

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 16-001**

1. PROJECT TITLE: Sunset Beach Beachfront Flood Requirements

Concurrent Entitlements: Zoning Text Amendment (ZTA) No. 16-003/Zoning Map Amendment (ZMA) No. 16-001/Local Coastal Program Amendment (LCPA) No. 16-001

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact: Ricky Ramos, Senior Planner
Phone: (714) 536-5624

3. PROJECT LOCATION: The subject site is generally bounded by Anderson Street to the north, Warner Avenue to the south, the Pacific Ocean to the west, and South Pacific Avenue to the east in Sunset Beach.

4. PROJECT PROPONENT: City of Huntington Beach

5. GENERAL PLAN DESIGNATION: RH-30 (Residential High Density) and OS-S (Open Space – Shoreline)

6. ZONING: Sunset Beach Specific Plan – Coastal Zone Overlay – Floodplain Overlay (SBSP-CZ-FP3)

7. PROJECT DESCRIPTION:

The City is proposing to amend the Sunset Beach Specific Plan (Nov. 2015) by deleting the requirement for beachfront properties to comply with the 1985 County of Orange Coastal Flood Plain Development Study which required, among others, a building foundation with pilings or caissons. The current Federal Emergency Management Agency (FEMA) flood insurance rate map will be used instead as the basis for floodplain management in Sunset Beach. In addition, the current –FP3 (Floodplain Overlay) designation on all beachfront properties in Sunset Beach that was adopted based on the 1985 County of Orange Coastal Flood Plain Development Study is proposed to be removed. Any Floodplain Overlay designation in Sunset Beach will be based on the current FEMA flood insurance rate map.

The project also includes an amendment to the City’s Local Coastal Program to incorporate these proposed changes. The request only involves modifying the flood requirements for beachfront properties in Sunset Beach. It does not include any changes to the General Plan land use designation,

zoning base district designation, or any other zoning standards for any property. No development or physical changes are proposed.

Background

A January 1983 storm caused severe flooding across the beach that affected homes along South Pacific Avenue as well as flooding onto Pacific Coast Highway and all of the property in between. In response, the County of Orange constructed a berm (also referred to as the artificial dune), which still exists today. The berm was constructed approximately 40 feet from the rear property lines along South Pacific Avenue, which maximizes having a large expanse of uninterrupted beach area while still achieving the objective of flood protection. Since the berm was installed there has been no flooding as a result of storm surge or high tides from the ocean side of the beach.

As a follow-up action to the storm, the County of Orange completed a Coastal Flood Plain Development Study, in 1985, to analyze safety measures for structures along the coast. Design guidelines for residential development along the coast were established in Chapter Four of the Coastal Flood Plain Development Study. In 1990, the County designated the homes seaward of South Pacific Avenue as being in a –FP3 district, subject to flood hazard. The Coastal Flood Plain Development Study required that any new structure in this area be raised to a specific height above a point on South Pacific Avenue. In addition to providing protection against flood damage, the requirement to build on piling along South Pacific Avenue provided a safety margin should conditions at Sunset Beach return to the way they were in the 1930s when homes were vulnerable to attack by waves. Homes on shallow footings can be rapidly damaged or destroyed if their sand support is lost to erosion.

In 2016, it was determined that to be consistent with FEMA, the current FEMA flood insurance rate map will be used as the basis for floodplain management in Sunset Beach rather than the 1985 County of Orange Coastal Flood Plain Development Study. It should be noted that FEMA just recently released a draft flood insurance rate map reflecting the results of an updated study of coastal flood hazards in California.

Although the berm/artificial dune that the County constructed has been very effective, approximately 12 to 15 years ago the County of Orange implemented another maintenance activity to construct a temporary, seasonal berm, referred to as the seawardmost berm or the seasonal berm on Sunset Beach. This was in response to flooding that occurred down Anderson Street and onto Pacific Coast Highway and the surrounding area. The flooding resulted from water that came up against a seasonal berm in front of the Surfside Colony development immediately to the north in the City of Seal Beach being funneled into the Sunset Beach community streets. (The Surfside Colony berm has been constructed on a seasonal basis for approximately 30 years.)

The Sunset Beach seawardmost berm is a non-structural management tool used on a seasonal basis to help minimize the risk of coastal flooding. Even with the recurring sand replenishment project, there are times when the beach has narrowed due to storm activity and the seawardmost berm reduces the risk of flooding associated with that as well as eliminates the previous reason that the flooding down Anderson Street originally occurred.

Under management by the County of Orange, the width of the beach was evaluated before every storm season. If the width of the beach was less than 250 feet, the County constructed the berm. Typically after a beach nourishment project was completed, the seawardmost berm was not needed. Conversely, in an El Niño year, the berm would be reconstructed regardless of the width of the beach. The County's former and the City's current practice is to reconstruct the berm between mid-November and December 1st and take it down after the storm season in mid-to late March, depending on the storm season and tides.

With the combination of shoreline management and flood protection maintenance activities, flood threat to the entire Sunset Beach community and Pacific Coast Highway has been significantly minimized. However, inland flooding does occur due to the lack of bulkheads in some areas.

8. SURROUNDING LAND USES AND SETTING:

The Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by Anderson Street to the north, Warner Avenue to the south, the Pacific Ocean west and the City of Huntington Beach to the east. Across Anderson Street is the Seal Beach residential community of Surfside and various commercial uses. Huntington Harbour and Peter's Landing are located in the City of Huntington Beach to the east, Bolsa Chica State Beach and Bolsa Chica Lowlands are located to the south.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):
California Coastal Commission

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.**

R. Ramos
Signature

10/4/14
Date

Ricky Ramos
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:

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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 3 and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Physically divide an established community? (Sources: 3 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project, which involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management, is not in conflict with any applicable land use plan, policy, or regulation of the City. The project, which also includes amendments to the Local Coastal Program, is consistent with the following General Plan goal, objectives, and policies:

Goal EH 4 - Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment and social order in the City of Huntington Beach.

Policy EH 4.1.2 - Establish and enforce standards which minimize financial loss and maximize protection of residents and business owners' property.

Objective EH 4.3 - Protect individuals from physical harm in the event of flooding.

Objective C 10.1 - Identify potential hazard areas in the City and manage/mitigate potential risks and impacts through land use regulation, public awareness and retrofitting where feasible.

Policy C 10.1.2 - Promote land use patterns, zoning ordinances and locational criteria that mitigate potential risks posed by development in hazard areas, or which significantly reduce risk from seismic hazards.

Policy C 10.1.14 - During major redevelopment or initial construction, require specific measures to be taken by developers, builders or property owners in flood prone areas, to prevent or reduce damage from flooding and the risks upon human safety. Development shall, to the maximum extent feasible and consistent with the Water and Marine Resource policies of this LCP, be designed and sited to:

- a) Avoid the use of protective devices,
- b) Avoid encroachments into the floodplain, and
- c) Remove any encroachments into the floodplain to restore the natural width of the floodplain.

The project site does not have any habitat conservation plan or natural community conservation plan. The

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will not physically divide an established community. No development or physical changes are proposed. No impacts are anticipated.

II. POPULATION AND HOUSING. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No new homes, businesses, infrastructure, other development or physical changes that could induce substantial population growth in the area directly or indirectly are proposed. No housing or people will be displaced. No impacts are anticipated.

III. GEOLOGY AND SOILS. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? (Sources: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? (Sources: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? (Sources: 4 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No new development or physical changes are proposed. No impacts relating to fault rupture, seismic ground shaking, ground failure, landslides, or any other geologic or soil conditions are anticipated.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
result in substantial erosion or siltation on or off-site? (Sources: 3, 4, and 9)				
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 of surface runoff in a manner which would result in flooding on or off-site? (Sources: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4, 7, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 4, 7, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4, 7, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Potentially impact stormwater runoff from construction activities? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that could violate water quality standards, affect groundwater, alter existing drainage patterns, impact stormwater drainage systems or runoff, or result in a potential for discharge of stormwater/pollutants. It does not propose the construction of any structures within a 100-year flood hazard area that could impede flood flows. It will not expose people to a significant risk of loss, injury or death involving flooding or failure of a levee or dam or inundation by seiche, tsunami, or mudflow.

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

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create objectionable odors affecting a substantial number of people? (Sources: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would violate air quality standards, expose sensitive receptors to substantial pollutant concentrations, create objectionable odors, or conflict with implementation of an air quality plan. No impacts are anticipated.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 3 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Sources: 3 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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4)

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| f) Result in inadequate parking capacity? (Sources: 3 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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, 4, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would result in any additional traffic or congestion, change in air traffic patterns, increase hazards due to a design feature, or affect emergency access, parking, or any component of the circulation system. No impacts are anticipated.

VII. BIOLOGICAL RESOURCES. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1 and 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 4, and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would impact biological resources, habitat, wetlands, migration, or any conservation plans. No impacts are anticipated.

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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would result in the loss of availability of a mineral resource or a recovery site. No impacts are anticipated.

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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 4 and 9)				
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: 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 result in a safety hazard for people residing or working in the project area? (Sources: 3, 4, and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 3 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 3 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would create a public hazard relating to the transport, use, disposal, or release of hazardous waste; air traffic safety hazard; interference with emergency response or evacuation plan; or exposure to wildfires. No impacts are anticipated.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 4, and 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 3, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would generate or expose people to excessive noise or vibration in the short- or long-term. No impacts are anticipated.

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 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Protection? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities or governmental services? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would result in an increase in the demand for public services or the need for new or physically altered governmental facilities. No impacts are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
to accommodate the project's solid waste disposal needs? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would result in an increase in demand for utilities, or service systems, or the construction of new facilities. No impacts are anticipated.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 4, and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 4, and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 4, and 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 4 and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would have a substantial adverse impact on a scenic vista, affect the visual character of the area, or create a new source of light or glare. It does not propose removal or alteration of scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1 and 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would impact a historic, archaeological, or paleontological resource, or disturb any human remains. No impacts are anticipated.

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, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect existing recreational opportunities? (Sources: 1, 4, and 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that would increase the use of, or affect park and recreational facilities, or require the construction or expansion of recreational facilities. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: 3, 4, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 3, 4, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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: 3, 4, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. It does not propose converting any farmland to non-agricultural use or changing existing zoning for agricultural use. No impacts are anticipated.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 4, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 4, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. No development or physical changes are proposed that will result in any emissions. Therefore, it would not generate greenhouse gas emissions or conflict with any plan, policy, or regulation adopted to reduce greenhouse gas emissions. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, 3, 4, 5, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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, 3, 4, 5, 7, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 3, 4, 5, 7, and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: As discussed in Sections I-XVII, the project involves modifying the flood requirements for beachfront properties in Sunset Beach and using the current FEMA flood insurance rate map as the basis for floodplain management. It does not include any changes to the General Plan land use designation, zoning base district designation, or any other zoning standards for any property. No development or physical changes are proposed. Therefore, it does not 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. It would not result in any cumulatively considerable adverse impacts or cause substantial adverse effects on human beings. No impacts are anticipated.

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 utilized in this analysis, as well as sources of information are as follows:

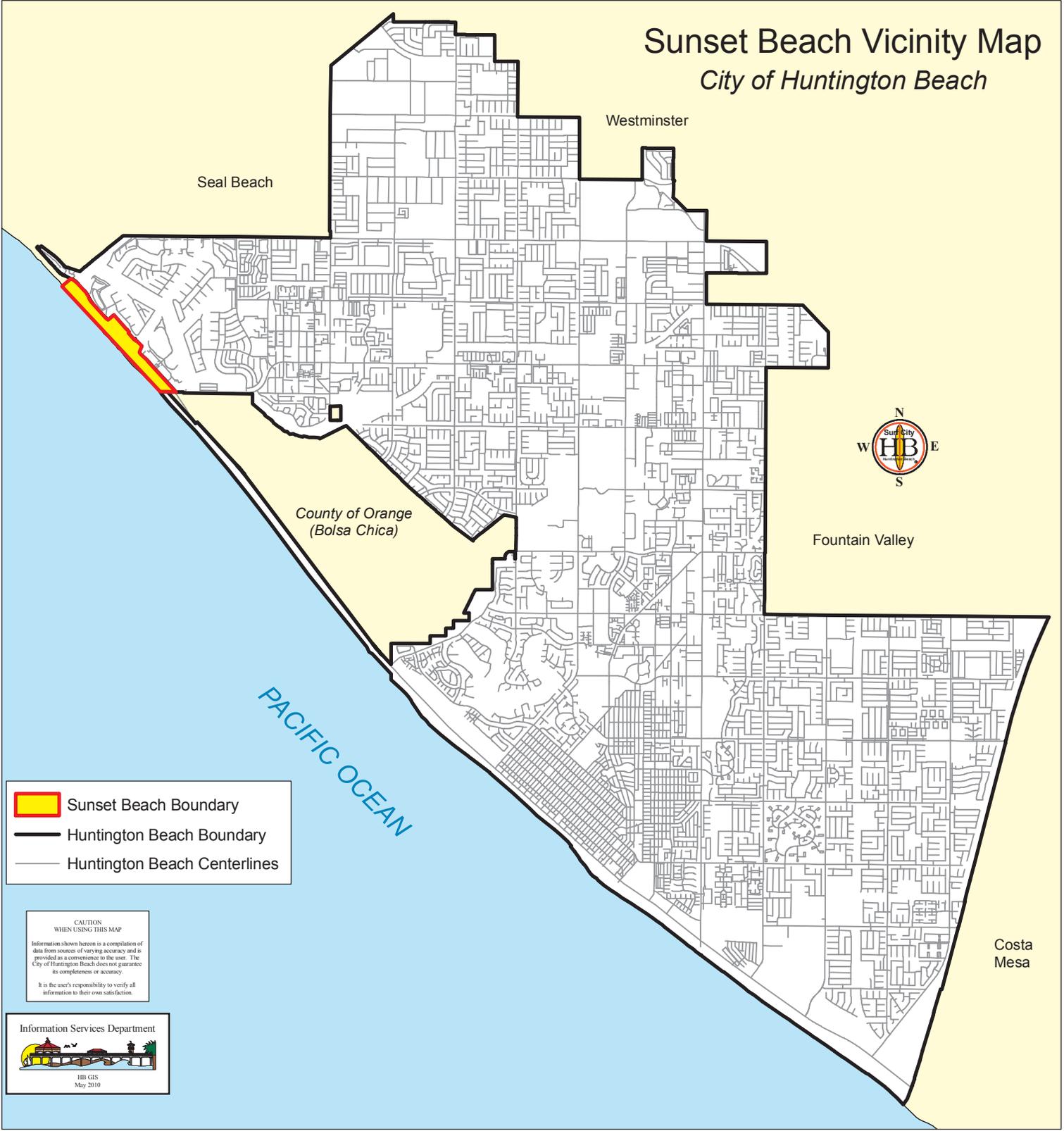
Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Community Development 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	Project Vicinity Map	See Attachment #1
4	Legislative Draft of ZTA No. 16-003	See Attachment #2
5	Draft Sunset Beach Specific Plan (Nov. 2015)	City of Huntington Beach Community Development Dept., 2000 Main St. Huntington Beach and at http://huntingtonbeachca.gov/files/users/planning/Sunset-Beach-Specific-Plan-Draft.pdf
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Community Development Dept., 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (December 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, 7 th 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	http://www.calepa.ca.gov/sitecleanup/corteseelist/
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

Sunset Beach Vicinity Map

City of Huntington Beach



-  Sunset Beach Boundary
-  Huntington Beach Boundary
-  Huntington Beach Centerlines

CAUTION
WHEN USING THIS MAP

Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.



2.4 Shoreline Management, Flooding, and Sea Level Rise

Shoreline Management

Sunset Beach is part of the Huntington Beach Littoral Cell, which extends 15 miles from the east jetty of Anaheim Bay to the west jetty of Newport Bay. The City of Seal Beach built a groin at the north entrance to Anaheim Bay to combat beach erosion in 1936. In 1944, the Department of the Navy extended the groin to form the upcoast entrance jetty of Anaheim Bay. Erosion of the shoreline in the Sunset Beach area has been relatively continuous since then as ocean current drives sediment generally to the southeast.

In the 1940s, 1,422,000 cubic yards of sand replenishment material were placed on the beach in Seal Beach for the purpose of addressing the beach erosion. Due to a local appeal to the U.S. Congress to address the erosion caused by the federal structures and a recommendation by the U.S. Army Corps of Engineers, in 1962 the U.S. Congress approved House Document 602 that allows for federal appropriation for beach nourishment to occur, although each nourishment project is a separate Congressional appropriation. This action also established a roughly 67%/33% split between the federal government and non-federal entities to pay for the beach nourishment. The non-federal entities are the State of California, County of Orange, City of Huntington Beach, City of Newport Beach, City of Seal Beach and the Surfside Colony Homeowners Association.

Since the Congressional action, the U.S. Army Corps of Engineers, which is the federal sponsor and manages the contractors for the beach nourishment projects, has completed a sand deposition project (Surfside-Sunset Beach nourishment project) for the area approximately every five to seven years. The draft Orange County Coastal Regional Sediment Management Plan states that these projects have provided substantial increases in beach width over time for the entire Huntington Beach Littoral Cell. The Plan identifies the Surfside-Sunset Beach location as a “high” need receiver site and notes the benefits associated with periodic sand replenishment. These benefits extend beyond recreational opportunities for the immediate Surfside and Sunset Beach areas. The Plan states that the downcoast benefits for recreation at Huntington City Beach and Huntington State Beach are substantial, and that maintaining a wide beach can reduce storm damage.³ The draft Orange County Coastal Regional Sediment Management Plan recommends continued support for the Surfside-Sunset Beach nourishment project, and Land Use Plan Guidelines 2.2.2.ii and 2.2.2.iii of this Specific Plan echo this support.

Flooding

The Federal Emergency Management Agency (FEMA) currently designates all of the developed area of Sunset Beach and a majority of the beach as Flood Zone X, which are areas of 500 year flood and areas of 100 year flood with average depths of less than one foot of flooding and

³ Draft Orange County Coastal Regional Sediment Management Plan, April 2012, prepared for U.S. Army Corps of Engineers, County of Orange and California Coastal Sediment Management Workgroup.

areas protected by levees from 100 year flood. A small portion of the beach at the ocean edge is designated Flood Zone VE, areas of Coastal flood with velocity hazard.

Despite the Flood Zone X designation, flood damage in Sunset Beach can occur at times of abnormally high tides. A January 1983 storm caused severe flooding across the beach that affected homes along South Pacific Avenue as well as flooding onto Pacific Coast Highway and all of the property in between. In response, the County of Orange constructed a berm (also referred to as the artificial dune), which still exists today. The berm was constructed approximately 40 feet from the rear property lines along South Pacific Avenue, which maximizes having a large expanse of uninterrupted beach area while still achieving the objective of flood protection. Since the berm was installed there has been no flooding as a result of storm surge or high tides from the ocean side of the beach.

As a follow-up action to the storm, the County of Orange completed a Coastal Flood Plain Development Study, in 1985, to analyze safety measures for structures along the coast. Design guidelines for residential development along the coast ~~are were~~ established in Chapter Four of the Coastal Flood Plain Development Study. These guidelines ~~are were~~ based on the assumption that the beach will be artificially maintained with a width of at least 150 feet from the ocean-facing private property line. The Study concluded that should the beach retreat to less width, the possibility of storm erosion and breaking wave activity at the structures may occur and flood protection as regulated by the design guidelines will not provide protection from wave impact forces. Revised design guidelines must then be modified to reflect the circumstances.

~~In 1990, the County designated the homes seaward of South Pacific Avenue as being in a – FP3 district, subject to flood hazard. The Coastal Flood Plain Development Study requires sd that any new structure in this area be raised to a specific height above a point on South Pacific Avenue. In addition to providing protection against flood damage, the requirement to build on piling along South Pacific Avenue provides sd a safety margin should conditions at Sunset Beach return to the way they were in the 1930s when homes were vulnerable to attack by waves. Homes on shallow footings can be rapidly damaged or destroyed if their sand support is lost to erosion. Existing lawful nonconforming residential uses may be severely impacted by the Coastal Flood Plain Development Study and will require special consideration.~~

~~In 2016, it was determined that to be consistent with FEMA, the current FEMA flood insurance rate map will be used as the basis for floodplain management in Sunset Beach rather than the 1985 County of Orange Coastal Flood Plain Development Study.~~

Although the berm/artificial dune that the County constructed has been very effective, approximately 12 to 15 years ago the County of Orange implemented another maintenance activity to construct a temporary, seasonal berm, referred to as the seawardmost berm or the seasonal berm on Sunset Beach. This was in response to flooding that occurred down Anderson Street and onto Pacific Coast Highway and the surrounding area. The flooding resulted from water that came up against a seasonal berm in front of the Surfside Colony development immediately to the north in the City of Seal Beach being funneled into the Sunset Beach community streets. (The Surfside Colony berm has been constructed on a seasonal basis for approximately 30 years.)

The Sunset Beach seawardmost berm is a non-structural management tool used on a seasonal basis to help minimize the risk of coastal flooding. Even with the recurring sand replenishment project, there are times when the beach has narrowed due to storm activity and the seawardmost berm reduces the risk of flooding associated with that as well as eliminates the previous reason that the flooding down Anderson Street originally occurred.

Under management by the County of Orange, the width of the beach was evaluated before every storm season. If the width of the beach was less than 250 feet, the County constructed the berm. Typically after a beach nourishment project was completed, the seawardmost berm was not needed. Conversely, in an El Nino year, the berm would be reconstructed regardless of the width of the beach. The County's former and the City's current practice is to reconstruct the berm between mid-November and December 1st and take it down after the storm season in mid-to late March, depending on the storm season and tides.

The publicly owned Sunset Channel has been privately bulkheaded and the streets and alleys, where they abut the channel, were bulkheaded by the County. There are a couple of areas that are not bulkheaded, e.g. undeveloped property at terminus of Park Avenue and two properties on Bayview Drive (16862 and 16864 Bayview Drive), that result in flooding of local streets during high tides.

With the combination of shoreline management and flood protection maintenance activities, flood threat to the entire Sunset Beach community and Pacific Coast Highway has been significantly minimized. However, inland flooding does occur due to the lack of bulkheads in some areas. Based on the foregoing, the following shoreline management and flooding policies, coupled with those identified in the Land Use Plan section, shall be adhered to:

Shoreline Management

- 2.4.1 The City shall prepare a Shoreline Management (Beach Management) Plan for Sunset Beach, which shall take into consideration beach nourishment, beach erosion, storm season, beach habitat and grunion spawning season and recreational use of the beach.

Flooding

- 2.4.2 New development shall be required to comply with flood plain regulations and the ~~1985 County study, until such time that it is superseded~~ current FEMA flood insurance rate map, as required by Section 3.3.8 of this Specific Plan.

Sea Level Rise (SLR)

The potential impacts of SLR are within the planning and regulatory responsibilities of the Coastal Commission and the City under the Coastal Act. The City is in the process of completing a comprehensive update to its General Plan. This effort includes the preparation of a citywide SLR Vulnerability Assessment and Coastal Resiliency Plan. The SLR Vulnerability Assessment will guide the strategies (policies and implementation actions) that the City could ultimately adopt.



Exhibit 3.1 Specific Plan Districts

3.3.1 Sunset Beach Residential

A. Purpose

The Sunset Beach Residential (SBR) District is intended to permit the establishment and maintenance of high density residential neighborhoods. It is intended that each residential structure be independent from adjoining property by setbacks. Only those uses which are complementary to and can exist in harmony with the residential uses are permitted.

B. Principal Permitted Uses

The following principal uses are permitted subject to the approval of a Coastal Development Permit by the Zoning Administrator.

1. Duplex dwellings
2. Single-family dwellings and single family mobile homes.
3. Residential Condominium, stock cooperative, and community apartment projects.
4. Residential Condominium conversions, pursuant to Chapter 235 of the HBZSO.
5. Additions to lawful nonconforming residential uses. Additions must comply with all applicable development standards.

C. Other Permitted Uses

Other permitted uses subject to a Coastal Development Permit and a Conditional Use Permit by the Planning Commission.

1. Community recreation center.
2. Community service center.
3. Community facility.
4. Public Safety Facilities.
5. Parks and playgrounds (non-commercial).
6. Public service facilities.
7. Short-term vacation rentals (stays of less than 30 days)
 - a. Amortization Period: Any existing short-term vacation rental (stays of less than 30 days) use shall be discontinued 12 months following the effective adoption date of this Specific Plan by the California Coastal Commission, unless an application is filed with the Community Development Department pursuant to this section to establish the use prior to the discontinued date.

D. Accessory Uses and Structures Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site.

1. Limited Day Care, Limited Residential Care, and Large Family Day Care, as defined by the HBZSO. Large Family Day Care shall require neighborhood notification pursuant to Section 241.24 of the HBZSO.
2. Fences and walls per Section 3.3.5 except as modified by special provisions set out in Section F.3.c “Building sites between Pacific Coast Highway and the Sunset Channel and those building sites fronting on Park Avenue” and Section F.3.d “Building sites between Bay View Drive and Sunset Channel”.
3. Garages and/or carports per Sections 3.3.4 and 3.3.7.
4. Home occupations per the HBZSO.
5. Noncommercial keeping of pets and animals per the City of Huntington Beach Municipal Code.
6. Pools and spas, except due to the limited sewerage capacity, no such swimming pool or spa over 1000 gallons shall be connected to, or drained into, the public sewer system.
7. Signs per Section 3.3.6, except business signs which are prohibited.
8. Tennis courts.
9. Detached accessory buildings in compliance with Section 3.3.7.

E. Prohibited Uses.

1. All uses not permitted above are prohibited.
2. The storage of vehicles, equipment or products related to a commercial activity.
3. Community and Human Service facilities.

F. Site Development Standards

The establishment, operation and maintenance of the uses permitted by these district regulations shall be in compliance with the following:

1. Building Height – Up to three stories and not more than 35 feet maximum; building height shall be measured from the centerline of the frontage street to the top of the structure. Such height and story calculations shall include mezzanines, patio roof covers, mechanical equipment, rooftop decks and attics; however, a rooftop deck shall not count as a story. See Section F.7.

2. Bottom elevation – for structures ~~outside the FP-3 District~~that are not located beachfront, the finished floor elevation for new construction should be a minimum of two feet above the centerline of the frontage street or two feet above the highest perimeter curb elevation of the property, whichever is greater, unless the applicant can prove, using detailed hydrologic and hydraulic calculation, that the proposed finished floor elevation is protected from being flooded from a 100-year flood in a manner meeting the approval of the Community Development Director.

Those building sites abutting the Sunset Beach Waterways District, Bay View Drive, or Park Avenue shall have the additional requirement that the finished floor elevation also be set at a minimum two feet above the bulkhead elevation.

3. Setbacks

Front setbacks shall be measured from the ultimate right-of-way line.

- a. Beach Front Building Sites

Front setback (street)	5 feet on ground floor, 6 inches above ground floor.
Side setbacks adjacent to streets and alleys	6 inches all floors, except in front of garages where 3 feet is required.
Side setbacks adjacent to other building sites.	3 feet all floors, except for decks providing access on ground floor where 2 feet is allowed.
Rear setback (on the sand)	None Required.

- b. Building sites between North Pacific Ave. and Pacific Coast Highway

Front setback (street)	5 feet on ground floor, 6 inches above ground floor.
Side setbacks adjacent to streets and alleys	3 feet on ground floor except in front of garages where 5 feet is required; 6 inches above ground floor.
Side setbacks adjacent other building sites	3 feet all floors, except for decks providing access on ground floor where 2 feet is allowed.
Rear setback	5 feet on ground floor, 6 inches above ground floor.

3.3.8 Flood Plain District

The Huntington Beach Zoning and Subdivision Ordinance, Chapter 222 Floodplain Overlay District Regulations ~~and County of Orange Coastal Flood Plain Development Study as amended~~ are hereby incorporated into the Sunset Beach Specific Plan and shall be applicable as designated by the current FEMA floodplain map. Finished floor elevations shall also be in compliance with Section 3.3 Site Development Standards.

4. Administration

The methods and procedures for implementation and administration of the Development Standards, as well as the guidelines and other conditions of this Specific Plan are prescribed below.

4.1 Enforcement of the Specific Plan

The City's Community Development Director shall administer the provisions of the Sunset Beach Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Huntington Beach Municipal Code, the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), the City's General Plan and the City's Local Coastal Program.

The Specific Plan development procedures, regulations, standards and specifications shall supersede the relevant provisions of the City's Zoning Code (Huntington Beach Zoning and Subdivision Ordinance), as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan shall be subject to the City's adopted regulations in effect at the time of an individual request.

4.2 Methods and Procedures

The methods and procedures for implementation of the Specific Plan shall be on a project-by-project basis. The adoption of the Specific Plan alone will not require any improvements to the Specific Plan area. Physical improvements will only coincide with the approval of development projects. The Specific Plan is a regulatory document and is not intended to be a Development Agreement.

Coastal Development Permits

Coastal Development Permits shall be processed pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

Conditional Use Permits

Conditional Use Permits shall be processed pursuant to the Huntington Beach Zoning and Subdivision Ordinance.