Newland Street Residential Project

Draft Environmental Impact Report and Technical Appendices

Volume I

SCH No. 2005071083

Prepared for:

City of Huntington Beach

Department of Planning

2000 Main Street, Huntington Beach, California 92648

(714) 536-5271

Prepared by:

EIP Associates

12301 Wilshire Boulevard, Suite 430, Los Angeles, California 90025

(310) 268-8132

March 3, 2006

NEWLAND STREET RESIDENTIAL PROJECT

Draft Environmental Impact Report and Technical Appendices
SCH No. 2005071083

Volume I

Prepared for
City of Huntington Beach
Department of Planning
2000 Main Street
Huntington Beach, California 92648

Prepared by
EIP Associates
12301 Wilshire Boulevard, Suite 430
Los Angeles, California 90025

March 3, 2006

Contents

Volume I—Draft Environmental Impact Report and Appendices A through J

CHAPTER 1 **Executive Summary** **1-1**
1.1 Introduction 1-1
1.2 Document Organization 1-1
1.3 Summary of Proposed Project 1-2
1.4 Public Involvement 1-3
1.5 Classification of Environmental Impacts and Discussion of Mitigation Measures 1-3
1.6 Significant and Unavoidable Impacts 1-4
1.7 Synopsis of Alternatives 1-4
1.8 Summary of Impacts and Mitigation Measures 1-5

CHAPTER 2 **Introduction** **2-1**
2.1 Overview of Proposed Project 2-1
2.2 Purpose and Legal Authority 2-2
2.3 Environmental Review Process 2-2
2.4 EIR Adequacy 2-4
2.5 Intended Use of the EIR 2-4
2.6 Scope of the EIR 2-4
2.7 Project Sponsors and Contact Persons 2-5
2.8 Document Organization 2-6
2.9 Areas of Controversy and Issues to Be Resolved 2-6

CHAPTER 3 **Project Description** **3-1**
3.1 Project Location 3-1
3.2 Existing Site Characteristics 3-1
3.2.1 Existing On-Site Land Use 3-4
3.2.2 Surrounding Land Uses 3-4
3.2.3 Existing General Plan/Zoning Designations 3-5
3.2.4 Site History 3-5
3.3 Proposed Project 3-7
3.3.1 Residential Development 3-7
3.3.2 General Plan and Zoning Amendments 3-8
3.3.3 Vehicular Circulation Improvements 3-15
3.3.4 Other Improvements 3-16
3.4 Construction Scenario 3-17
3.5 Project Goals and Objectives 3-18
3.6 Intended Uses of the EIR 3-20
3.6.1 City of Huntington Beach 3-20
3.6.2 State and Local Agencies 3-21

3.7 Cumulative Projects 3-21
3.8 References 3-23

CHAPTER 4 **Environmental Analysis 4-1**
4.0 Introduction to Analysis 4-1
4.1 Aesthetics 4.1-1
4.1.1 Existing Conditions 4.1-1
4.1.2 Regulatory Framework 4.1-9
4.1.3 Project Impacts and Mitigation 4.1-10
4.1.4 Cumulative Impacts 4.1-14
4.1.5 References 4.1-19
4.2 Air Quality 4.2-1
4.2.1 Existing Conditions 4.2-1
4.2.2 Regulatory Framework 4.2-7
4.2.3 Project Impacts and Mitigation 4.2-12
4.2.4 Cumulative Impacts 4.2-20
4.2.5 References 4.2-20
4.3 Biological Resources 4.3-1
4.3.1 Existing Conditions 4.3-1
4.3.2 Regulatory Framework 4.3-14
4.3.3 Project Impacts and Mitigation 4.3-17
4.3.4 Cumulative Impacts 4.3-23
4.3.5 References 4.3-24
4.4 Cultural Resources 4.4-1
4.4.1 Existing Conditions 4.4-1
4.4.2 Regulatory Framework 4.4-3
4.4.3 Project Impacts and Mitigation 4.4-6
4.4.4 Cumulative Impacts 4.4-9
4.4.5 References 4.4-9
4.5 Geology and Soils 4.5-1
4.5.1 Existing Conditions 4.5-1
4.5.2 Regulatory Framework 4.5-8
4.5.3 Project Impacts and Mitigation 4.5-12
4.5.4 Cumulative Impacts 4.5-18
4.5.5 References 4.5-19
4.6 Hazards and Hazardous Materials 4.6-1
4.6.1 Existing Conditions 4.6-2
4.6.2 Regulatory Framework 4.6-5
4.6.3 Project Impacts and Mitigation 4.6-9
4.6.4 Cumulative Impacts 4.6-14
4.6.5 References 4.6-15
4.7 Hydrology and Water Quality 4.7-1
4.7.1 Existing Conditions 4.7-1
4.7.2 Regulatory Framework 4.7-8
4.7.3 Project Impacts and Mitigation 4.7-15
4.7.4 Cumulative Impacts 4.7-27
4.7.5 References 4.7-28

4.8 Land Use 4.8-1
4.8.1 Existing Conditions 4.8-1
4.8.2 Regulatory Framework 4.8-3
4.8.3 Project Impacts and Mitigation 4.8-4
4.8.4 Cumulative Impacts 4.8-14
4.8.5 References 4.8-14
4.9 Noise 4.9-1
4.9.1 Existing Conditions 4.9-1
4.9.2 Regulatory Framework 4.9-6
4.9.3 Project Impacts and Mitigation 4.9-12
4.9.4 Cumulative Impacts 4.9-23
4.9.5 References 4.9-23
4.10 Population and Housing 4.10-1
4.10.1 Existing Conditions 4.10-1
4.10.2 Regulatory Framework 4.10-7
4.10.3 Project Impacts and Mitigation 4.10-9
4.10.4 Cumulative Impacts 4.10-12
4.10.5 References 4.10-12
4.11 Public Services 4.11-1
FIRE PROTECTION 4.11-1
4.11.1 Existing Conditions 4.11-1
4.11.2 Regulatory Framework 4.11-2
4.11.3 Project Impacts and Mitigation 4.11-4
POLICE PROTECTION 4.11-5
4.11.4 Existing Conditions 4.11-5
4.11.5 Regulatory Framework 4.11-6
4.11.6 Project Impacts and Mitigation 4.11-8
SCHOOLS 4.11-9
4.11.7 Existing Conditions 4.11-9
4.11.8 Regulatory Framework 4.11-10
4.11.9 Project Impacts and Mitigation 4.11-12
LIBRARY SERVICES 4.11-14
4.11.10 Existing Conditions 4.11-14
4.11.11 Regulatory Framework 4.11-15
4.11.12 Project Impacts and Mitigation 4.11-15
4.11.13 Cumulative Impacts 4.11-17
4.11.14 References 4.11-18
4.12 Recreation 4.12-1
4.12.1 Existing Conditions 4.12-1
4.12.2 Regulatory Framework 4.12-4
4.12.3 Project Impacts and Mitigation 4.12-7
4.12.4 Cumulative Impacts 4.12-10
4.12.5 References 4.12-11
4.13 Transportation/Traffic 4.13-1
4.13.1 Existing Conditions 4.13-1
4.13.2 Regulatory Framework 4.13-9
4.13.3 Project Impacts and Mitigation 4.13-13

4.13.4 Cumulative Impacts 4.13-48
4.13.5 References 4.13-48
4.14 Utilities and Service Systems 4.14-1
WATER SUPPLY 4.14-1
4.14.1 Existing Conditions 4.14-1
4.14.2 Regulatory Framework 4.14-4
4.14.3 Project Impacts and Mitigation 4.14-7
WASTEWATER 4.14-10
4.14.4 Existing Conditions 4.14-10
4.14.5 Regulatory Framework 4.14-11
4.14.6 Project Impacts and Mitigation 4.14-13
SOLID WASTE 4.14-16
4.14.7 Existing Conditions 4.14-16
4.14.8 Regulatory Framework 4.14-17
4.14.9 Project Impacts and Mitigation 4.14-19
ENERGY 4.14-20
4.14.10 Existing Conditions 4.14-20
4.14.11 Regulatory Framework 4.14-22
4.14.12 Project Impacts and Mitigation 4.14-23
4.14.13 Cumulative Impacts 4.14-26
4.14.14 References 4.14-28

CHAPTER 5 **Alternatives to the Proposed Project 5-1**
5.1 Introduction 5-1
5.1.1 Rationale for Selecting Potentially Feasible Alternatives 5-1
5.2 Alternatives Analysis 5-2
5.2.1 No Project/No Development Alternative 5-2
5.2.2 Reasonably Foreseeable Development Alternative 5-3
5.2.3 Reduced Project Alternative 5-9
5.3 Other Alternatives Considered 5-13
5.3.1 Alternative Site 5-13
5.3.2 Alternative Configuration 5-14
5.4 Environmentally Superior Alternative 5-14

CHAPTER 6 **Other CEQA Considerations 6-1**
6.1 Significant Environmental Effects That Cannot Be Avoided If the Proposed Project Is Implemented 6-1
6.2 Significant Irreversible Environmental Effects 6-1
6.3 Growth-Inducing Impacts 6-2
6.3.1 Extension of Public Facilities 6-3
6.3.2 Employment Generation 6-3
6.3.3 Additional Housing Supply 6-3

CHAPTER 7 **Report Preparers 7-1**
7.1 EIR Preparers 7-1

Volume II—Draft EIR Appendices K through N

Appendices

Volume I

Appendix A	NOC/NOP/IS/Comment Letters
Appendix B	EIP Air Quality Technical Report
Appendix C	EIP Biological Technical Report
Appendix D	EIP Water/Wastewater Technical Report
Appendix E	Cultural Findings
Appendix F	Petra Geotechnical Feasibility Assessment
Appendix G	LGC Preliminary Soils Report and Compressible Clays Letter
Appendix H	LGC Supplemental Lateral Spread Report
Appendix I	City Fire Dept. 431-92 & RWQCB No Further Action Letter
Appendix J	EIP Hydrology/Water Quality Technical Report

Volume II

Appendix K	Walden & Associates Preliminary Hydrology Report
Appendix L	Exponent Water Displacement Analysis & Supplemental Letter
Appendix M	EIP Noise Technical Report
Appendix N	Urban Crossroads Traffic Report

Figures

Figure 3-1 Project Vicinity and Regional Location Map ... 3-2
Figure 3-2 Project Site and Surrounding Land Uses ... 3-3
Figure 3-3 Proposed Site Plan ... 3-9
Figure 3-4 Proposed Building Heights ... 3-11
Figure 3-5 Open Space Exhibit ... 3-13
Figure 3-6 Construction Phasing ... 3-19
Figure 4.1-1 Photo Location Map ... 4.1-4
Figure 4.1-2 View Point 1 and 2 ... 4.1-5
Figure 4.1-3 View Point 3 and 4 ... 4.1-6
Figure 4.1-4 View Point 5 and 6 ... 4.1-7
Figure 4.1-5 Typical Shadows Cast by Proposed Development ... 4.1-15
Figure 4.1-6 Worst Case Shadows—Winter Solstice 3:00 P.M. ... 4.1-17
Figure 4.5-1 Major Regional Faults ... 4.5-3
Figure 4.5-2 Local Faults ... 4.5-4
Figure 4.7-1 Talbert Valley Drainage Watershed ... 4.7-3
Figure 4.7-2 Proposed Drainage and On-Site Storage ... 4.7-23
Figure 4.9-1 Noise Monitoring Locations ... 4.9-5
Figure 4.9-2 Land Use Compatibility with Community Noise Environments ... 4.9-8
Figure 4.9-3 Private Balconies and Decks, Units 6 through 9 ... 4.9-20
Figure 4.13-1 Existing Through Lanes and Intersection Controls ... 4.13-3
Figure 4.13-2 Existing Intersection Lanes ... 4.13-4
Figure 4.13-3 Existing ADT ... 4.13-6
Figure 4.13-4 Existing AM Peak Hour ... 4.13-7
Figure 4.13-5 Existing PM Peak Hour ... 4.13-8
Figure 4.13-6 Near-Term Project Trip Distribution ... 4.13-17
Figure 4.13-7 Long-Range Project Trip Distribution ... 4.13-18
Figure 4.13-8 Near-Term Project Only ADT ... 4.13-19
Figure 4.13-9 Near-Term Project Only A.M. Peak Hour ... 4.13-20
Figure 4.13-10 Near-Term Project Only P.M. Peak Hour ... 4.13-21
Figure 4.13-11 Long-Term Project Only ADT ... 4.13-22
Figure 4.13-12 Long-Term Project Only A.M. Peak Hour ... 4.13-23
Figure 4.13-13 Long-Term Project Only P.M. Peak Hour ... 4.13-24
Figure 4.13-14 Near-Term With Project ADT ... 4.13-28
Figure 4.13-15 Near-Term With Project A.M. Peak Hour ... 4.13-29
Figure 4.13-16 Near-Term With Project P.M. Peak Hour ... 4.13-30
Figure 4.13-17 Long-Term With Project ADT ... 4.13-36
Figure 4.13-18 Long-Term With Project A.M. Peak Hour ... 4.13-37
Figure 4.13-19 Long-Term With Project P.M. Peak Hour ... 4.13-38

Tables

Table 1-1 Summary of Project Site Characteristics....1-2
Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements....1-6
Table 3-1 Summary of Existing Site Characteristics....3-1
Table 3-2 Summary of Project Site Characteristics....3-7
Table 3-3 Residential Units....3-7
Table 3-4 Cumulative Projects....3-22
Table 4.2-1 Summary of Ambient Air Quality in the Proposed Project Vicinity....4.2-5
Table 4.2-2 Existing Localized Carbon Monoxide Concentrations....4.2-6
Table 4.2-3 Estimated Peak Daily Construction Emissions....4.2-16
Table 4.2-4 Project Daily Operational Emissions....4.2-18
Table 4.2-5 Year 2009 Localized Carbon Monoxide Concentrations....4.2-19
Table 4.3-1 Vegetation Communities Located on the Project Site....4.3-3
Table 4.3-2 Plant Species Observed at the Project Site....4.3-4
Table 4.3-3 Wildlife Species Observed at the Project Site....4.3-6
Table 4.7-1 Estimated Wave Heights....4.7-8
Table 4.7-2 BMP Removal Efficiencies (in percent)....4.7-20
Table 4.7-5 Proposed On-Site Storage....4.7-24
Table 4.9-1 Representative Environmental Noise Levels....4.9-2
Table 4.9-2 Human Response to Different Levels of Groundborne Vibration....4.9-4
Table 4.9-3 Existing Noise Levels Around the Proposed Project Site....4.9-4
Table 4.9-4 Existing Roadway Noise Levels Off-Site....4.9-7
Table 4.9-5 City of Huntington Beach Noise Ordinance Exterior Noise Standards....4.9-11
Table 4.9-6 City of Huntington Beach Noise Ordinance Interior Noise Standards....4.9-12
Table 4.9-7 Noise Ranges of Typical Construction Equipment....4.9-14
Table 4.9-8 Typical Outdoor Construction Noise Levels....4.9-14
Table 4.9-9 Predicted Construction Noise at Off-Site Sensitive Uses....4.9-15
Table 4.9-10 Vibration Source Levels for Construction Equipment....4.9-17
Table 4.9-11 Traffic Noise Model Results....4.9-19
Table 4.9-12 Predicted Year 2009 Roadway Noise Levels Off Site....4.9-22
Table 4.10-1 SCAG Population and Households Forecast....4.10-1
Table 4.10-2 Population Growth: City of Huntington Beach (1980–2000)....4.10-2
Table 4.10-3 Households in Huntington Beach and Orange County (2000-2005)....4.10-3
Table 4.10-4 Total Housing Units: City of Huntington Beach (2000-2005) Defined by Units per Structure....4.10-3
Table 4.10-5 City of Huntington Beach Age Distribution in 2005....4.10-4
Table 4.10-6 RHNA Needs by Income Category for Huntington Beach (June 1, 1998, through June 30, 2005)....4.10-5
Table 4.10-7 Residential Sites Inventory....4.10-6
Table 4.10-8 Housing Growth Need and Development Potential by Income Group....4.10-7
Table 4.10-9 Project Contribution to Population Increases....4.10-11
Table 4.11-1 Fire Stations Serving Project Site....4.11-1
Table 4.11-2 Enrollment and Capacity for Schools Serving the Project Site....4.11-10
Table 4.11-3 Distribution of New Students by School Type....4.11-12
Table 4.11-4 Library Resources....4.11-14
Table 4.12-1 Huntington Beach Non-Park Recreational Facilities....4.12-3

Table 4.13-1 Intersection Analysis for Existing Conditions ICU Method 4.13-10
Table 4.13-2 Intersection Analysis for Existing Conditions HCM Operations Method 4.13-11
Table 4.13-3 ICU Level of Service 4.13-13
Table 4.13-4 HCM Levels of Service 4.13-15
Table 4.13-5 Project Traffic Generation Forecast 4.13-16
Table 4.13-6 Other Development Land Use and Trip Generation Summary 4.13-26
Table 4.13-7 Future Year 2009 Without Proposed Project Intersection Analysis for Existing + Ambient Conditions ICU Method 4.13-31
Table 4.13-8 Future Year 2009 Without Proposed Project Intersection Analysis for Existing + Ambient HCM method 4.13-32
Table 4.13-9 Future Year 2009 With Proposed Project Intersection Analysis for Existing + Ambient + Project Conditions ICU Method 4.13-33
Table 4.13-10 Future Year 2009 With Proposed Project Intersection Analysis for Existing + Ambient + Project Conditions HCM Method 4.13-34
Table 4.13-11 Intersection Analysis for 2030 Without Project Conditions ICU Method 4.13-39
Table 4.13-12 Intersection Analysis for 2030 Without Project Conditions HCM Operations Method 4.13-40
Table 4.13-13 Intersection Analysis for 2030 With Project Conditions ICU Method 4.13-41
Table 4.13-14 Intersection Analysis for 2030 With Project Conditions HCM Operations Method 4.13-42
Table 4.14-15 Parking Calculation 4.13-47
Table 4.14-1 City of Huntington Beach Historic Potable Water Production 4.14-3
Table 4.14-3 Projected Wastewater Generation 4.14-13
Table 4.14-5 Landfill Capacity 4.14-17
Table 4.14-4 Projected Solid Waste Generation 4.14-19
Table 4.14-6 Southern California Edison Power Content 4.14-21
Table 4.14-7 Projected Electricity Demand 4.14-23
Table 4.14-8 Projected Natural Gas Demand 4.14-24
Table 5-1 Summary of Reasonably Foreseeable Development Alternative 5-4
Table 5-2 Summary of Reduced Project Alternative 5-9
Table 5-3 Comparison of Alternatives to the Proposed Project 5-15
Table 7-1 List of EIR Preparers 7-1