact TR-9: The proposed project would provide adequate vehicular access driveways and would not result in inadequate emergency access.	None required.	Less than significant
Impact TR-10: The project would not substantially increase roadway hazards.	None required.	Less than significant
Impact TR-11: The project would not conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks).	None required.	Less than significant

The following standard City requirements (CR) would apply to the project.

- CR TR-A During grading and construction, on-site parking shall be provided for all construction workers and equipment unless approved otherwise by the Public Works Department.
- CR TR-B During grading and construction, the property owner is responsible for all required clean up of off-site dirt, pavement damage and/or restriping of the public rights-of-way as determined by the Public Works Department.
- CR TR-C A Transportation Demand Management Plan shall be submitted for review and approval prior to issuance of Certificate of Occupancy.
- CR TR-D A traffic control plan for all work within the City right-of-way and Caltrans right-of-way shall be submitted to the Public Works department for review and approval prior to issuance of a grading permit. The City's plans shall be prepared according to the Traffic Control Plan Preparation Guidelines. Plans for Pacific Coast Highway shall be per Caltrans requirements and subject to their review and approval.
- CR TR-E The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works prior to issuance of a grading permit.
- CR TR-F Traffic impact fees shall be paid at the rate calculated at the time of payment. The fee shall be based on the trip generation for the actual building square footage, units or rooms as applicable using methodology approved as part of the project traffic impact study.

Utilities

Impact U-1: Sufficient water supplies would be available from existing entitlements and resources to serve the proposed project.	None required.	Less than significant
Impact U-2: The proposed project would be served with adequate water and fire flows.	None required.	Less than significant
Impact U-3: The proposed project would be adequately served by the wastewater treatment provider, and would not exceed wastewater treatment requirements or require the expansion or construction of new wastewater treatment facilities.	None required.	Less than significant

Table ES-4 Summary Impact Table

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Residual Impact</i>
<p>Impact U-4: Implementation of the proposed project would substantially increase solid waste generation in the area.</p>	<p>MM U-1: Prior to issuance of building permits for the first project component, the Applicant shall submit a Solid Waste Management Plan to the City's Recycling Coordinator. This plan shall discuss how the project will implement source reduction and recycling methods in compliance with existing City programs. Additionally, this plan shall include how the project will address the construction and demolition-generated waste from the site. These methods shall include, but shall not be limited to, the following:</p> <ul style="list-style-type: none"> ■ Provision of recycling bins for glass, aluminum, and plastic for visitors and employees of the proposed project ■ Provision of recycling bins for glass, aluminum, plastic, wood, steel, and concrete for construction workers during construction phases ■ Bins for cardboard recycling during construction ■ Scrap wood recycling during construction ■ Green waste recycling of landscape materials 	<p>Less than significant</p>

The following standard City requirements (CR) would apply to the project.

- CR U-A Prior to occupancy, all building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
- CR U-B The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2,500 square feet of landscaping and larger.