ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION NO. 13-009

1. PROJECT TITLE:	**7th Street Historic Demolition**
Concurrent Entitlements:	**None**
2. LEAD AGENCY:	City of Huntington Beach 2000 Main Street Huntington Beach, CA 92648
Contact: **Phone/Email:**	**Jennifer Villasenor, Senior Planner** **(714) 536-5271/jvillasenor@surfcity-hb.org**
3. PROJECT LOCATION:	122 and 124 7th Street Huntington Beach, CA 92648 (east side of 7th Street between PCH and Walnut Avenue, Huntington Beach, CA 92648)
4. PROJECT PROPONENT:	James King 425 Ultimo Avenue Long Beach, CA 90814
Contact Person: **Phone:**	**James King** **(562) 208-7649**
5. GENERAL PLAN DESIGNATION:	Mixed Use – >30 units per acre – design overlay – specific plan overlay – pedestrian overlay (M->30-d-sp-pd)
6. ZONING:	Specific Plan No. 5 (Downtown Specific Plan) – Coastal Zone overlay (SP5 – CZ)

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 project involves the demolition of site improvements including eight existing multi-family apartment units within four buildings and an existing garage/laundry room accessory structure on the subject property. Redevelopment of the property is not proposed as part of the project.

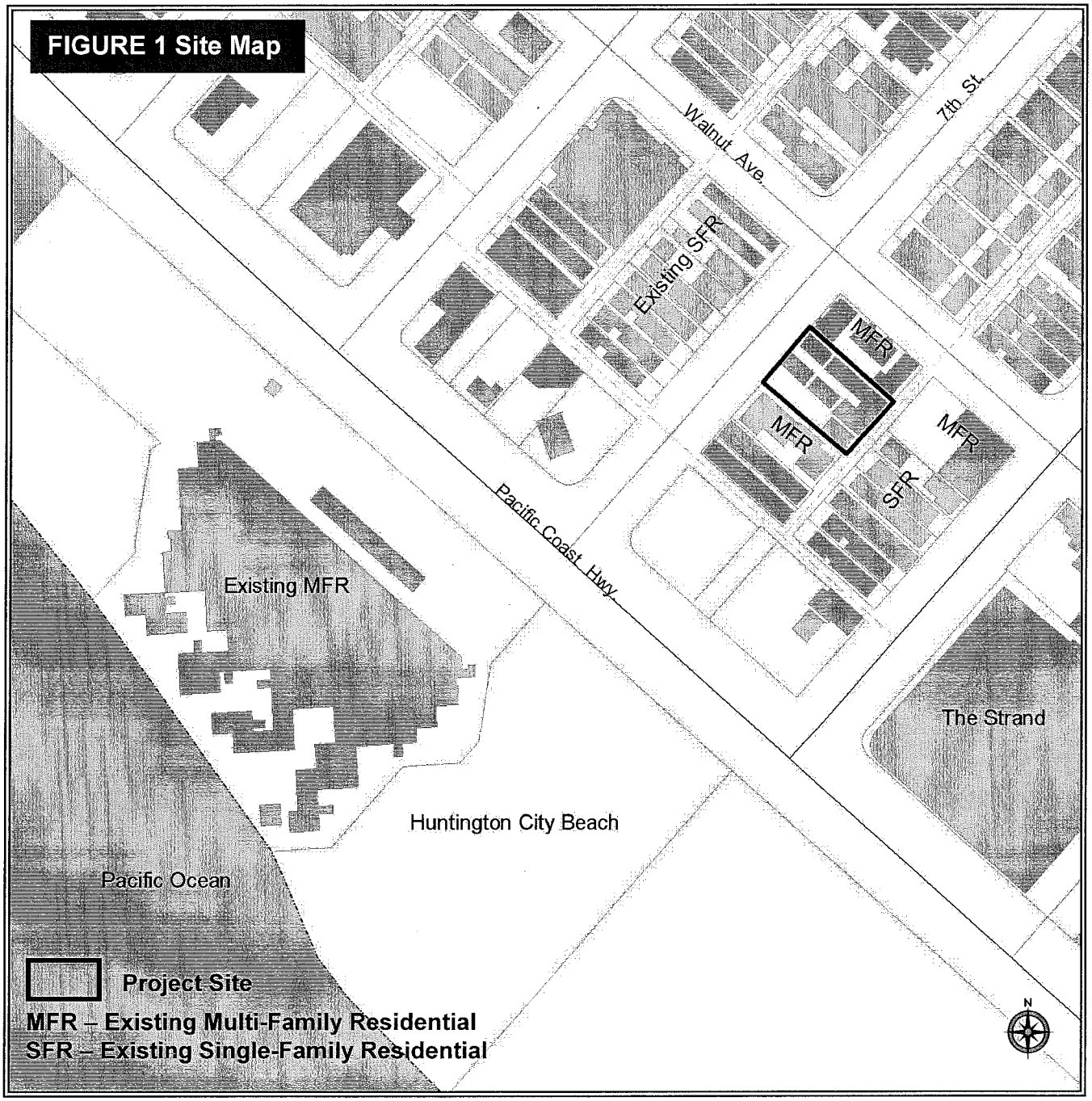
Background

The project is required to undergo CEQA review because of its potentially historic status. The subject property is considered potentially historic according to the City's 1986 Historic Resources Survey

Report. The 1986 report assigned the property a Historic Resource Status Code of 5S2. This designation means that a property is eligible for local listing or designation.

8. SURROUNDING LAND USES AND SETTING:

The project site and surrounding properties are located within the Downtown Specific Plan area approximately one block from Pacific Coast Highway and the beach. The project site is surrounded by residential uses on all sides. Multi-family residential exists to the north and south of the project site with single-family residential uses to the west (across 7th Street) and both single- and multi-family residential uses to the east (across the alley).



9. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** Program Environmental Impact Report No. 08-001 (Downtown Specific Plan Program EIR)

   Program Environmental Impact Report No. 08-001 was adopted in 2010 for an update to the Downtown Specific Plan. Although the project does not propose new development or uses, any mitigation measures adopted to minimize impacts from demolition would be applicable as discussed in the topical sections throughout this document.

   It is anticipated that any future development would comply with the requirements of the Downtown Specific Plan. Future development would be subject to all applicable mitigation measures adopted in conjunction with Program EIR No. 08-001 and compliance with CEQA.

10. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Signature _____ Date 10/10/13

Jennifer Villasenor
Printed Name

Senior Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

SAMPLE QUESTION:

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

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

Discussion: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The project is located within the Downtown Specific Plan – District 1 and allows mixed use and commercial projects. Current zoning standards require that all residential projects include ground floor commercial square footage. The current multi-family residential use is nonconforming. Therefore, the proposed demolition would remove an existing nonconforming use.

No development or uses are proposed. Any future development would be subject to the development standards and regulations in effect at the time it is proposed. The proposed demolition will not conflict with any applicable land use plan in the City of Huntington Beach, including the Municipal Code, the Downtown Specific Plan, the Zoning and Subdivision Ordinance, the General Plan or Local Coastal Program.

The project would not conflict with the goals and policies of the General Plan and certified Local Coastal Program, including those of the Historic and Cultural Resources Element and Coastal Element. The project would be consistent with the following General Plan and Local Coastal Program objectives and policies that call for the identification and protection of the City's historic resources:

Objective C 5.1: Identify and protect, to the maximum extent fesible, significant archeological, paleontological and historic resources in the Coastal Zone.

Objective HCR 1.1: Ensure that all the City's historically and archeologically significant resources are identified and protected.

Policy HCR 1.1.1: Identify all the historically and archeologically significant resources in Huntington Beach.

The project site is considered potentially historic according to the City's 1986 Historic Resources Survey Report. The 1986 report assigned the property a Historic Resource Status Code of 5S2. This designation means that a property is eligible for local listing or designation. As discussed in Section XIV – Cultural Resources, a Historic Resources Assessment was prepared for the property in June 2013. The report evaluated the property's conditions and characteristics and assessed its potential for National Register, State Register or local historic designation based on established criteria. Because the property has been substantially altered and does represent significant architectural merit or historical associations, preservation would not be warranted.

The Mello Act requires replacement of affordable units demolished or converted within the Coastal Zone. None of the units are currently deed restricted as affordable units. However, the units are older and smaller than much of the surrounding housing stock and it is possible that residents of the units would qualify as moderate or lower income households. However, based on information in the General Plan Housing Element, the number of units built within the Coastal Zone (790) and the number of affordable units built within three

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

miles of the Coastal Zone (804) over the last 15 years far exceeds the number of units demolished or converted (95) in the Coastal Zone for that same time period. Therefore, even if all eight units were considered affordable, replacement housing would be not required under the Mello Act. A less than significant impact would occur.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources:1)	☐	☐	☐	☑

Discussion: See discussion under item c.

c) Physically divide an established community? (Sources:3)	☐	☐	☐	☑

Discussion b & c: The project does not include new roads and will not remove access to utilities, infrastructure, or services. Therefore, the project will not physically divide an established community. The project does not conflict with a habitat conservation plan or natural community conservation plan as there are not any adopted for the City of Huntington Beach. No impacts would occur.

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:3)	☐	☐	☐	☑

Discussion: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The project does not propose new development or uses that would directly or indirectly induce population growth in the area. No impact would occur.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:15)	☐	☐	☑	☐

Discussion: See discussion under c.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:15)	☐	☐	☑	☐

Discussion b & c: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. Displacement of people would consist of existing tenants of the occupied units, but the number of people displaced would not be considered substantial. While residents of the eight dwelling units and their residents would be displaced, when compared to the number of units within the census tract, the demolished units represent 0.3% of the total number of units. Likewise, the number of residents displaced by the project represents less than 0.5% of the total number of residents within the census tract (based on the average rental household size within the census tract of 1.84 persons). This number becomes negligible when compared to the Citywide population.

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

In terms of compliance with the Mello Act, which requires replacement of affordable units demolished or converted within the Coastal Zone, refer to the discussion under Section I.a. In addition, although not proposed or required as part of the project, redevelopment of the site would allow up to nine residential units. 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:1,6,12)	☐	☐	☑	☐
Discussion: See discussion under iv.				
ii) Strong seismic ground shaking? (Sources:1,6,12)	☐	☐	☑	☐
Discussion: See discussion under iv.				
iii) Seismic-related ground failure, including liquefaction? (Sources:1,6,12)	☐	☐	☑	☐
Discussion: See discussion under iv.				
iv) Landslides? (Sources:1,6,12)	☐	☐	☑	☐

Discussion i – iv: The project involves the demolition of all site improvements including eight dwelling units within four buildings and an accessory structure. As with the entire southern California region, the property may be subject to ground shaking in the event of an earthquake in the region. However, the project site is not located within the Alquist-Priolo Earthquake Fault Zone, and no active fault is known to traverse the site. In addition, the project does not include new development or uses that would expose people or structures to risks associated with seismic hazards, including earthquakes, landslides, liquefaction and seismic-related ground failure. 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:1,6,12)	☐	☐	☑	☐

Discussion: The demolition project does not require substantial excavation or fill. The subject site is relatively flat and not subject to potentially unstable slope areas or substantial changes in topography that would result in substantial soil erosion. Potential for erosion during demolition would be minimized through implementation of standard erosion control measures, which may be implemented through a demolition or grading permit. A less than significant impact would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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:1,6,12)	☐	☐	☐	☑
Discussion: See discussion under d.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources:1,14)	☐	☐	☐	☑

Discussion c & d: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The project does not propose new development or uses such that life or property would be at risk from expansive soil conditions. Additionally, the project does not have the potential to create unstable soil conditions including landslides, lateral spreading, liquefaction, and collapse as no new structures are proposed. No impacts would occur.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources:1,14)	☐	☐	☐	☑

Discussion: The project involves the demolition of all site improvements including eight dwelling units within four buildings and an accessory structure. The subject site is already connected to the public sewer system. No septic tanks or alternative wastewater disposal systems are necessary as a result of the proposed project. No impact would occur.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources:1,3,14)	☐	☐	☑	☐

Discussion a,d,f,k,l,n: The project consists of demolition of site improvements including eight dwelling units within four buildings and an accessory structure. During demolition, the applicant is required to implement an effective combination of erosion/sediment controls and waste/materials management Best Management Practices pursuant to the countywide Drainage Area Management Plan to minimize any impacts. Therefore, the project would not violate water quality standards or waste discharge requirements or otherwise result in a degradation of water quality. No new development or uses are proposed that would result in post-construction runoff. Less than significant impacts would occur.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
which would not support existing land uses or planned uses for which permits have been granted? (Sources:1,3,14)				

Discussion: The project consists of demolition of site improvements including eight dwelling units within four buildings and an accessory structure. No new development or uses are proposed that would result in depletion of groundwater supplies. In addition, the project would remove impervious surfaces from the property and therefore, would not interfere with groundwater recharge. No impact would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources:1,3,14)	☐	☐	☐	☑

Discussion: See discussion under d.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources:1,3,14)	☐	☐	☐	☑

Discussion c & d: There are no streams or rivers on the project site and surrounding area. The property currently drains onto the public right-of-way. The proposed demolition will not alter this condition and no impacts would occur. Also, see discussion under a.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources:1,3,14)	☐	☐	☐	☑

Discussion: The project involves demolition of existing site improvements including eight dwelling units within four buildings and an accessory structure. No new development or uses are proposed that would create or contribute a substanial amount of runoff water causing the system to exceed capacity or contribute additional sources of polluted runoff. No impact would occur.

f) Otherwise substantially degrade water quality? (Sources:1,3,14)	☐	☐	☑	☐

Discussion: See discussion under a.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources:3,7)	☐	☐	☐	☑

Discussion: See discussion under i.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:3,7)	☐	☐	☐	☑

Discussion: See discussion under i.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources:3)	☐	☐	☐	☑

Discussion g – i: The project site is located within FEMA Flood Zone X and is not within a 100-year flood hazard area. The project site is not in the vinicity of a levee or dam. Additionally, the project involves the demolition of site improvementas including eight dwelling units within four buildings and an accessory structure and would not introduce new development or uses that would expose people or property to risks from flooding. No impacts would occur.

j) Inundation by seiche, tsunami, or mudflow? (Sources:1)	☐	☐	☐	☑

Discussion: Seiches are extensive wave actions on lakes, reservoirs, or other enclosed bodies of water caused by meteorological or seismic activity, such as earthquakes. Tsunamis are seismically induced sea waves generated by offshore earthquake, submarine landslide, or volcanic activity. According to Figure EH-8, Moderate Tsunami Run-up Area, of the City of Huntington Beach General Plan, the project site is not identified within the moderate tsunami run-up area. The project site is not located near enclosed bodies of water and, therefore, would not be subject to seiches. Also, the project site is characterized by flat topography and therefore would not be subject to mudflows. Moreover, the project does not propose new development or uses that would place people and structures at risk of these hazards. No impact would occur.

k) Potentially impact stormwater runoff from construction activities? (Sources:1,3,14)	☐	☐	☑	☐

Discussion: See discussion under a.

l) Potentially impact stormwater runoff from post-construction activities? (Sources:1,3,14)	☐	☐	☐	☑

Discussion: See discussion under a.

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources:1,3,14)	☐	☐	☑	☐

Discussion: The project does not include new uses that would involve vehicle or equipment fueling or maintenance, waste handling, storage, delivery areas or loading docks and outdoor work areas. Although the

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

project may include vehicle and equipment maintenance, material handling and outdoor work areas, the project is required to follow existing requirements for construction to ensure that impacts to water quality during construction would be less than significant. Also, see discussion under a.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources:1,3,14)	☐	☐	☑	☐

Discussion: See discussion under a.

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:1,3,14)	☐	☐	☐	☑

Discussion: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The project does not propose new development or uses and would remove impervious surfaces, which cover a majority of the site, and therefore would reduce flows and velocity on the site. Therefore, the project does not have the potential to contribute to an increase in the flow velocity or volume of stormwater runoff. No impact would occur.

p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources:1,3,14)	☐	☐	☑	☐

Discussion: The project involves the demolition of the subject site improvements including all existing structures. Although the site is flat, there is potential for erosion to occur during demolition. However, implementation of erosion control measures during demolition would minimize erosion potential. A less than significant impact would occur.

V. <u>AIR QUALITY</u>. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources:4,8,9)	☐	☐	☑	☐

Discussion: See discussion under e.

b) Expose sensitive receptors to substantial pollutant concentrations? (Sources:4,8,9)	☐	☐	☑	☐

Discussion: See discussion under e.

c) Create objectionable odors affecting a substantial number of people? (Sources:4,8,9)	☐	☐	☑	☐

Discussion: See discussion under e.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources:4,8,9)	☐	☐	☑	☐
Discussion: See discussion under e.				
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources:4,8,9)	☐	☐	☑	☐

Discussion a - e: The City of Huntington Beach is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). The entire Basin is designated as a national- and State-level nonattainment area for Ozone, respirable particulate matter (PM_{10}) and fine particulate matter ($PM_{2.5}$). Sensitive receptors in the area include residents surrounding the project site. Demolition activities may result in a short-term increase in dust and demolition equipment emissions.

The project involves demolition of approximately 4,400 square feet of building area and site improvements and would take approximately three to four days. Based on the size and duration of the demolition project, pollutant emissions would not substantially impact air quality. However, the project would be required to implement applicable mitigation measures (MM 4.2-1 – 4.2-3 & MM 4.2-5 – 4.2-7) adopted for DTSP Program EIR No. 08-001. These mitigation measures are consistent with standard code requirements for construction projects, including SCAQMD Rule 403 for dust control during construction activities, and include frequent watering of the site to prevent dust, street sweeping as necessary, use of low sulfur fuel and discontinuing demolition on days when there is a second stage smog alert. The mitigiation measures also require proper maintenance of construction/demolition equipment and limitation of equipment idling times. Although not required to reduce a significant impact, implementation of Mitigation Measures 4.2-1 through 4.2-3 and Mitigation Measures 4.2-5 through 4.2-7 would ensure that short-term air pollution impacts from demolition would be minimized. Objectionable odors from the project may result during demolition from equipment exhaust. However, odor emissions would disperse rapidly from the site and would not cause significant effects affecting a substantial number of people.

The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, since the project would not result in an exceedence of established thresholds, the project would not conflict with the Air Quality Management Plan (AQMP), result in exposure of sensitive receptors to substantial pollutant concentrations or result in an exceedence of thresholds for non-attainment pollutants and ozone precursors NO_X and VOC. As such, the project would not result in cumulatively considerable impacts to air quality. No long-term impacts to air quality as a result of the proposed project would occur because the project involves three to four days of demolition activity and no new development or uses are proposed. Dust control while the site remains vacant is addressed through the regulations of the SCAQMD. Less than significant impacts would occur.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:1)				
Discussion: See discussion under b.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources:1)	☐	☐	☐	☑

Discussion a & b: The proposed project involves the demolition of site improvements including eight dwellings within four buildings and an accessory structure. The project would not generate traffic beyond minimal trips necessary for construction equipment and worker vehicles during demolition of the site. The nearest Congestion Management Program (CMP) road is Pacific Coast Highway, approximately one block from the project site. Because the project would not result in significant trip generation and the site is not directly accessed by a CMP highway, the project would not conflict with transportation policies and programs or affect the performance of the existing circulation system. No impacts would occur.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources:1)	☐	☐	☐	☑

Discussion: The project does not propose new development or uses with the potential to increase air travel or change air traffic patterns. No impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources:1,3)	☐	☐	☐	☑

Discussion: The project does not propose new development or uses with the potential to increase hazards due to design features or incompatible uses. No impact would occur.

e) Result in inadequate emergency access? (Sources:3)	☐	☐	☐	☑

Discussion: The project does not propose new development or uses that would impede existing emergency access. The demolition does not require any street or alley closures that would block emergency vehicle access. No impact would occur.

f) Result in inadequate parking capacity? (Sources:3,4)	☐	☐	☐	☑

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

Discussion: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The project does not propose new development on the site and, as such, would not result in inadequate parking capacity. During the demolition, workers may park on the adjacent public streets. However, this would be a temporary condition for the length of the demolition period. Additionally, the existing development is deficient in code required off-street parking spaces and it is likely that existing residents and guests currently park on the streets. No impact would occur.

g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources:1,3)	☐	☐	☐	☑

Discussion: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. No development is proposed that could impact existing transit, bicycle or pedestrian circulation within the vicinity of the project site nor would there be a conflict with existing policies for these facilities. No impact would occur.

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources:1,3,4)	☐	☑	☐	☐

Discussion: See discussion under f.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources:1,3,4)	☐	☐	☐	☑

Discussion: See discussion under f.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources:1,3,4)	☐	☐	☐	☑

Discussion: See discussion under f.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources:1,3,4)				
Discussion: See discussion under f.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources:1,3,4)	☐	☐	☐	☑
Discussion: See discussion under f.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources:1,3,4)	☐	☐	☐	☑

Discussion a – f: The project site is a developed residential property located in an urbanized area. The project site is currently developed with eight dwelling units and an accessory structure. The majority of the site is covered by building or impervious surface. Existing landscaping consists of turf and small palm trees and birds of paradise and is limited to the front yard and small interior planter areas. The site does not support any unique or endangered species or any natural community identified in any plans, policies, or regulations and is not shown in the General Plan as a generalized habitat area. The project site does not contain any wetlands and the demolition is not expected to interfere with the movement of any wildlife. There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan for the area.

Vegetation removal and construction equipment and vehicle traffic may result in the disturbance of nesting species protected by the Federal Migratory Bird Treaty Act (MBTA). The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. Although existing trees within and near the project site may contain nesting areas for birds, the project site does not serve as a wildlife corridor or habitat linkage as it is essentially isolated vegetation within an urbanized area. Notwithstanding, the Federal Migratory Bird Treaty Act protects migratory birds and their occupied nests and eggs and as such, any vegetation removal should occur outside of the bird-nesting season. To ensure compliance with the MBTA, DTSP Program EIR Mitigation Measure (MM) 4.14-1 requires demolition and construction to occur outside of the nesting season. If the demolition would occur during the nesting season, MM 4.14.-1 requires nesting surveys and buffers around active nests in accordance with California Department of Fish and Wildlife (CDFW) protocol to minimize impacts to protected species. As such, less than significant impacts would occur.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources:1)	☐	☐	☐	☑
Discussion: See discussion under b.				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources:1)	☐	☐	☐	☑

Discussion a & b: Although Huntington Beach, particularly the downtown area, has been the site of oil and gas extraction since the 1920s, oil production has decreased over the years. Today, oil producing wells are scattered throughout the City with one large area located northwest of the project site along Pacific Coast Highway. The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The project site is not designated as a known or important mineral resource recovery site in the General Plan or any other land use plan. In addition, the project site has been developed with the existing residential uses since the 1920s when the units were constructed for oil worker housing. Therefore, the proposed project will not result in the loss of a known mineral resource or a mineral resource recovery site. No impacts would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources:1,3)	☐	☐	☑	☐

Discussion: See discussion under d.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources:3)	☐	☐	☑	☐

Discussion: See discussion under d.

c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources:3)	☐	☐	☐	☑

Discussion: See discussion under d.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources:1,13)	☐	☐	☐	☑

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

Discussion a – d: The project does not proposed any new development or uses that would involve the routine transport, use, or disposal of hazardous materials. The project site is not located on the State's list of hazardous materials sites and the nearest school is Dwyer Middle School, which is over a half-mile from the project site. During demolition, any potential on-site soil contamination must comply with the City's standard development requirements including submittal of soil sample data to show compliance with the *City of Huntington Beach Soil Cleanup Standard* (Specification No. 431-92), and submittal of a plan showing all abandoned oil wells within 100 feet of the property. Any asbestos or lead paint in the structures to be demolished will be addressed through compliance with SCAQMD requirements for proper removal of asbestos and lead elements and construction equipment is required to comply with established safety standards. Thus, less than significant impacts would occur.

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

Discussion: See discussion under f.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources:1,3)	☐	☐	☐	☑

Discussion e & f: The City of Huntington Beach is located within the Planning Area for the Joint Forces Training Center, Los Alamitos. However, the project only involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. In addition, the site is not located within the height-restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. No impacts would occur.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources:1,3)	☐	☐	☐	☑

Discussion: The proposed demolition will not impair implementation or physically interfere with any adopted emergency response plan or evacuation plan. No impact would occur.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources:1,3)	☐	☐	☐	☑

Discussion: The project site is located within an urbanized area of the City's downtown. The site is not mapped as wildlands nor is it in the vicinity of property mapped or designated as wildlands. Additionally, the project involves demolition of existing dwelling units and would not introduce any new development or uses that would expose people or structures to wildland fire hazards. No impact would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources:14)	☐	☐	☑	☐
Discussion: See discussion under f.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources:3,14)	☐	☐	☑	☐
Discussion: See discussion under f.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:3)	☐	☐	☐	☑
Discussion: See discussion under f.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:3,14)	☐	☐	☑	☐
Discussion: See discussion under f.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources:3,11)	☐	☐	☐	☑
Discussion: See discussion under f.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1,3)	☐	☐	☐	☑

Discussion a – f: The project may result in a short-term increase in noise levels during the demolition process. However, the project is required to comply with the City's Noise Ordinance (Chapter 8.40 Huntington Beach Municipal Code), which restricts the hours of construction to reduce impacts to the area. The project is not expected to generate a substantial increase in traffic or groundborne noise/vibration levels. Less than significant short-term impacts would occur.

There will be no long-term noise impacts as no new development or uses are proposed. The project site is not located within two miles of any known public airport or private airstrip. Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the project will not result in

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

the development of new structures or buildings that would expose people residing or working in the area to excessive noise levels. No long-term impacts would occur.

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

a) Fire protection? (Sources:1)	☐	☐	☐	☑
Discussion: See discussion under e.				
b) Police Protection? (Sources:1)	☐	☐	☐	☑
Discussion: See discussion under e.				
c) Schools? (Sources:1)	☐	☐	☐	☑
Discussion: See discussion under e.				
d) Parks? (Sources:1)	☐	☐	☐	☑
Discussion: See discussion under e.				
e) Other public facilities or governmental services? (Sources:1)	☐	☐	☐	☑

Discussion a – e: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure only. No new development or uses are proposed as part of the project and therefore the project would not increase demand for police, fire, parks or other governmental facilities and services, nor would it require the construction of new schools. No impacts would occur.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources:1,3,14)	☐	☐	☐	☑
Discussion: See discussion under h.				
b) Require or result in the construction of new water or	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1,3,14) **Discussion:** See discussion under h.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1,3,14) **Discussion:** See discussion under h.	☐	☐	☐	☑
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources:1,3,14) **Discussion:** See discussion under h.	☐	☐	☐	☑
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources:1,3,14) **Discussion:** See discussion under h.	☐	☐	☐	☑
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources:1,3) **Discussion:** See discussion under g.	☐	☐	☑	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources:1,3,4)	☐	☑	☐	☐

Discussion f & g: Some amount of solid waste may be generated from project demolition. The nearest landfill is the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates. The project will not noticeably impact the capacity of the existing landfill. In addition, per DTSP Mitigation Measure (MM) 4.2-5, the applicant is required to divert a target of 50% of the demolition and site clearing waste. In addition, the project is required to comply with all other regulations related to solid waste including City specification No. 431-92, which provides for the proper disposal of contaminated soils. Therefore, with implementation of MM 4.2-5 and other applicable requirements, impacts related to compliance with statutes and regulations related to solid waste would be less than significant.

h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water	☐	☐	☐	☑

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

quality treatment basin, constructed treatment wetlands?) (Sources:1,3,14)

Discussion a – e, h: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure and no new residential, commercial or industrial uses or structures are proposed that would generate additional wastewater beyond the current conditions necessitating expansion or construction of new wastewater treatment facilities. In addition, the project will not result in the creation of new stormwater drainage or treatment facilities, nor will it create a significant demand for water usage beyond what is needed to control dust during demolition. Less than significant impacts would occur.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources:1,3)	☐	☐	☐	☑

Discussion: The subject site is not located within or adjacent to any identified scenic vista. No impact would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources:1,3)	☐	☐	☐	☑

Discussion: The State of California Department of Transportation designates scenic highway corridors. The project site is not within a state scenic highway; nor is the project site visible from any officially designated scenic highway. However, the State has designated Pacific Coast Highway as eligible for designation. The project site is approximately one block from Pacific Coast Highway, but would not be considered a scenic resource. Therefore, the project will not have any impacts to scenic resources within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources:3,5)	☐	☐	☑	☐

Discussion: Currently, on-site landscaping is minimal but well-maintained. The structures and parking area are older and in decent aesthetic condition. However, the roofing is not in good condition and the exterior walls include exposed pipe, wire and conduit. The parking lot is not striped and there is no trash enclosure on the property. While aesthetics are largely subjective based on the viewer's preference, the proposed demolition will clear the site of all existing improvements and is not anticipated to substantially degrade the visual character of the site and its surroundings. Pursuant to City requirements, the applicant is responsible for repairing any damage to sidewalks, curbs, and gutters as a result of the proposed demolition. The property is also subject to compliance with the City's nuisance code (Chapter 17.10 Huntington Beach Municipal Code) to ensure that the vacant site is maintained and does not degrade the quality of the site and its surroundings. Demolition of the existing dwelling units and accessory structure on the site will not substantially detract from the overall appearance of the area. A less than significant impact would occur.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources:3)	☐	☐	☐	☑

Discussion: The project involves the demolition of site improvements including eight dwelling units within

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

four buildings and an accessory structure and will not create a new source of light or glare in the area. No impact would occur.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources:1,5)	☐	☐	☑	☐

Discussion: The City of Huntington Beach does not have a Historic Preservation Ordinance, but does have a Historic and Cultural Resources Element of the General Plan, based in part on a historic resources survey conducted by the City in 1986. However, the Historic and Cultural Resources Element is currently in the process of being updated and, as such, an updated Historic Resources Survey Report was prepared in 2009. The draft survey report has not been adopted, but is used as a tool for staff to evaluate impacts to historic resources. The draft survey report assigned the subject property a California Historic Resources Status Code of "5S2." This designation means that a property is eligible for local listing or designation. This designation was given to properties that were previously evaluated in 1986 if a cursory site reconnaissance or windshield-level survey showed that the property appeared to not have been significantly altered since the 1986 survey.

In 2013, PCR prepared a Historic Resources Assessment for the subject property. The Historic Resources Assessment discloses that the property was originally constructed in 1921 although there is no original building permit on record. The property is characterized as a "bungalow court' and originally included a grouping of eight dwelling units within five single-story buildings arranged in a U-shape around a center courtyard. At some point, two of the buildings were connected and today the property consists of the eight dwelling units within four buildings, three stand-alone buildings and one L-shaped building. According to the PCR report, the modest architecture of the building has undergone considerable alteration including replacement of the original siding with contemporary composite cladding and a synthetic wood grain finish, replacement of the original wood trim, alteration of the canopies over the front doors, alteration of the original footprint of two residential buildings and the garage building, and replacement of a majority of the original windows and doors with contemporary metal/vinyl sliders. Several of the units had back doors that have since been filled in and fences and gates have been added within the interior of the property.

The study concluded that because the property has been significantly altered, it does not appear to be a notable example of bungalow court architecture or design. In addition, the property does not possess sufficient integrity, architectural merit or historical associations to evoke the residential and architectural history of Huntington Beach. Also, based on research of past owners and occupants, the property is not associated with significant events or the lives of significant persons in the past. The study concluded that the subject property does not meet necessary criteria for listing as a historic resource in the National Register of Historic Places, or criteria for inclusion in a State or local listing of historic significance. The study assigned a status code of "6Z," which means that the property has been found to be ineligible for National Register, State Register, or local desgination through survey evaluation. Therefore, the demolition of site improvements, including the eight dwelling units and accessory structure, would not result in a substantial adverse change in the significance of a historical resource and the impact would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources:1,4)	☐	☑	☐	☐

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

Discussion: See discussion under c.

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources:1,4)	☐	☑	☐	☐

Discussion b & c: The subject site is located within an established residential neighborhood. It is not located within or adjacent to an identified archeological or paleontological site and does not have any unique geologic features. The project site itself is currently developed and previously graded and the proposed demolition would not disturb native soils. Implementation of DTSP Program EIR Mitigation Measure (MM) 4.3-2 would ensure that impacts to archeological or paleontological resources discovered during the demolition process would be minimized to a less than significant level. Specifically, if archaeological and/or paleontological resources are encountered, the contractor shall be responsible for immediate notification and securing of the site area. A qualified archaeologist and/or paleontologist approved by the City of Huntington Beach Planning and Building Director shall be retained to establish procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of cultural resource finds. If major archaeological and/or paleontological resources are discovered that require long-term halting or redirecting of the demolition, a report shall be prepared identifying such findings to the City and the County of Orange. With implementation of MM 4.3-2, less than significant impacts would occur.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources:1,4)	☐	☑	☐	☐

Discussion: The project site is currently developed and previously graded and the proposed demolition would not disturb native soils. It is not anticipated that any human remains would be discovered during the demolition process. DTSP Program EIR Mitigation Measure (MM) 4.3-3 would ensure that impacts in the unlikely event they are discovered during the demolition process would be reduced to a less than significant level. If human remains are discovered, MM 4.3-3 requires that all work stop and the contractor contact the City's designated representative on the project and the Orange County Coroner until a determination can be made as to the likelihood of additional human remains in the area. If the remains are thought to be Native American, the coroner shall notify the Native American Heritage Commission who will ensure that proper treatment and disposition of the remains occurs. With implementation of MM 4.3-3, a less than significant impact would occur.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources:1,3)	☐	☐	☐	☑

Discussion: See discussion under c.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources:1,3)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: See discussion under c.				
c) Affect existing recreational opportunities? (Sources:1,3)	☐	☐	☐	☑

Discussion a - c: The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. The demolition of the eight existing units and accessory structure would not increase the use of or affect existing parks or recreational opportunities nor would it require construction or expansion of park and recreational facilities. No impacts would occur.

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources:1,3)	☐	☐	☐	☑
Discussion: See discussion under c.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources:1,3)	☐	☐	☐	☑
Discussion: See discussion under c.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources:1,3)	☐	☐	☐	☑

Discussion a – c: The project site is located within the Downtown Specific Plan area with existing zoning and General Plan land use designations allowing commercial, office and residential mixed uses. The project involves the demolition of site improvements including eight dwelling units within four buildings and an accessory structure. Therefore, the project would not involve the conversion of mapped Prime farmland, Unique Farmland or Farmland of Statewide Importance to a non-agricultural use nor would it conflict with existing zoning for agricultural use or a Williamson Act contract. No impacts would occur.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the	☐	☐	☑	☐

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

environment? (Sources:3,4)

Discussion: The project would result in short-term GHG emissions from demolition of the site, but the marginal impact of these emissions on regional levels of greenhouse gases would be less than significant. In addition, the project is required to comply with applicable mitigation measures of the DTSP Program EIR (MM 4.2-1 through 4.2-3 and MM 4.2-5 through 4.2-7) and existing requirements of the South Coast Air Quality Management District (SCAQMD), which would reduce emissions during the demolition process. No operational emissions would result as the project does not propose new development or uses. A less than significant impact would occur.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources:3)	☐	☐	☐	☑

Discussion: The proposed project involves the demolition of the site including eight dwelling units within four buildings and an accessory structure. The demolition would comply with all SCAQMD requirements implemented for the purpose of reducing pollutant emissions including greenhouse gases. The project would not conflict with any policies or regulations adopted for the purpose of reducing GHG emissions. No impact would occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources:1-15)	☐	☑	☐	☐

Discussion: The project includes demolition of the subject site and, as discussed in Section VII, would not have any permanent impacts on any fish, wildlife or plant community with implementation of DTSP Program EIR MM 4.14-1, which minimizes impacts to bird species protected under the MBTA. The Historic Resource Assessment prepared for the subject property concluded that the structures do not meet necessary criteria for listing as a historic resource in the National Register of Historic Places, State Register or criteria for inclusion in a local listing of historic significance. Potential impacts to archeological and paleontological resources, including the unanticipated discovery of human remains, would be reduced to a less than significant level with implementation of DTSP Program EIR MM 4.3-2 and MM 4.3-3. Based on the discussion in Sections I through XVII, the project is anticipated to have less than significant impacts with implementation of applicable mitigation measures.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources:1-15)	☐	☐	☐	☑

Discussion: The project's impacts are limited to temporary impacts as a result of the demolition. As discussed in Sections I – XVII, all impacts would be less than significant or less than significant with implementation od

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

applicable mitigation measures and no project impact would be considered cumulatively considerable when combined with the impacts of other projects. Additionally, no development or new uses are proposed that would result in long-term cumulative impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1-15)	☐	☐	☑	☐

Discussion: As discussed in Sections I – XVII, the project's impacts to humans are limited to temporary impacts as a result of the demolition. Additionally, impacts with respect to air quality would be minimized through implementation of applicable mitigation measures although not necessarily to reduce the significance of the project's air quality impacts. Impacts directly affecting human beings such as noise, odor and dust would be termporary and less than significant.

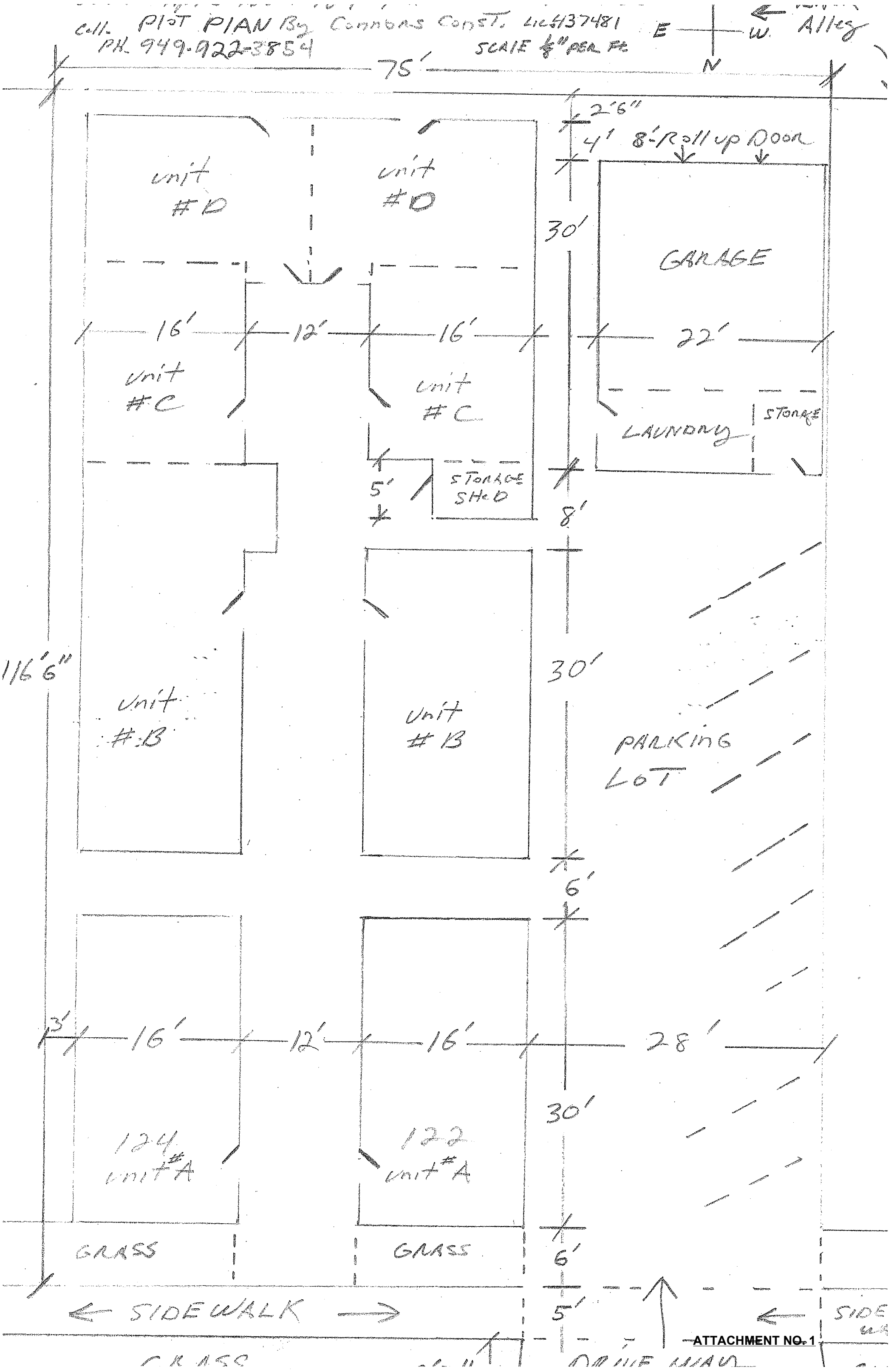
XIX. EARLIER ANALYSIS/SOURCE LIST.

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

Earlier Documents Prepared and Utilized in this Analysis:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Builidng Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm
3	Site Plan	See Attachment #1
4	Downtown Specific Plan Program EIR No. 08-001	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach
5	Historic Resources Assessment (PCR, June 2013)	See Attachment #2
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (065034) (Map Date December 3, 2009)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 7th Edition, Institute of Traffic Engineers	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	State Seismic Hazard Zones Map	"
13	Hazardous Waste and Substances Sites List	www.calepa.gov/sitecleanup/cortese

14	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm
15	2010 Census (Census Tract No. 993.11)	www.census.gov



ATTACHMENT NO. 1

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # HRI # Trinomial NRHP Status Code 6z
Other Listings Review Code Reviewer Date	

 *Resource Name or #: 122-124 7th Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Orange County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 124 7th Street City: Huntington Beach Zip: 92648

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

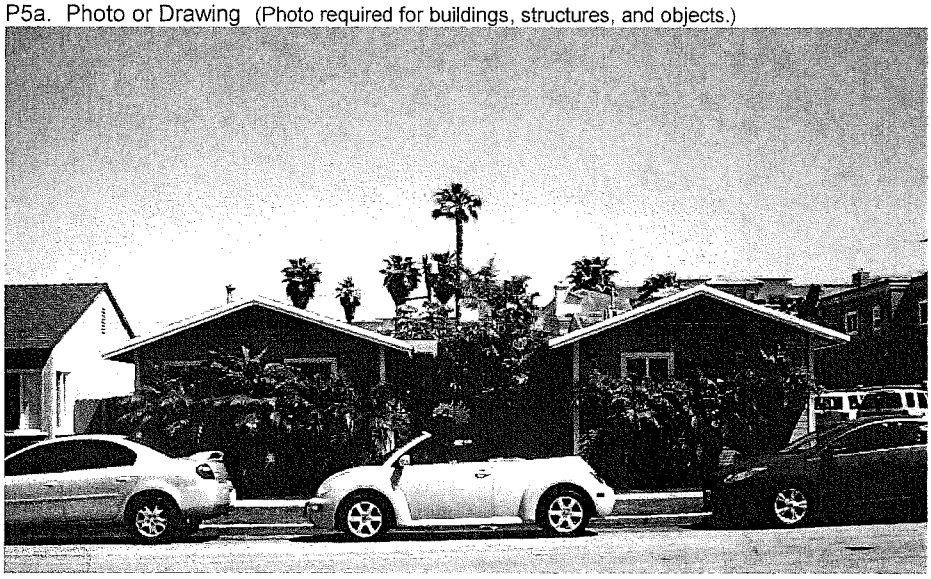
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 024-151-02 Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The bungalow court located at 124 7th Street in Huntington Beach, California, is sited on an approximately 75' x 117'-5" foot parcel. Oriented west facing 7th Street, the grouping of 8 single-story, single-family residences are arranged in a U-shape around a center court. The individual residences have rectangular massing, wood-frame construction, concrete foundation, composite clapboard exterior cladding, and each residence is covered by a lowpitch, composition gable roof with wide overhanging eaves and exposed rafter ends. The bungalow court occupies most of the lot with a narrow sidewalk and landscaping such as short palm trees and shrubs down the center court. There are short palms trees along the front of the building. Finally, there is a garage on the property with a driveway to the south of the residences.

*P3b. Resource Attributes: (List attributes and codes) (HP3) Multiple Family Property

*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View southeast, 2012

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both

*P7. Owner and Address:
122-124 7th Street
Huntington Beach, CA 92648

*P8. Recorded by: (Name, affiliation, and address)
Alejandro A. Huerta, M.A.
PCR Services
233 Wilshire Blvd., Ste. 130
Santa Monica, CA 90401

*P9. Date Recorded: 6/12/13

*P10. Survey Type:
Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None.

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List): January 1909 Sanborn Map, June 1922 Sanborn Map, 1986 DPR Form, 1981 Certificate of Occupancy

ATTACHMENT NO. 2.1

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder) 122-124 7th Street

B1. Historic Name:
B2. Common Name: 122-124 7th Street
B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential
*B5. **Architectural Style:** Craftsman Style Bungalow Court

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
According to the 1985 DPR form, the building has a construction date of 7/28/1921 but the original permit was not found. Originally, the bungalow court had 5 buildings housing 8 units. At some point, the northeastern-most unit was connected to the rear (east) building, so now the complex consists of 3 stand-alone buildings and one L-shaped building toward the rear of the lot. The complex once had narrow clapboarding but that has been replaced recently with composition cladding. There are no building permits available for the subject property except for a drawing that is proprietary in nature.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:** Yes
*B8. **Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
*B10. **Significance: Theme:** Multi-Family Residential **Area:** Huntington Beach, CA
Period of Significance: 1920s **Property Type:** Multi -Family Residential **Applicable Criteria:** None

The single-story bungalow court residence located at 124 7th Street was completed in 1921. The subject property does not possess sufficient integrity, architectural merit or historical associations to manifest the residential development and architectural history of Huntington Beach during the 1920s. In Huntington Beach, while there are few extant bungalow courts, there is one better example: the "Beach Court" at 323-332 6th Street. There are other more distinguished and intact examples of bungalow court residences in Southern California such as Hollister Court, 2402 Fourth St. and 2401 Third Street, in Santa Monica. The property's modest architecture has undergone considerable change as evidenced in alterations that include replacement of the original siding; replacement of the original wood trim; alteration of the canopies over the front doors; alteration of the original footprint of the complex; alteration of the original garage building; and replacement of the majority of the original windows and doors. The property does not appear to be associated with the lives of persons significant in our past. Therefore, the property does not appear eligible for the National or California Registers. Therefore, PCR recommends the property be assigned a status code of 6z, "found ineligible for National Register, California Register, or Local designation through survey evaluation." See continuation sheet for detailed discussion.

B11. Additional Resource Attributes: (List attributes and codes)

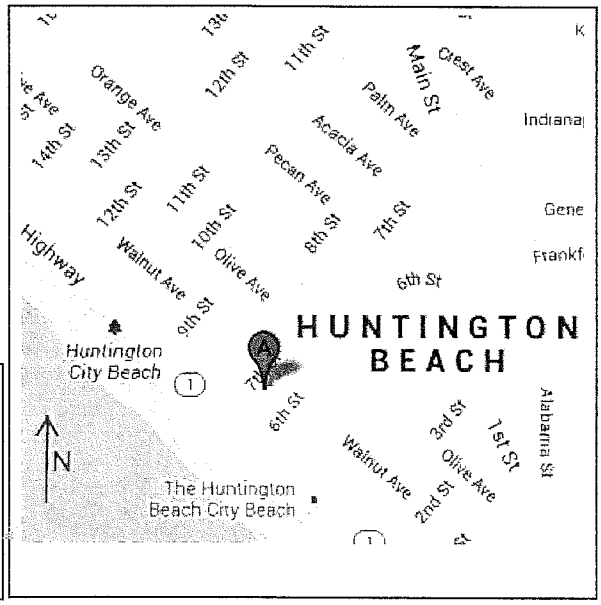
*B12. **References:** 1986 DPR, 1922 Sanborn, County/City Directories

B13. Remarks:

*B14. **Evaluator:** PCR Services

*Date of Evaluation: June 12, 2013

(This space reserved for official comments.)



ATTACHMENT NO. 2.2

P3a. Description (continued)

All of the buildings in the bungalow court have contemporary, composite cladding with a synthetic wood-grain finish. However, the exposed rafters of the roof are still visible throughout. The majority of the windows have been replaced with incompatible metal/vinyl sliders and new metal/vinyl double-hung sash. Much of the original wood trim has been replaced, the wood canopies over the entrance doors appear to have been substantially repaired/rebuilt, and the original front doors altered with incompatible replacements. The spaces between the individual residences are enclosed by wood gates. As mentioned the bungalow court consists of 8 individual units arranged into two rows that mirror each other. The South Range consists of 3 buildings including Units A-C and the North Range of the court has 2 buildings that includes Units A-C. Each cottage on the North Range and South Range mirror each other in fenestration. The rear (east) building consists of two individual residences, Units D. Adjacent to the south range is a single-story garage building with a gable roof. It has been altered through time. The exterior has been stuccoed over and the original windows removed and filled in. A wood door and a small, contemporary metal window are visible on the west elevation of this garage building. The east elevation has a garage door. This garage building is connected to the South Range with a wood fence and a concrete building pad is to the west of the garage building.

Southwest Corner Building, South Range, Unit A
The north elevation has a center doorway accessible via a concrete step accessed off a narrow, central strip of cement. The wood threshold of the door protrudes from the elevation. There is small wood canopy above the central door. The west end of this building has two window openings altered with incompatible, metal windows with vertical, side-by-side sliding panes. The west gable-end vent is visible. The rear (south) elevation of Unit A has a horizontal, wood window with 6 over 6, fixed-pane lights at the eastern side of the south elevation. It is not clear whether this window was part of the original design. The remaining windows on the south evelation have been altered with incompatible replacement metal double-hung sash and slider windows. There is a central wood step on a concrete slab at the rear, indicating an earlier door opening was closed. With the change in grade of the site, the concrete perimeter foundation is visible at the southwest corner of the building. The primary facade (west) facing 7th Street features the two front-facing gable ends of the U-shaped bungalow court. Each of these two front-facing gable ends features two windows each. Each façade has gable end vents which appear original. The original double-hung windows have been replaced with incompatible new windows. The window openings consist of wood architraves with incompatible, metal sliding windows with vertical, side-by-side panes.

Middle Building, South Range, Unit B
This unit features a central, contemporary wooden door accessed via a concrete step with a wood canopy over the door on the north elevation. The door is not original with a simple, undecorated wood architrave. On the northwest corner of this building is an unoriginal wood deck. Above this deck is a small, double-hung wooden window. On the other side of the door is a vertical window with incompatible metal sliding panes. To the right (west) of the door is a wood architrave with incompatible metal windows with vertical, side-by-side panes. To the left (east) of the door are two small vertical, incompatible metal windows. The east end elevation of this middle building features two double-hung, incompatible contemporary metal windows (it is not clear whether there were windows here as part of the original design). Above these windows is a gable-end vent. The rear (south) elevation of this middle building features three windows. These consist of rectangular window openings with wood architraves filled with incompatible contemporary, metal sliding windows with vertical, side-by-side panes. Next to that are two, wood-frame double-hung windows covered by screens that are not part of the original design. This can be deduced by the presence of the back door steps that indicate this window was once the location of a rear doorway. Next to that is a horizontal, wooden window with 5 over 5, fixed-pane lights. It is not clear whether this window was part of the original design. The west end of the center building has a metal flue clad in wood siding (alteration) and an unoriginal wood door. The door has a metal light fixture above it.

Southeast Corner Building, South Range, Unit C
The north elevation of this unit features a flat, unoriginal wood door. To the left (east) of the door is a wood architrave with incompatible metal windows with vertical, side-by-side panes. To the left of this window is a small, unoriginal wood vertical-pane window. The rear (south) elevation has been altered with new incompatible metal sliding windows with vertical, side-by-side panes. A shed has also been added to the west end of the building; there is a wood door on the north wall of the shed.

P3a. Description (cont)

Rear Building, Units D
The rear (eastern-most) building of the subject property features two wood doors centrally located on the west elevation encased in a large wood, undecorated architrave flanked by two small side windows that are each double-hung, incompatible metal windows with 4 over 4 lights. The threshold of the two doors is wood and protrudes from the elevation. The rear (east) elevation features two centrally-located wooden unoriginal doors accessed via concrete steps flanked by small, double-hung (possibly original) wood windows and incompatible metal windows with vertical, side-by-side panes to each side of those doors.

North Range, Units A-C
The North Range mirrors the general design of the South Range with one major exception: a shed addition connects the Middle Building and the Rear Building. This shed structure features a central, wood architrave with contemporary, metal windows with vertical, side-by-side panes.

Alterations
The 1922 Sanborn Map indicates the subject property consisted of a U-shaped bungalow court with four single-family detached units (two on the north and two on the south side of the court) and two semi-detached duplex residences at the east end of the court. However, as a result of a later addition, the middle building of the north range was connected to the north duplex residence and a shed addition was added to the south duplex residence. At some point the two semi-detached duplex residences at the east end were modified to fit two units into each duplex by subdividing the space and adding exterior doors. There are no public building permits which show when these additions were made. The 1985 DPR describes the building as having a front and back door in every building. Now those back doors are filled in, with only the steps remaining. At some point fences and gates were also added between the individual cottages as indicated in the 1985 DPR form. The adjacent garage building, according to the 1922 Sanborn, was designed originally as single-family detached house. However, that has been converted into a garage. The 1985 DPR anecdotally mentions that the original owner had greenhouses on the site but the Sanborn map of 1922 does not show this.

B10. Significance

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history
California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

The period under which the subject property tract falls is early settlement and growth, between 1901 and 1920. The construction of the bungalow court itself coincides with the period of the oil boom starting in 1920. In 1901, Philip Stanton formed a local syndicate, West Coast Land and Water Company, and purchased 150,000 acres of Rancho Los Bolsas from Colonel Robert J. Northam for $100,000.[1] The West Coast Land and Water Company subdivided 40 acres along the beach with 20 acres on each side of Main Street and changed the name of Shell Beach to the Pacific City. Stanton's dream was to build a town on the Pacific Coast which would rival Atlantic City on the East Coast. Stanton realized the need for mass public transportation and persuaded Henry E. Huntington to bring the "red cars" to Pacific City. In 1903, Henry E. Huntington purchased the West Coast Land and Water Company for approximately $200,000.[2] The first electric train, the Pacific Electric Red Car, came rolling into Huntington Beach on July 4, 1904 from Los Angeles. The City name changed to Huntington Beach in approximately 1903 and incorporated in February of 1909 as a townsite of 3.57 square miles and a population of 915.[3]

The tract in which 124th 7th Street was built reflects the early development of Huntington Beach. As shown in the 1909 Sanborn map (attached), there was hardly any development of this tract. Then, beginning in 1919 Huntington Beach saw a boom in population when oil was discovered. One oil sub-field, called the Town Lot Field, stretched through the residential area from 23rd Street to about 7th Street.[4] The population catapulted from 1,500 to 5,000 in less than a month.[5] The bungalow court on the subject property was built during this time to accommodate the growth in the population of workers that came for the oil boom.[6]

B10. Significance (cont)

There were no available early aerial photographs, but the 1922 Sanborn Map shows that bungalow courts were one of the few multi-family housing types developed in the area during the early period of settlement and growth. It was one of four complexes with bungalows/cottages arranged around courtyards in the nearby vicinity. For example, 112 7th Street consisted of two rows of 5 cottages. This complex still exists although the cottages have been connected making it two rows of contiguous buildings. 112 7th Street has been severely modified – stuccoed over and with masonry veneer on the façade and fabric awnings added. Across the street was another similar complex at 111 and 115 7th Street with two rows of five dwellings with a connecting rear building. However, 111 and 115 7th Street was later demolished and replaced with contemporary condominiums. Similarly, there were two rows of 5 detached cottages with a rear building at 201 7th Street, but that has been demolished and replaced with a 2-story apartment building. The subject property in and of itself was not associated with the events that lead to the discovery of oil nor would it be considered part of a bungalow district because there are only few remaining extant bungalow courts in the area. Therefore, 124 7th Street is not eligible for the National Register under Criterion A or the California Register under Criterion 1.

National Register Criterion B: Is associated with the lives of persons significant in our past.
California Register Criterion 2: Is associated with the lives of persons important in our past.

The property is not associated with any notable occupants or owners important in the history of the community. A record query uncovered the following owners:

The 1985 DPR form claims that the original owner was a man who raised and sold orchids. However, there is no record of his name. There is no record of the owners of the subject property in the Orange County Directory for 1928, 1931, 1934, 1936, 1938, or 1940. A research for nurseries from these same directories did not result in a connection with the subject property. Luskey's 1952 official Criss Cross City Directory of Orange County Beach Cities shows the owner as AJ Frazier, and the court as "Frazier Courts Apartments." The 1962 Luskey's Huntington Beach Criss Cross Directory and the 1965 Blue Book City Directory of Huntington Beach and Fountain Valley confirm that Mr. Frazier was still the owner, with his name listed as Alonzo J. Frazier. According to the United States Social Security Master Death Index, Mr. Frazier died in 1979.[7] An application for a certificate of occupancy lists Keith McAfre and William King as the owners in 1981.[8] The 1985 DPR form indicates that at the time owners were Charles and Augustin Aqui. A subsequent owner was Don King according to a 1997 building permit.[9] None of these persons appear in the City of Huntington Beach Public Library as persons important in our past. Therefore, the subject property does not appear to satisfy National Register Criterion B or California Register Criterion 2 for eligibility in association with a historic personage's productive life.

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The subject property's Craftsman style and bungalow court building type coincides with the development of similar multi-family residential development throughout Southern California. The history of these courts can be traced back to bungalow buildings and courts from the 1910s during the Craftsman period and they continued to be popular through the 1920s and 1930s. Inspired by motor courts and Mediterranean designs, these cottages were eventually arranged around central courtyards or paths. The characteristic of these courts was, on the one hand, a certain level of individual privacy and, on the other hand, providing for shared common space. Sometimes the individual cottages became contiguous.

B10. Significance (cont)

Architecturally, the features that were prominent in Craftsman bungalow court designs were overhanging eaves, and visible roof beams and rafters, as well as porches with square supports. The bungalow courts continued to be built into the 1930s with new styles like the Streamline Moderne being used. In Huntington Beach, Craftsman bungalows began to be constructed around 1905.[10] Bungalow courts began to be built in 1920 in Huntington Beach and were one-story buildings of modest scale arranged around narrow courtyards for the most part, with styling ranging from Craftsman to Mediterranean Revival, and finishes ranging from wood siding to stucco. These local examples had their origin in the beach cottages and cottage bungalows that provided economical housing options. These cottage bungalows were characterized by their wood-frame construction, simple design and modest scale, and roof shapes including front-gables, side gables and hipped roofs. They began as generally small, single-family residences that opened into a courtyard or path and were either attached or detached but all had separate entrances to the court. These cottage bungalows eventually began to be arranged around narrow paths and were constructed as second homes or workers' housing for those working in the nearby oil fields.[11]

While the single-story bungalow court residence was built during the time period in which bungalows and cottages were popular in Huntington Beach, 124 7th Street does not appear to be a notable example of the early bungalow court building type or Craftsman bungalow architecture.[12] There are other more distinguished and intact examples of bungalows in Huntington Beach. For example, a Craftsman bungalow at the corner of 9th and Walnut Streets represents finer architectural details such as exposed rafters, and porch stone pillars. Other examples are a single-family residence at Gothard and Cedar streets. The subject property was designed more modestly than these single-family residences. There are several extant bungalow cottages like the one at 510 8th Street although this property has also had its original siding removed or covered with stucco. In terms of bungalow courts, there is better example of one located at 323-327 6th Street although this bungalow court was designed in a Mediterranean Revival style.[13] Throughout the region there are also extant courts with integrity that are outstanding examples of the period. One example is Hollister Court in Santa Monica, California: a series of 13 Craftsman-style bungalows built between 1904 and 1924 with two rows of cottages around a central path with front porches, large windows and overhangs.

The subject property is an example of modest bungalow cottage architecture around a courtyard. It is not the work of a master or possesses high artistic values; rather the bungalow court was built in a modest, utilitarian manner to meet the demand for housing as a result of the oil boom. Nor does it represent a distinctive method of construction; it is built of common wood-frame. Furthermore, it has undergone considerable changes that have substantially compromised the property's architectural integrity including the recent replacement of the original narrow clapboard and corner boards with composite cladding; alteration and replacement of a majority of the windows and doors; and alteration of the original footprint by additions. Originally each unit had a front and rear door, but the rear doors have been filled in. 124 7th Street does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possesses high artistic values. Therefore, 124 7th Street is not eligible under National Register Criterion C or California Register Criterion 3.

Due to substantial alterations, the property lacks sufficient integrity to be considered eligible as a historical resource. While the property retains its original location, the surrounding setting has also been altered by the construction of new apartment buildings and condominiums. The materials and design of 122-124 7th Street have been compromised by replacement of all the original wood siding with composite siding and most of the original windows with incompatible metal/vinyl sash and sliders. The design of the bungalow court has been affected by the addition of the fences that now connect the cottages as well as the later connection of the two northeast buildings and the shed addition which have altered the original footprint of the bungalow court complex. The design and workmanship of the original has been lost with the replacement of the siding, in particular, and the addition of sheds and the removal of the secondary entrances. The feeling of the bungalow court as a beach community place to live for workers has been lost with the addition of the individual wood decks and sheds and the fenced-in sideyards which compromise the feeling of modest, worker housing. The association with this subject property's tract to the early development of Huntington Beach and the oil boom has been lost especially with the construction of high-end condominiums across the street.

B10. Significance (cont)

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.
California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

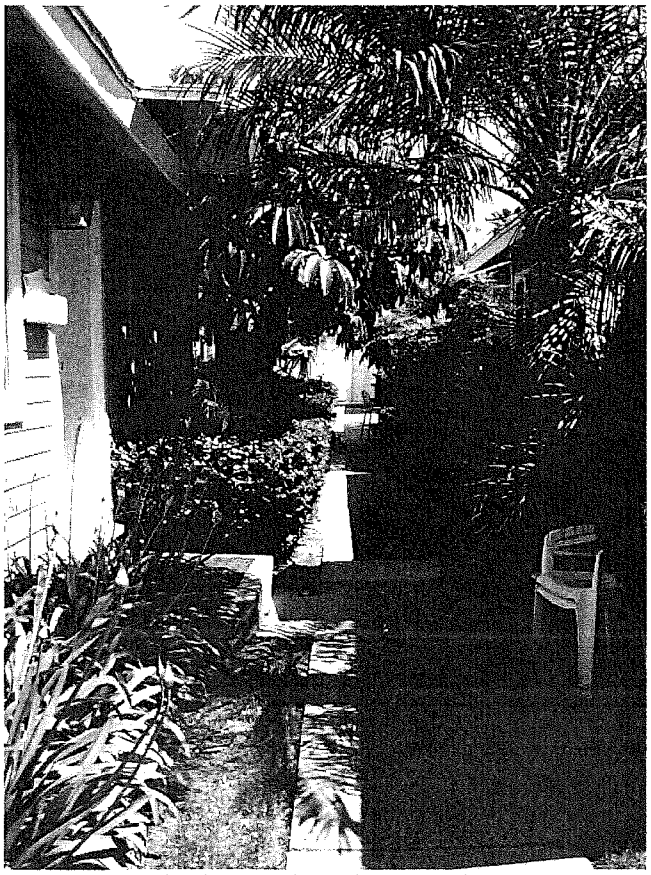
124 7th Street is not likely to yield any information important to prehistory or history because it is located in disturbed, urban area. Therefore, the property does not meet the above criterion at the national or state level.

There are currently no existing local eligibility criteria for listing. The City of Huntington Beach's historical resources are identified by the Historic Resources Board, a Historic Place by the National Register, Potential Historic Districts by the Downtown Survey, and/or Local Landmark by the City of Huntington Beach City Council. The Historic Resources Board (HRB) functions solely as an advisory board to the City Council on historical issues and programs. The significance of a structure or place is based upon its overall contribution to the community by either its historical, age, cultural, social, or visual function(s).[14] Based upon the above analysis and findings, 122-124 7th Street does not appear to contribute to the community by either its historical, age, cultural, social or visual functions.

End Notes

[1] Dianne Marsh, 1999, *Huntington Beach: the Gem of the South Coast*, pages 54-55.
[2] Los Angeles Times, May 10, 1903, "At Pacific City," page A1.
[3] City of Huntington Beach, 1996, *Historic and Cultural Resources Element*, "City History."
[4] Barbara Ann Milkovich, May 1988, "A Study of the Impact of the Oil Industry on the Development of Huntington Beach, California Prior to 1930," A Thesis presented to the Department of History, California State University, Long Beach, pages 88-118.
[5] City of Huntington Beach, 1996, *Historic and Cultural Resources Element*, "City History."
[6] Delbert Higgins, 1970, "Oil Fields: A Brief History of the Oil Fields at Huntington Beach, California."
[7] Mr. Frazier was born in 1898, http://www.ancientfaces.com/person/alonzo-frazier/88554291, accessed June 5, 2013. His father was important in Whittier, interestingly enough: see http://www.geni.com/people/John-Frazier/6000000015609739791, accessed June 5, 2013.
[8] City of Huntington Beach Department of Development Services, February 3, 1981, Application for certificate of occupancy no. 172234.
[9] City of Huntington Beach, August 26, 1997, Department of Community Development, Permit No. B1997056477. This approved permit called for adding a laundry section to the adjacent garage. Because this is a hand-drawing, this document is proprietary.
[10] Galvin Preservation Associates Inc., 2009, *City of Huntington Beach Draft Historic Context and Survey Report*, pages 99, 106.
[11] Galvin Preservation Associates Inc., 2009, *City of Huntington Beach Draft Historic Context and Survey Report*, page 102.
[12] City of Huntington Beach, 1996, *Historic and Cultural Resources Element*, pages 2 and 4.
[13] Galvin Preservation Associates Inc., 2009, *City of Huntington Beach Draft Historic Context and Survey Report*, pages 99-100, 102-103, 106.
[14] City of Huntington Beach, 1996, *The Historic and Cultural Resources Element*, pages II-HCR-6.

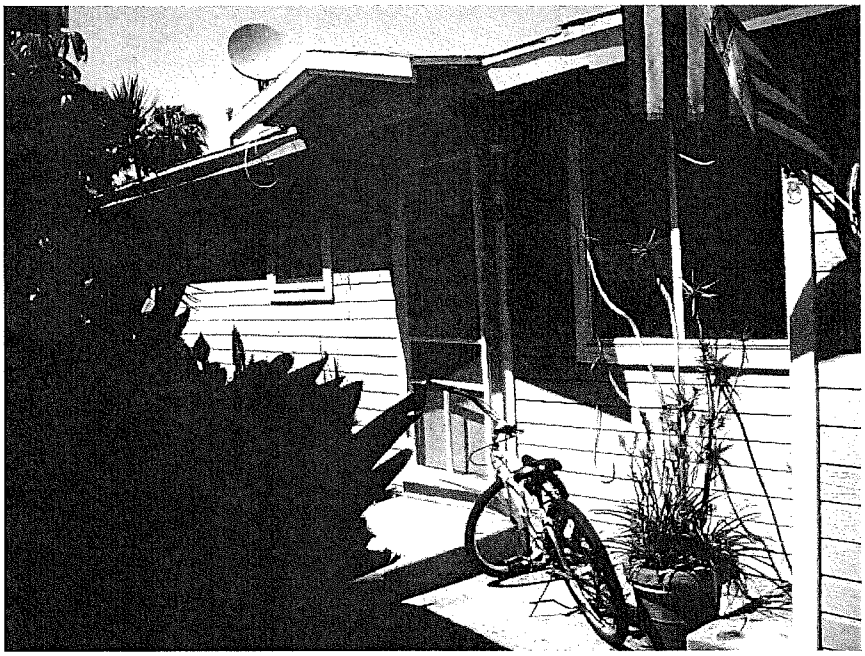
122-124 7th Street, Current Aerial (Bing Maps 2013)



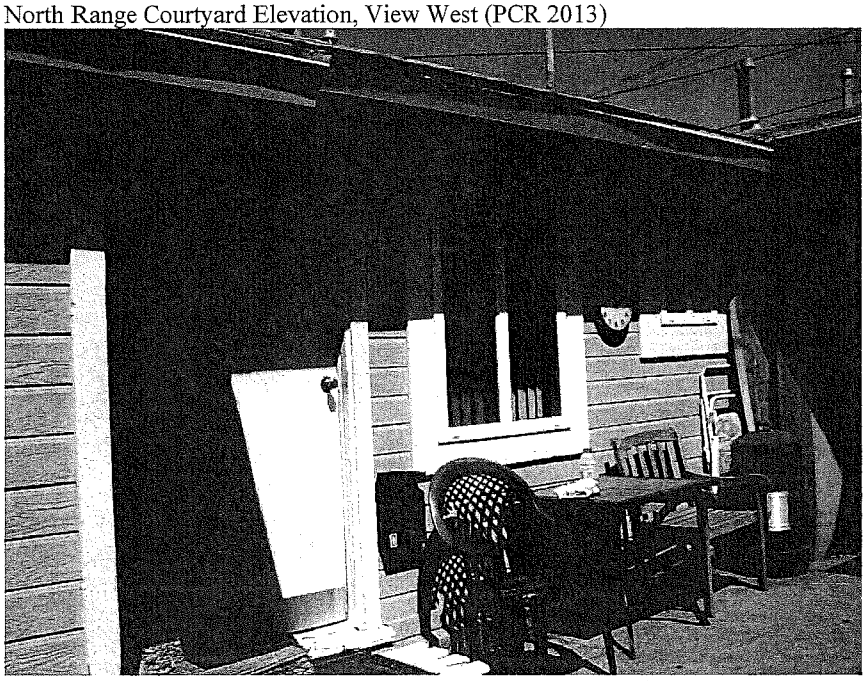
Inner Courtyard, View Southeast (PCR 2013)

South Range Courtyard Elevation, View West (PCR 2013)

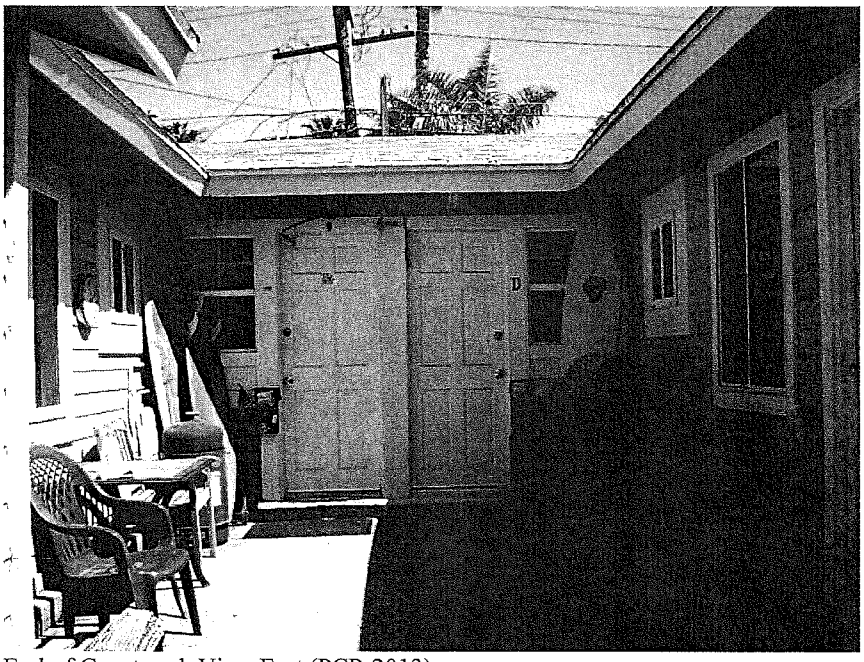
South Range Courtyard Elevation, View East (PCR 2013)



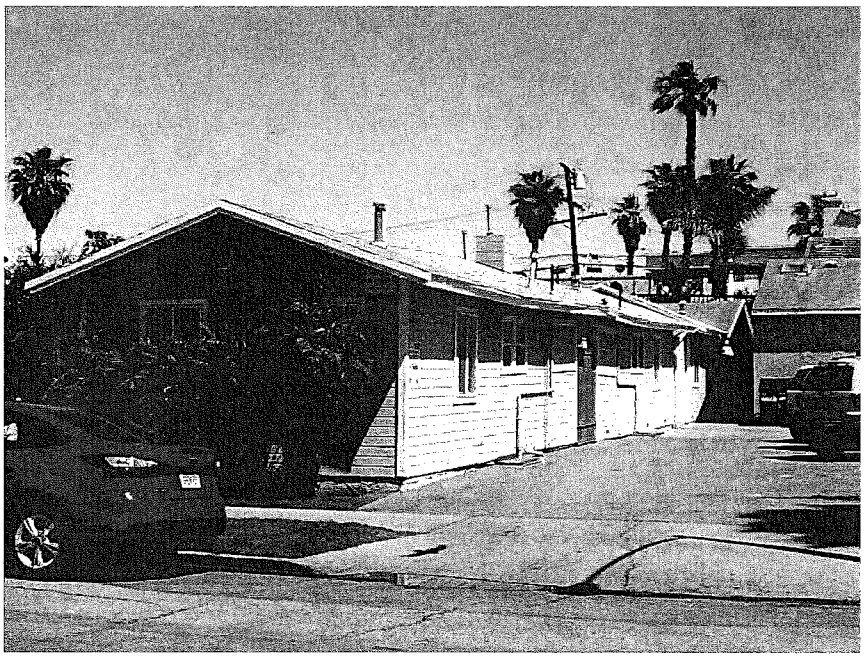
North Range Courtyard Elevation, View West (PCR 2013)



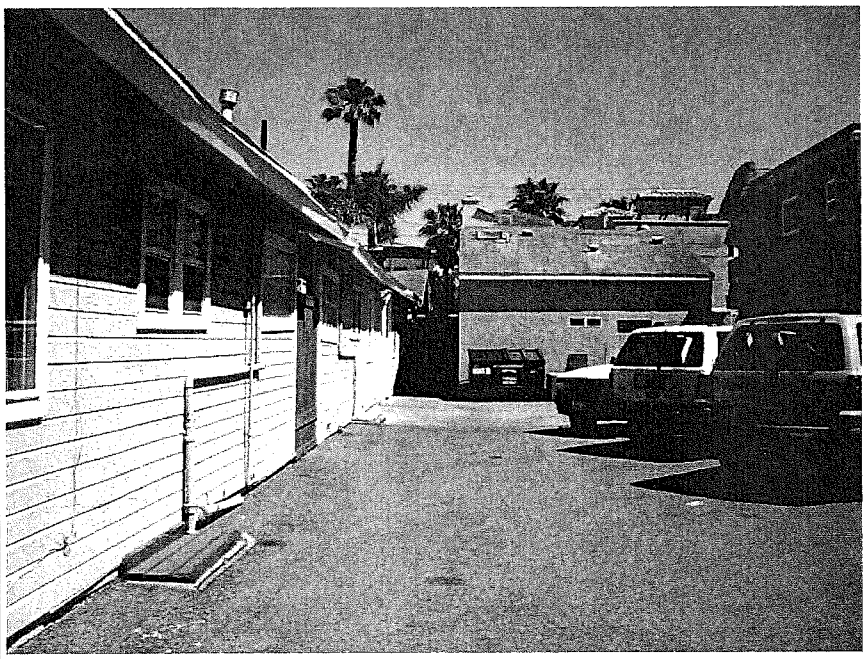
North Range Courtyard Elevation, View Northeast (PCR 2013)



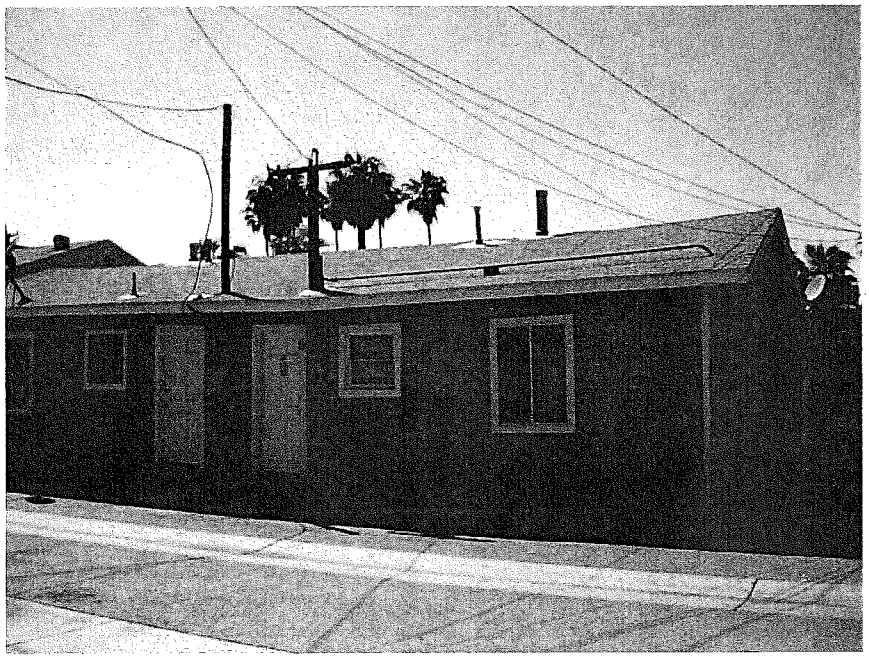
End of Courtyard, View East (PCR 2013)



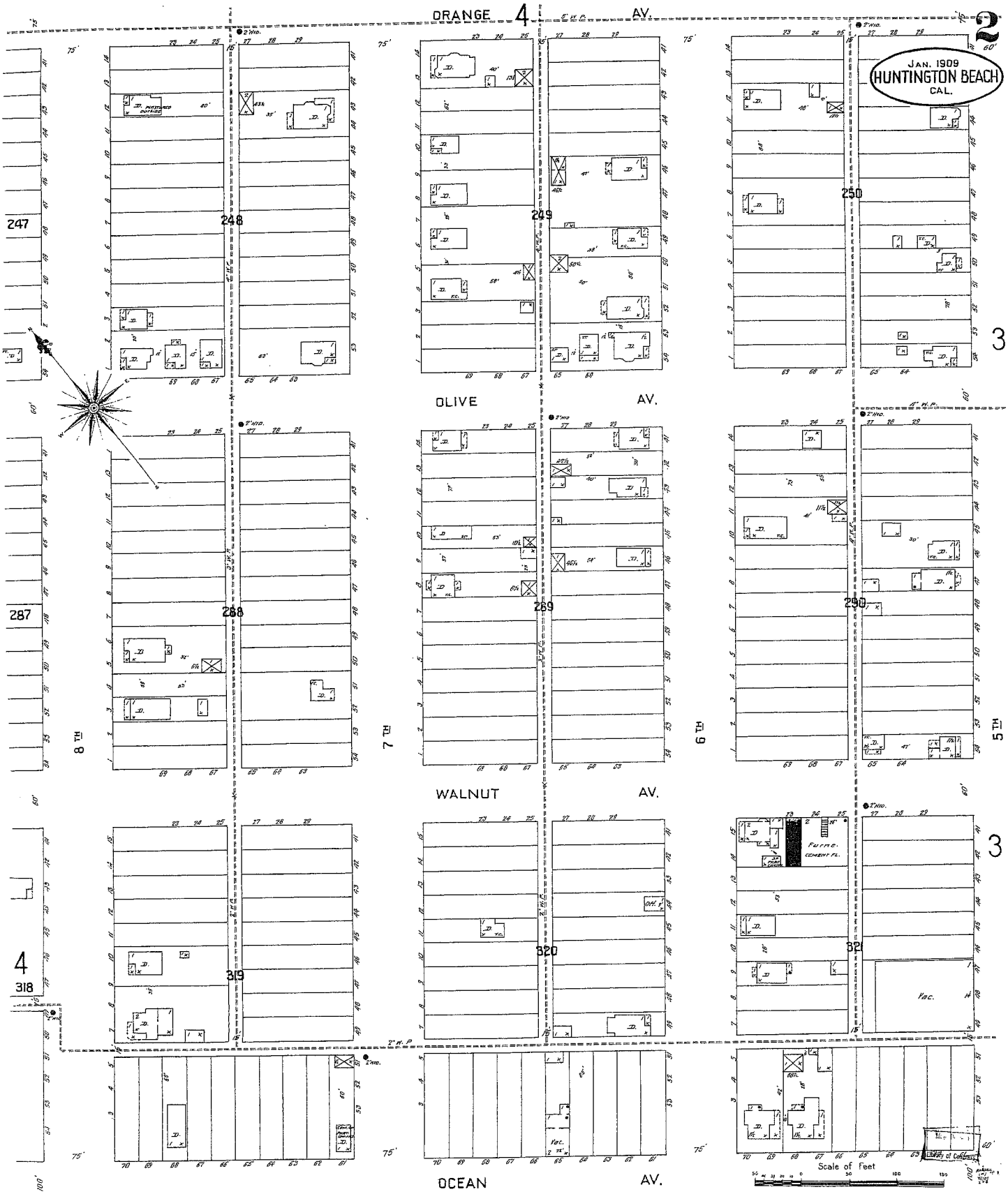
Primary (West) and Side (South) Elevation, View Northeast (PCR 2013)



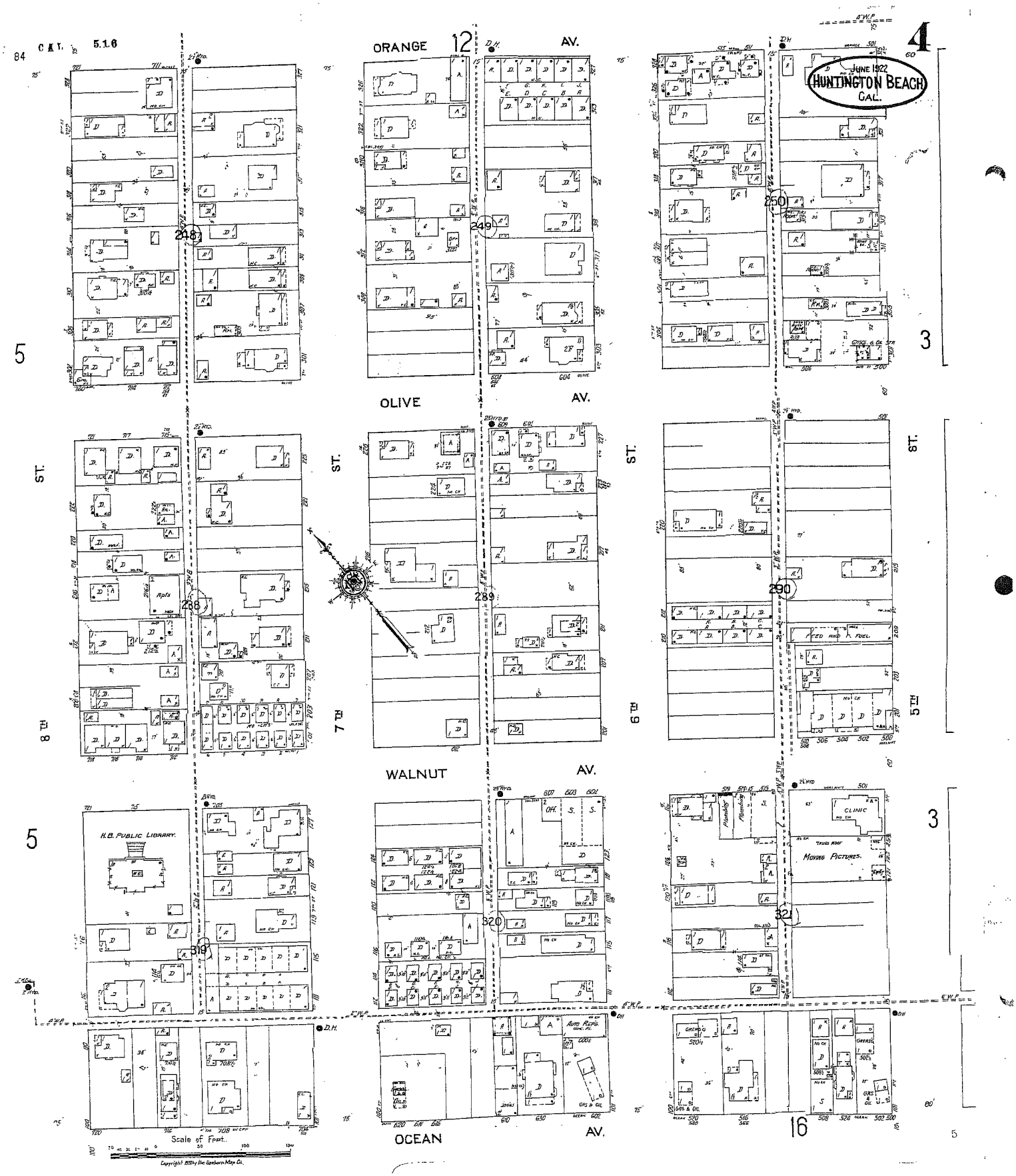
Side (South) Elevation, View East (PCR 2013)



Rear (East) Elevation, View Southwest (PCR 2013)



ATTACHMENT NO. 2.13



ATTACHMENT NO. 2.14

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS ____ HAER ____ NR ____ SHL ____ Loc ____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

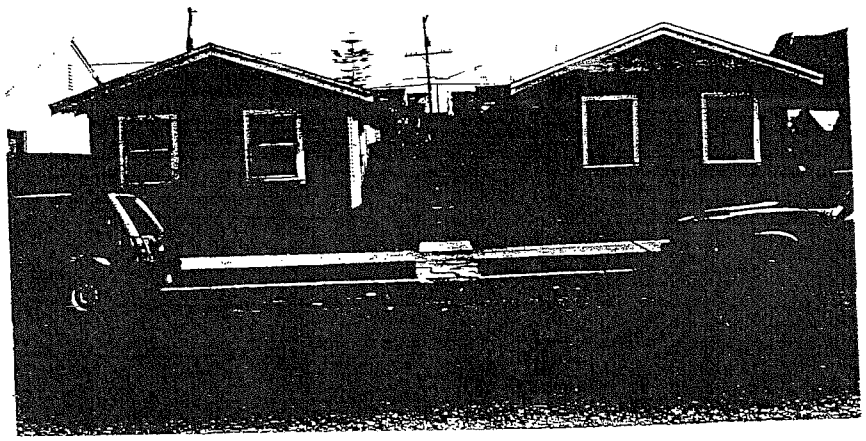
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 124 Seventh Street
   City Huntington Beach Zip 92648 County Orange
4. Parcel number: 024-151-02
5. Present Owner: Charles & Augustin Aqui Address: 124 7th Street
   City Huntington Beach Zip 92648 Ownership is: Public _____ Private X
6. Present Use: Multi-Family Residences Original use: Multi-Family Residences

DESCRIPTION

7a. Architectural style: California Bungalow Courts

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This one-story California Bungalow Court has five buildings housing eight units, with a narrow sidewalk and flower beds down the center. They have composition roofs, exposed rafters, and front-facing gables except across the back. The siding is narrow clapboard trimmed with corner boards. The building across the rear joins the others at the corners and matches the roof and siding. Two sets of double-hung windows accent the front facades. The doors feature 8 panes of glass. Each unit has a front and rear door with small pedimented gables above.



8. Construction date:
   Estimated _____ Factual 7/28/21
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
    Frontage 75' Depth 117'5"
    or approx. acreage _____
12. Date(s) of enclosed photograph(s)
    7/85

ATTACHMENT NO. 2.15

DI

13. Condition: Excellent ____ Good ____ Fair X Deteriorated ____ No longer in existence ____

14. Alterations: Fence

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known ____ Private development X Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: On a 25-foot lot adjacent to this court are 3 greenhouses down the middle of the lot, a new double garage on the alley and room for parking cars on the front of the lot.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

According to one of the residents, the original owner was a man who raised and sold orchids. He had greenhouses, a big freezer, and a garage/workshop.

This is a fine example of coastal architecture which is significant to the historical streetscape of the City of Huntington Beach. Individually it represents a statement of skilled craftsmanship prevalent in the early City.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared 4/86
By (name) Teresa R. Reynolds
Organization H.B. Historical Society
Address: 6241 Warner #112
City Huntington Beach Zip 92647
Phone: (714) 847-1656

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

ATTACHMENT NO. 2.16

HUNTINGTON BEACH

APPLICATION FOR CERTIFICATE OF OCCUPANCY

CITY OF HUNTINGTON BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
(PRINT OR TYPE ONLY)

1/27
D

Address 122-124-7th ~~1120 Pacific Coast Hwy~~ District

Business Name Sears Properties I Tel. 536-2

Business Type Limited Partnership 8 units apt house 4 single + 4 units apt Occ. Group

BUILDING OWNER		OWNER/MANAGER	
Name	Sears Properties I	Name	Keith McAfee / William
Address	1120 Pacific Coast Hwy	Address	1120 Pacific Coast H
City	Huntington Beach Tel. 536-9542	City	Huntington Beach T
			17852 Deep Harbor, I

THIS USE WOULD BE DESCRIBED AS:

- [ ] NEWLY CONSTRUCTED BLDG.
- [ ] EXISTING BUILDING
- [x] CHANGE OF OWNER
- [ ] CHANGE OF USE
- [ ] CHANGE OF OCC
- [ ] ADDITIONAL OC

Indicate former use, if any _____ Occupancy Gr. _____ Div. _____

NOTICE:

1. Occupancy of any building is prohibited and a business license will not be issued unti has been inspected and a certificate of occupancy is issued.
2. No electrical service will be released for any existing building until the service has b and certified safe. All applicants for occupancy in an existing building are required t electrical 'fuse up' inspection in the Department of Development Services at the tim tion is filed.
3. Change of occupancy or use inspection fee. Whenever it is necessary to make inspect ing or premises in order to determine if a change may be made in the character of occ of the building or premises which would place the building in a different division of t of occupancy or in a different group of occupancy, a change of occupancy inspection shall be paid to the city.
4. Huntington Beach Fire Code Section 10.208 requires that building numbers must of four (4) inches in height with one half (½) inch stroke, and of a contrasting color ground. These numbers must be posted on your building in a location that is visible f
5. Huntington Beach Fire Code Section 10.301 requires fire extinguisher selection a per the National Fire Protection Association pamphlet 10 (see reverse side).

Jd 2/3/81

172284

(FOR OFFICE USE ONLY)

ATTACHMENT NO. 2.17

Attachment No. 3
Summary of Mitigation Measures

Description of Impact	Mitigation Measure

Violate any air quality standard or contribute substantially to an existing or projected air quality violation
 	
Expose sensitive receptors to substantial pollutant concentrations
 	
Comply with federal, state, and local statutes and regulations related to solid waste
	MM 4.2-1: During construction, demolition and remodel activities, the following Best Available Control Measure shall be implemented where feasible:
	• Dust Control
	  • Apply soil stabilizers to inactive areas.
	  • Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
	  • Stabilize previously disturbed areas if subsequent construction is delayed.
	  • Water exposed surfaces and haul roads 3 times per day.
	  • Cover all stock piles with tarps.
	  • Replace ground cover in disturbed areas as soon as feasible.
	  • Reduce speeds on unpaved roads to less than 15 mph.
	• Exhaust Emissions
	  • Require 90-day low-NORxR tune-ups for off-road equipment.
	  • Limit allowable idling to 5 minutes for trucks and heavy equipment.
	  • Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
	  • Utilize diesel particulate filter on heavy equipment where feasible.
	  • Utilize low emission mobile construction equipment.
	  • Utilize existing power sources when available, minimizing the use of higher polluting gas or diesel generators.
	  • Configure construction parking to minimize traffic interference.
	  • Plan construction to minimize lane closures on existing streets.
	  • A full listing of construction emission controls is included in the Air Quality Assessment for Huntington Beach Downtown Specific Plan dated April 13, 2009 (Appendix B).
	• Painting and Coatings
	  • Use low VOC coatings and high pressure-low volume sprayers.

	MM 4.2-2: The City shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) to the extent that they are readily available and cost effective when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
	MM 4.2-3: The City shall require by contract specifications that alternative fuel construction equipment (e.g., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
	MM 4.2-5: The City shall require developers within the project site to establish a construction management plan with Rainbow Disposal to divert a target of 50% of construction, demolition, and site clearing waste. **MM 4.6-6:** The City 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 specifications shall be included in the proposed project construction documents,

	which shall be approved by the City of Huntington Beach. **MM 4.2-7:** The City 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. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service	**MM 4.14-1:** Prior to the onset of ground disturbance activities, the project developer shall implement the f measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, agency consultation. • Nesting habitat for protected or sensitive species: 1. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service. 3. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.
Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5 Directly or indirectly destroy a unique paleontological resource or site unique geologic feature Disturb any human remains, including those interred outside of formal cemeteries	**MM 4.3-2:** During construction activities, if archaeological and/or paleontological resources are encountered, the contractor shall be responsible for immediate notification and securing of the site area immediately. A qualified archaeologist and/or paleontologist approved by the City of Huntington Beach Planning Director shall be retained to establish procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of cultural resource finds. If major archaeological and/or paleontological resources are discovered that require long-term halting or redirecting of grading, a report shall be prepared identifying such findings to the City and the County of Orange. Discovered cultural resources shall be offered to the County of Orange or its designee on a first-refusal basis. **MM 4.3.-3:** During construction activities, if human remains are discovered, work shall be halted and the contractor shall contact the City's designated representative on the project and the Orange County Coroner until a determination can be made as to the likelihood of additional human remains in the area. If the remains are thought to be Native American, the coroner shall notify the Native American Heritage Commission who will ensure that proper treatment and disposition of the remains occurs.