Initial Study

Bolsa Chica Senior Living Community Project
Huntington Beach, California

October 2022

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Submitted to:

City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

Prepared by:

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Project No. HBC2201.01

TABLE OF CONTENTS

1.0 PROJECT INFORMATION 1
2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 18
2.1 Determination 18
3.0 EVALUATION OF ENVIRONMENTAL IMPACTS 20
4.0 ENVIRONMENTAL ANALYSIS 21
4.1 Aesthetics 21
4.2 Agriculture And Forestry Resources 26
4.3 Air Quality 28
4.4 Biological Resources 30
4.5 Cultural Resources 34
4.6 Energy 36
4.7 Geology and Soils 37
4.8 Greenhouse Gas Emissions 43
4.9 Hazards and Hazardous Materials 44
4.10 Hydrology and Water Quality 51
4.11 Land Use and Planning 62
4.12 Mineral Resources 63
4.13 Noise 65
4.14 Population and Housing 66
4.15 Public Services 68
4.16 Recreation 74
4.17 Transportation 76
4.18 Tribal Cultural Resources 81
4.19 Utilities and Service Systems 83
4.20 Wildfire 90
4.21 Mandatory Findings of Significance 93
5.0 EARLIER ANALYSIS/SOURCE LIST 96
6.0 REFERENCES 97

LIST OF FIGURES

Figure 1: Regional Location 3
Figure 2: Existing Conditions 4
Figure 3: Conceptual Site Plan 5
Figure 4: Illustrative Site Plan 6
Figure 5: Conceptual Renderings 8
Figure 6: Conceptual Landscape Plan 12

LIST OF TABLES

Table A: Parking Requirements 13
Table B: Project Trip Generation Summary 77
Table C: Construction Trip Generation Summary 79

APPENDICES

A. Geotechnical Investigation (April 2022)
B. Phase I Environmental Site Assessment (Phase I ESA) (April 2021)
C. Limited Site Investigation (June 2021)
D. Soil Management Plan (January 2022)
E. Preliminary Hydrology Study (September 2022)
F. Preliminary Water Quality Management Plan (Preliminary WQMP) (Revised April 2022)

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
INITIAL STUDY

1.0 PROJECT INFORMATION

PROJECT TITLE:	Bolsa Chica Senior Living Community (project)
CONCURRENT ENTITLEMENTS:	Conditional Use Permit No. [TBD] Specific Plan No. [TBD] General Plan Amendment No. [TBD] Zoning Map Amendment No. [TBD]
LEAD AGENCY:	City of Huntington Beach 2000 Main Street Huntington Beach, CA 92648
Contact: **Phone:**	Hayden Beckman, Senior Planner (714) 536-5561
PROJECT LOCATION:	Southwest corner of Warner Avenue and Bolsa Chica Street (4952 and 4972 Warner Avenue, Huntington Beach); refer to Figures 1 and 2 below.
PROJECT PROPONENT:	Hines 4000 MacArthur Boulevard, Suite 280 Newport Beach, CA 92660
Contact Person: **Phone:**	Tom Lawless (949) 313-2200
GENERAL PLAN DESIGNATION:	CG (Commercial General)
ZONING:	CG (Commercial General)

The project site is designated and zoned CG – Commercial General. The Commercial General designation provides for retail commercial, professional offices, eating and drinking establishments, financial institutions, automobile sales, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, hotels/motels, timeshares, cultural facilities, institutional, health care, government offices, and educational uses. The current maximum Floor Area Ratio (FAR) is 1.5, and the current maximum building height is fifty feet.

The Applicant is requesting a General Plan Amendment to change the land use designation from CG to Mixed Use (MU) and a Zoning Map Amendment to change the zoning from CG to Specific Plan (SP). The Specific Plan will provide specific site development standards and project design criteria. The Specific Plan would increase the allowable FAR to 2.5 and the maximum building height to 65 feet, with one architectural style and appearance based on the latest proposed design. A Conditional Use Permit would also be required for the proposed project to allow development and operation of a Residential Care Community for the Elderly and independent living apartments.

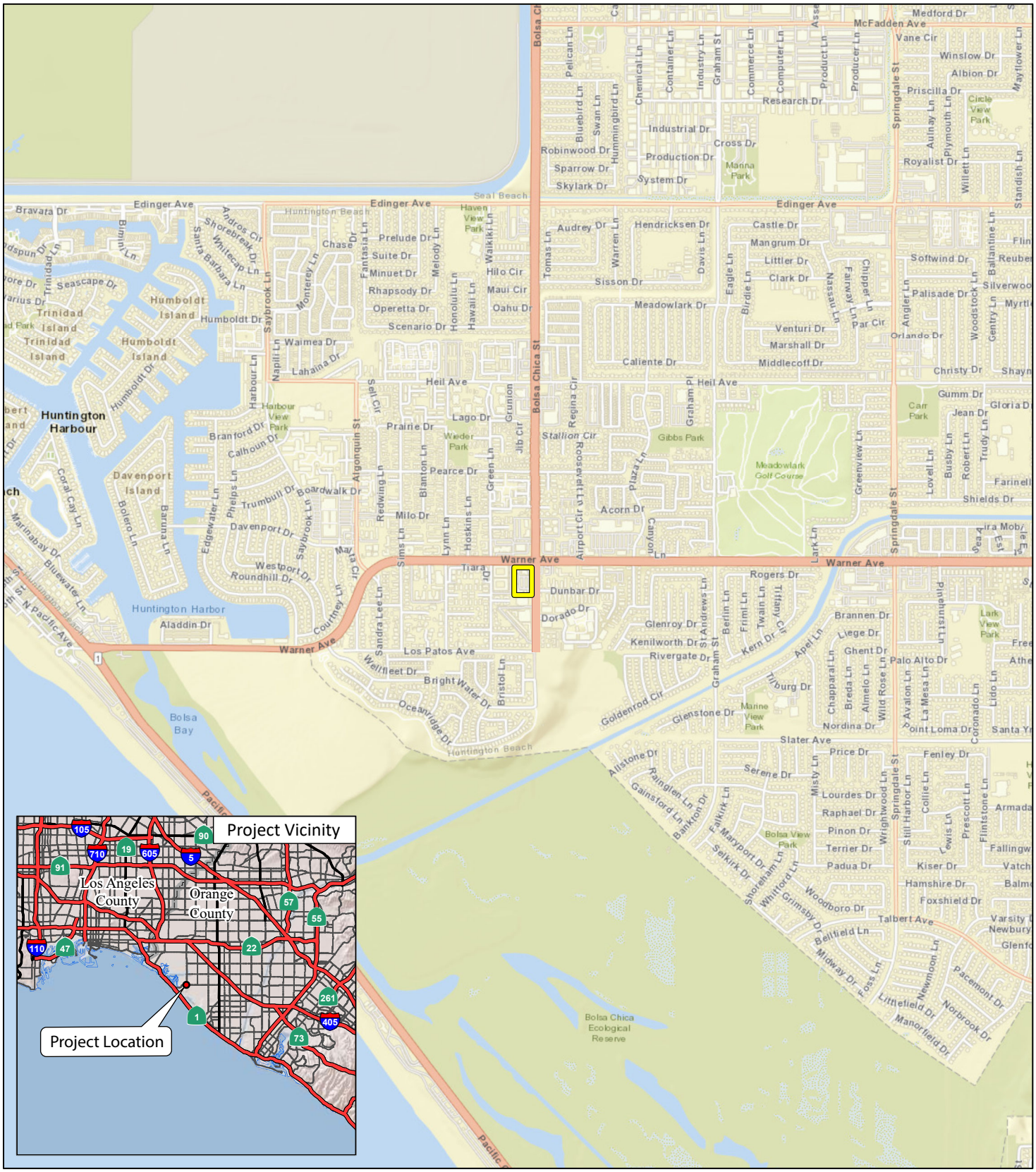
PROJECT DESCRIPTION:

The proposed project approvals would provide for construction of a five-story, 298,000-square-foot State-licensed senior living community consisting of 213 total living units on an approximately 3.10-acre parcel (project site). Refer to Figure 1, Regional Location, for the project site's location within the larger region.

The project site is currently fully developed with commercial (retail and office) uses and an associated surface parking lot. The existing commercial and retail uses total approximately 55,000 square feet and are contained in two buildings comprised of a two-story commercial building fronting on Warner Avenue and a larger three-story office building fronting on Bolsa Chica Street. There are currently two vehicular access points along Warner Avenue and three vehicular access points along Bolsa Chica Street. Figure 2, Existing Conditions, shows the project setting, including the locations of existing on-site structures. Implementation of the proposed project would involve demolition of the existing on-site structures and removal of the surface parking to allow for construction of the new senior living community.

Project Characteristics

The proposed community would include 213 total living units, 207 on-site parking spaces, and associated hardscape and landscape improvements. Of the total 213 senior living units, 28 would be Memory Care units, 62 would be Assisted Living units, and 123 would be Independent Living units. The units would range in size from a studio (approximately 540 square feet) to three bedroom units (approximately 2,580 square feet). Amenities for residents are anticipated to include multiple restaurant-style dining venues, fitness and wellness center, salon and studio spaces, theater, art room, lounge, and multi-purpose rooms. Outdoor spaces are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, meditation spaces, and roof decks. Refer to Figure 3, Conceptual Site Plan, and Figure 4, Illustrative Site Plan and Surrounding Land Uses, for the proposed project's conceptual site plan and illustrative site plan, respectively.



LSA

LEGEND

Project Site

FIGURE 1

N

0 1000 2000

FEET

Bolsa Chica Senior Living Community

Regional Location

SOURCE: USGS The National Map (2018)

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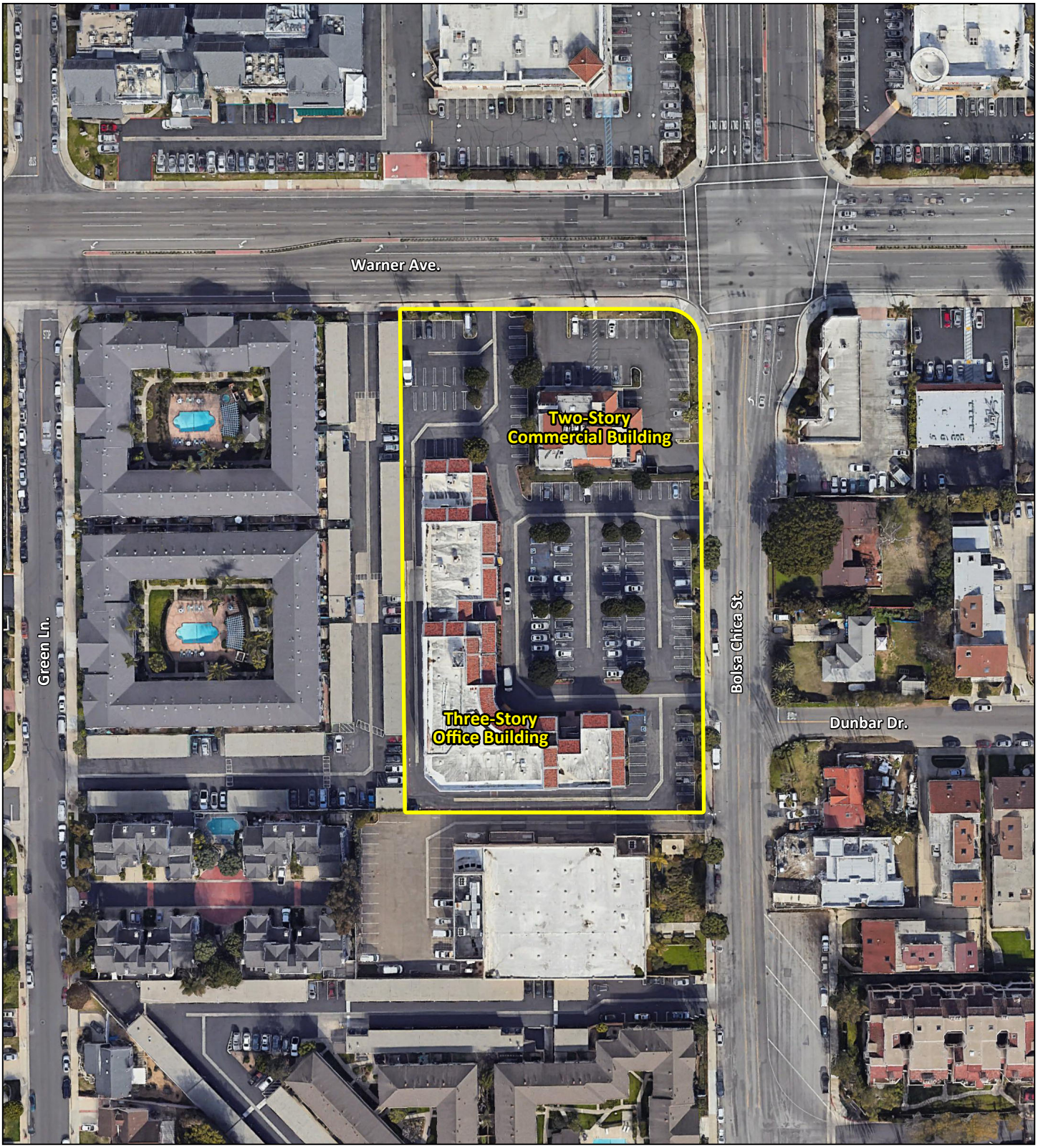

LSA

LEGEND

Project Site

FIGURE 2

N

0 75 150

FEET

SOURCE: Google Earth, 2021

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Bolsa Chica Senior Living Community

Existing Conditions

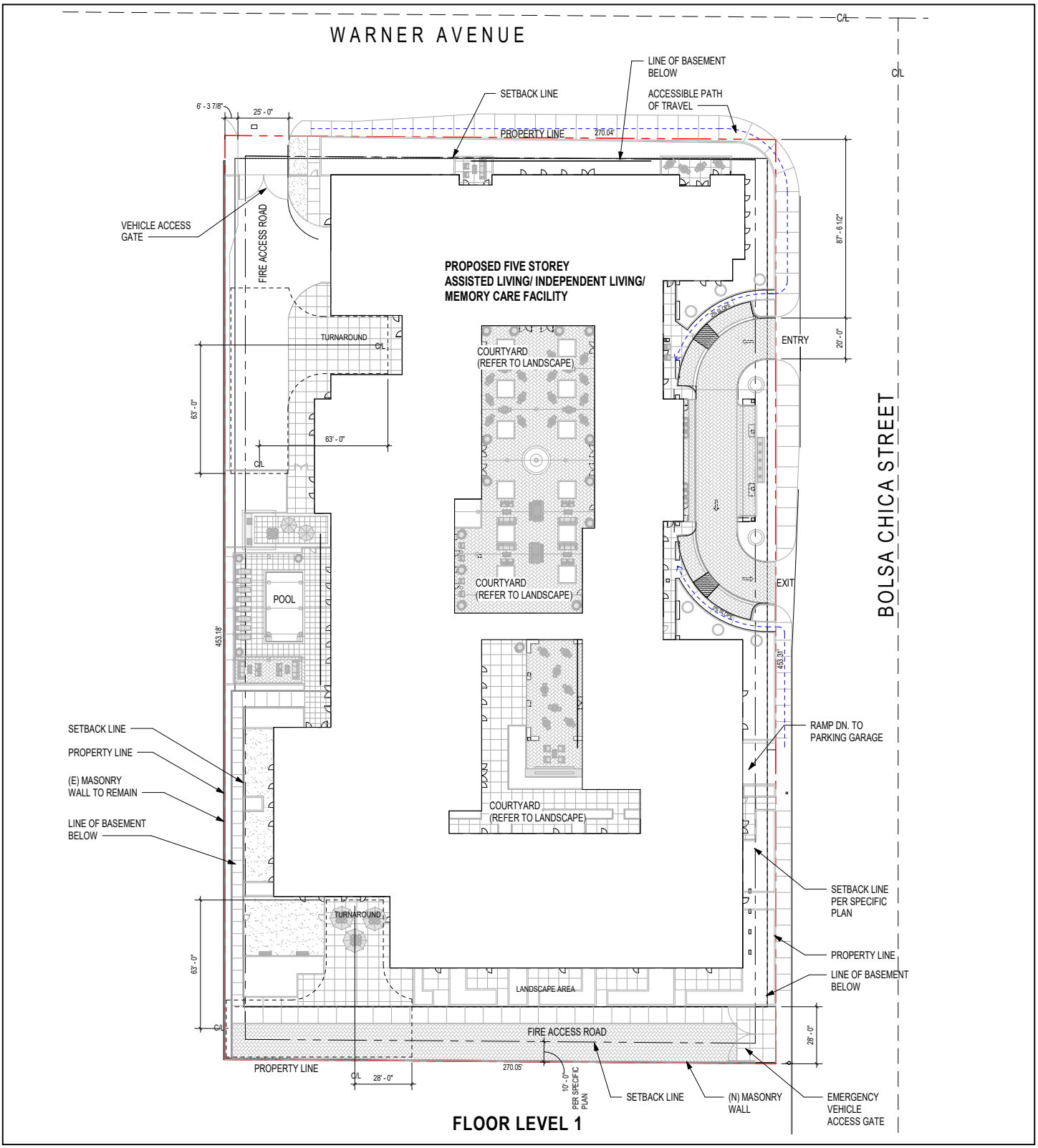

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FIGURE 3

N

0 35 70

FEET

SOURCE: CallisonRTK, Inc.

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Bolsa Chica Senior Living Community

Conceptual Site Plan

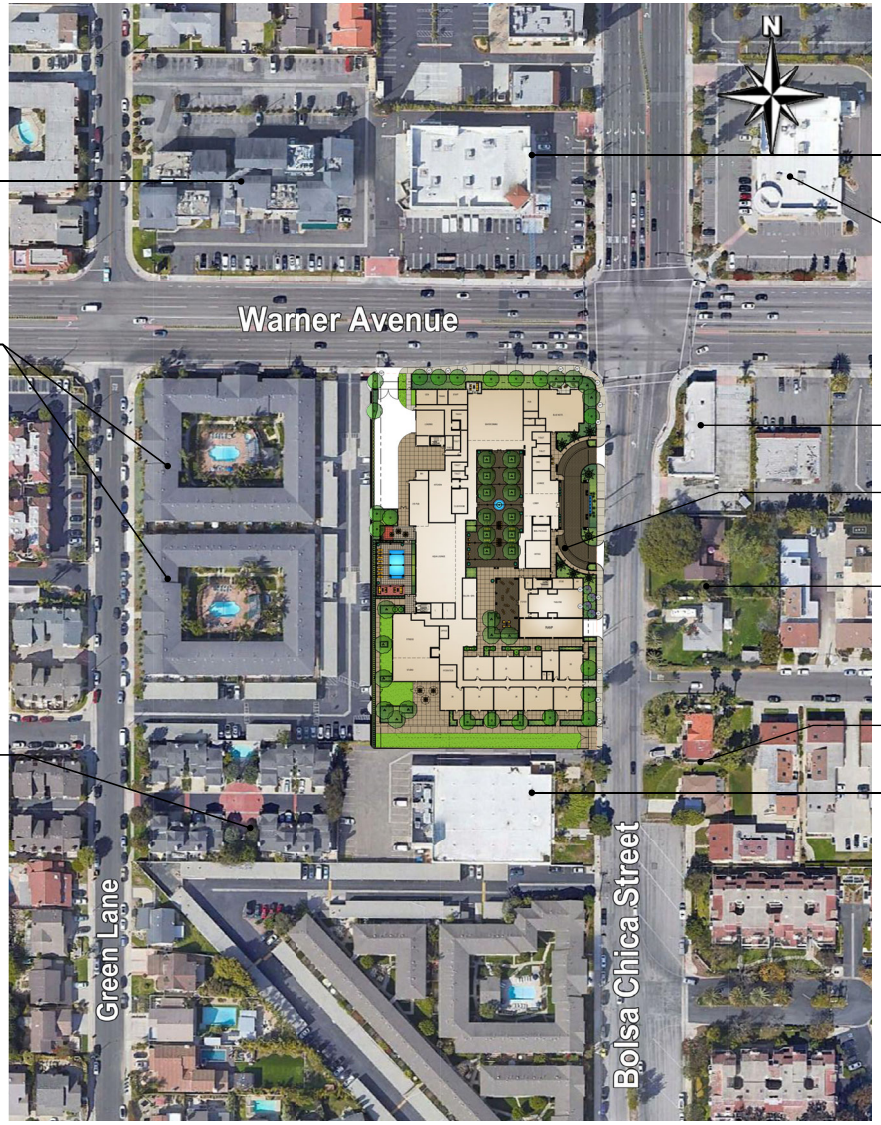

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FIGURE 4

N

NO SCALE

SOURCE: CallisonRTK, Inc.

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Bolsa Chica Senior Living Community

Illustrative Site Plan and Surrounding Land Uses

A portion of the new community would be licensed by the California Department of Social Services, Community Care Licensing Division (CCLD) per California Code of Regulations (CCR) Title 22, Division 6, Chapter 8 as a Residential Care Facility for the Elderly (RCFE). The State would enforce laws and regulations governing the resident rooms, including a building inspection prior to opening and thorough periodic inspections during operations. The RCFE designation would allow residents at the community to age in place and receive assistance with the activities of daily living. Care for assisted living and memory impaired residents would be provided 24 hours per day, seven days per week. Once the community reaches full residential occupancy, it is anticipated there would be a total of 110 full time employees. Vans would be provided to transport residents to off-site activities.

The development of the new community would require demolition and removal of the existing two commercial buildings, surface parking (including existing asphalt concrete pavement, curb, and gutter), fence and block wall, landscaping, yard lights, signage, and all above-ground water and gas lines on the project site. All existing utility sewer, water, and gas lines below grade would be disconnected and capped.

Architectural Design

The new community would be designed to reflect a traditional style of architecture. Complementary light colors reflective of the City of Huntington Beach's (City) beach lifestyle and a variety of building materials, including glass, metal, stucco, wood, and composite panels, would be incorporated. A roll down shutter would enclose the entrance to the subterranean parking garage along Bolsa Chica Street. Exterior windows would include high performance glazing. Exterior windows on the first floor would have fabric awnings and exterior windows on the fifth floor would have metal canopies. Some exterior windows would feature textured metal panels below the window panes. Wall mounted lighting fixtures would flank the building perimeter on the first floor.

The use of multilevel rooflines and varying building setbacks along Warner Avenue and Bolsa Chica Street would break up the scale and massing of the building. Figure 5, Conceptual Renderings, provides the conceptual building renderings and the proposed architectural style and elements. The main entrance to the community (leading into the reception area/lobby) would be located along Bolsa Chica Street. The entrance would feature a porte cochère (covered entrance) and a semi-circle driveway with vehicle access (ingress and egress) from Bolsa Chica Street.

Residential balconies would be located on the second through fifth floors. Some balconies would face the interior courtyard while others would face the community's exterior perimeter. One terraces would be located on the second floor, facing the first-floor courtyard. The fifth floor would provide three roof decks, including a roof top lounge. Four-foot-high enclosures would be provided on the main roof to screen roof-top equipment. The community's proposed maximum building height would be 65 feet to the highest roof surface, not including the allowed appurtenances (accessory objects) per the City's Municipal Code Section 230.72, such as mechanical screens and equipment.

View Southwest from Intersection of Bolsa Chica Street & Warner Avenue

LSA

FIGURE 5

Bolsa Chica Senior Living Community

Conceptual Renderings

SOURCE: CallisonRTK, Inc.

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View West from Bolsa Chica Street

View Northwest from Bolsa Chica Street

LSA

FIGURE 5

Bolsa Chica Senior Living Community

Conceptual Renderings

SOURCE: CallisonRTK, Inc.

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View Southeast from Warner Avenue

View Southwest of Porte Cochere & Main Entry

LSA

FIGURE 5

Bolsa Chica Senior Living Community

Conceptual Renderings

SOURCE: CallisonRTK, Inc.

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Landscaping and Fencing

Landscaping for the proposed project would include a variety of tree and plant species in accordance with the requirements outlined in Section 211.06, CO, CG, and CV Districts – Development Standards, and Section 232, Landscape Improvements, in the City of Huntington Beach zoning code. Figure 6, Conceptual Landscape Plan, provides the proposed landscape plan for the project.

Swan hill olive trees (*Olea europea 'swan hill'*) would be planted at the corner of Warner Avenue and Bolsa Chica Street as well as within the first-floor courtyard. Brisbane box trees (*Lophostemon confertus*) would be planted along the community perimeter and medjool date palms (*Phoenix dactylifera 'medjool'*) would be planted along the entrance to the community surrounding the semi-circle driveway. A combination of shrubs, grasses, and groundcovers would be planted along the building perimeters flanking the community's exterior walkways and within the courtyard. Turf blocks would be planted along the fire access road at the southern end of the project site. A raised planter bed would be installed along the northern edge of the fire access road separating the building's perimeter landscaping from the fire access road. A vertical wall of Indian Laurel trees (*Ficus nitida 'column'*) would be planted along the western side of the swimming pool area to visually screen the existing masonry wall along the project site's western boundary.

A new 8-foot-high masonry wall would be installed along the project site's southern boundary and the existing retaining wall and fence along the project site's southern boundary would remain intact. Metal security gates with fire department access would be installed at each of the community's pedestrian entrances to control access from the public sidewalks along Bolsa Chica Street. As described above, 4-foot-high enclosures would be provided on the main roof to screen roof-top equipment, such as the project's heating, ventilation, and air condition (HVAC) units, from view.

The proposed project would be developed with 10-foot setbacks from each of the project site's property boundaries including a fire access road on the project's southern property boundary.

Green Building Characteristics

The proposed project would be designed to meet sustainability goals, including the California Green Building Standards Code (CALGreen Code), Title 24 energy efficiency requirements, and Assembly Bill (AB) 1881 water efficient landscape requirements. The proposed project would also incorporate a number of energy and water conservation measures, green building features, and Low Impact Development (LID) design features.

Access, Circulation, and Parking

In the existing condition, the project site can be accessed by two driveways along Warner Avenue and three driveways along Bolsa Chica Street.

With implementation of the proposed project, vehicle access to the community would be provided via three driveways on Bolsa Chica Street (one entry-only driveway and one exit-only driveway for the porte cochère, and one full-access driveway for the subterranean parking garage). The proposed project would also provide a right-in/right-out only driveway on Warner Avenue (in the northwest corner of the property) for emergency, trash/recycling, and service vehicles (refer to Figure 3). This driveway would feature a gate and a hammerhead turn-around. A passenger

1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"

LEGEND

1. ENHANCED PAVING AT ARRIVAL
2. FOUNTAIN AT ARRIVAL COURT
3. PATIO AT BLU NOTE
4. FOUNTAIN AT COURTYARD
5. OLIVE TREES WITH ENHANCED PAVING AND OUTDOOR DINING
6. STRING LIGHTS AT COURTYARD
7. COVERED OUTDOOR SEATING
8. GLASS POOL ENCLOSURE FENCE
9. 12' EVERGREEN HEDGE
10. SWIMMING POOL
11. BBQ AND SHADE STRUCTURE
12. CABANA AT POOL
13. ARTIFICIAL TURF AT FITNESS LAWN
14. DOG PARK
15. OUTDOOR SEATING
16. PRIVATE PATIOS
17. TURF BLOCK AT EVA (SEE SHEET L2.1)
18. EMERGENCY ONLY VEHICULAR GATE

MEMORY CARE GARDEN

ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN
ASPLENIUM BULBIFERUM	HEN AND CHICKEN FERN
BOUGAINVILLEA 'LA JOLLA'	RED BOUGAINVILLEA
BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD
CALLIANDRA HAEMATOCEPHALA	RED POWDER PUFF
CAMPANULA PORTENSCHLAGIANA	DALMATION BELLFLOWER
CLIVIA MINIATA	KAFFIR LILY
COPROSMA KIRKII	KIRK'S COPROSMA
DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE FLAX LILY
DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY
GREVILLEA NOELLII	NOEL'S GREVILLEA
MYOPORUM PARVIFOLIUM 'PINK'	PINK GROUNDCOVER MYOPORUM
MYRTUS COMMUNIS	COMMON MYRTLE
PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOWWOOD
ROSA 'ICEBERG'	WHITE ICEBERG SHRUB ROSE
ROSA X 'NOARE'	FLOWER CARPET ROSE 'RED'
ROSA X 'NOASCHNEE'	FLOWER CARPET ROSE 'WHITE'
SANSEVIERIA TRIFASCIATA	SNAKE PLANT
THYMUS PRAECOX	CREEPING THYME

LANDSCAPE CALCULATIONS
8% MINIMUM LANDSCAPE REQUIRED: 122,405 S.F. X .08 = 9,793 S.F.
TOTAL ONSITE LANDSCAPE AREA: 17,300 S.F.

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	OLEA EUROPEA 'SWAN HILL'	SWAN HILL OLIVE
	SCHEFFLERA T. 'YUAN SHAN'	SCHEFFLERA
	FICUS NITIDA 'COLUMN'	INDIAN LAUREL

FOREGROUND SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE
	ALOE 'BLUE ELF'	BLUE ELF ALOE
	ASPARAGUS DENSIFLORUS 'MYERS'	MYER'S ASPARAGUS
	CALANDRINIA SPECTABILIS	ROCK PURSLANE
	CAREX DIVULSA	BERKELEY SEDGE
	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS YUCCA
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE AUTUMN MOOR GRASS
	TEUCRIUM CHAMAEDRYS	GERMANDER

MIDGROUND SHRUBS, GRASSES & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MUHLENBERGIA E. 'EL TORO'	BULL GRASS
	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO
	RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIN F. 'MUNDI'	MUNDI COAST ROSEMARY

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME
	OLEA X 'MONTRA'	LITTLE OLLIE
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
	WESTRINGIA 'WYNYABBIE GEM'	WYNYABBIE GEM COAST ROSEMARY
	XYLOSMA CONGESTUM	XYLOSMA

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FIGURE 6

N

0 60 120
FEET

SOURCE: CallisonRTK, Inc.

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Bolsa Chica Senior Living Community

Conceptual Landscape Plan

drop-off zone for the community would be located in front of the main entrance along Bolsa Chica Street under the porte cochère. As described above, an additional fire access road with gate would be provided on the south side of the project site, with full-access provided from Bolsa Chica Street.

Pedestrian access to the community would be provided via sidewalks along Warner Avenue and Bolsa Chica Street as well as internal walkways.

The community would provide 207 parking spaces for residents and staff, 4 of which would be surface parking spaces (at grade) under the porte cochère. A single-level subterranean parking garage would be built beneath the senior living community and would provide 203 parking spaces. Refer to Table A for a breakdown of the applicable parking requirements for the community. The ramp to the subterranean parking garage would be located on Bolsa Chica Street south of the exit-only driveway and adjacent to the multi-purpose room. Pursuant to the 2019 California Building Code Section 11B-208.2, 7 of the 207 parking spaces would be Americans with Disabilities Act (ADA) compliant, including 2 ADA van-accessible spaces. Additionally, 25 of the provided parking spaces would be designated for carpool/clean air vehicles and electric vehicle capable in accordance with the 2019 California Green Building Code (CGBC) Tables 5.106.5.2. and 5.106.5.3. An additional 2 parking spaces (not included in the project's total parking space count) would be provided in the loading area accessible from Warner Avenue. Guest parking is included in the parking requirement calculation outlined below in Table A.

Table A: Parking Requirements

Unit Type	Parking Requirement[1]	Units/Beds	Number of Required Parking Spaces
Memory Care (Skilled Nursing Communities)	0.65 space per unit	28 units	18.2
Assisted Living	0.65 space per unit	62 units	40.3
Independent Living	1.2 spaces per unit	123 units	147.6
		Total Spaces Required	**207**

Sources: Bolsa Chica Senior Living Community Draft Specific Plan (July 2022); CallisonRTKL (2022).

Lighting

The proposed project would feature outdoor lighting, including pathway lighting, to meet safety and orientation needs of residents and the public utilizing sidewalks adjacent to the community. Wall mounted light fixtures would flank the building perimeter on the first floor. Lighting in public areas would be warmly colored, unobtrusive, and angled in a way that minimizes spill and glare. The level of lighting intensity would vary throughout the day. Lighting would be shielded and directed downward to avoid off-site light spillage.

Infrastructure

Water. The Utilities Division of the City's Public Works Department currently provides potable water service to the project site. The proposed project would connect to an existing 8-inch water line running parallel to Warner Avenue as well as to an existing 12-inch water line running parallel to Bolsa Chica Street.

An 8-inch fire service point of connection would be provided at the entrance to the fire access road off of Warner Avenue and at the entrance to the fire access road off of Bolsa Chica Street. An

existing fire hydrant would be relocated to the east side of the community near the entrance to the subterranean parking garage off of Bolsa Chica Street. The proposed project would reconnect an existing fire hydrant lateral line to an existing water line running parallel to Warner Avenue. Additional fire hydrants would be provided along the north side of the community near the fire access road entrance off of Warner Avenue, at the northeast corner of the community along Bolsa Chica Street, and at the southwest corner of the fire access road off of Bolsa Chica Street.

Sewer. The Utilities Division of the City's Public Works Department currently provides sewer service to the project site. The proposed project would perpendicularly extend an existing 8-inch sewer lateral line from the north side of the community to connect to an existing 18-inch sewer line running parallel to Warner Avenue. Additional sewer points of connection would be provided along the east side of the community connecting to an existing 8-inch sewer main running parallel to Bolsa Chica Street.

Drainage. The project site has a relatively flat topography. Stormwater discharged from the project site is directed to a Municipal Separate Storm Sewer System (MS4) that discharges into the westerly flowing Sunset Channel.

Runoff on the project site that flows easterly is ultimately collected by an existing ribbon gutter and by one of the existing City-owned catch basins located on Bolsa Chica Street near the corner of Warner Avenue. The runoff is collected by an existing 48-inch storm drain system located on Bolsa Chica Street flowing north, which increases in size to a 60-inch and then a 72-inch concrete pipe prior to discharging into the Sunset Channel. The Sunset Channel flows into Huntington Harbor and Anaheim Bay.

With implementation of the proposed project, runoff from the project site would be collected by inlets, a trench drain, and multiple roof drains and would flow towards either a biofiltration planter or modular wetlands, or a combination of both, for treatment. Following treatment, runoff would be directed into an existing catch basin located on Warner Avenue, where it would be collected into an existing 48-inch storm drain system.

Prior to construction, a Storm Water Pollution Prevention Plan (SWPPP) will be filed with the appropriate state and local agencies, including the California State Water Resources Control Board and the Santa Ana Regional Water Quality Control Board. The proposed project will comply with all requirements of such agencies.

Utilities and Service Systems. Utilities for the proposed project would include electricity provided by Southern California Edison, natural gas provided by the Southern California Gas Company, telecommunication facilities, and cable services provided by third-party providers. The City of Huntington Beach contracts third-party services for solid waste collection, recycling, green waste collection, and composting services. Solid waste is taken to a transfer station in Huntington Beach, where it is processed and transported to the Frank Bowerman Landfill in Irvine. Existing power poles and overhead wiring located along the project site's Bolsa Chica Street frontage would be removed and undergrounded. All new utility infrastructure for electricity, natural gas, telecommunications, and cable service that is not installed underground within the proposed development site would be screened from public view with a minimum 3-foot-wide landscaped area in accordance with Section 230.76 of the City's Zoning Code.

Construction

Construction Staging. It is anticipated that the construction period for the senior living community, including the subterranean parking garage, would be approximately 28 months. During the peak of construction approximately 200 construction workers are anticipated to be on site each day.

Cut/Fill Quantities. Construction of the proposed project would require approximately 55,000 cubic yards of cut which would be exported off-site for appropriate disposal. The disposal site is likely approximately 35 miles from the project site at United Rock Products Corporation in Irwindale. No fill is anticipated for the proposed project.

Excavation. The anticipated excavation depth for the proposed project would be approximately 13 feet below the existing ground surface. It is estimated that 55,000 cubic yards of dirt would be excavated for construction of the subterranean parking garage.

ANTICIPATED APPROVALS AND PERMITS

It is anticipated that the proposed project would require the following approvals and permits:

- General Plan Amendment to change the land use designation from Commercial General (CG) to Mixed Use (MU);
- Adoption of a Specific Plan that will establish development standards specific to the project site;
- Zoning Map Amendment to change the zoning from CG to Specific Plan (SP);
- Conditional Use Permit (CUP) for convalescent community use;
- Grading, street, and infrastructure permits;
- Utility permits, including sewer, water, and storm drain;
- Building permits; and
- Any other necessary discretionary or ministerial permits and approvals required for the construction and operation of the proposed project.

PROJECT DESIGN FEATURES

Project Design Features are specific design components of the proposed project that have been incorporated to reduce potential environmental impacts related to aesthetics and include the following:

- Parking would be located below grade within the subterranean parking garage in order to minimize views of parking to the surrounding uses.'
- Landscaping would be incorporated along the project site perimeters to create a green buffer between the project and surrounding uses.

- The use of multilevel rooflines and varying building setbacks along Warner Avenue and Bolsa Chica Street would break up the scale and massing of the building.

- Contemporary light colors and a variety of building materials would be used for the exterior building finishes to enhance and unite the neighborhood's aesthetic quality.

- A roll down shutter would enclose the entrance to the subterranean parking garage along Bolsa Chica Street.

- Four-foot-high enclosures would be provided on the main roof to screen roof-top equipment.

SURROUNDING LAND USES AND SETTING

The project site is directly bordered by Warner Avenue to the north and Bolsa Chica Street to the east. Surrounding land uses include a mix of commercial, industrial, and residential uses (refer to Figure 4). Directly north of the project site, across Warner Avenue, is a mix of retail businesses, including Walgreens (formerly Lewis Cleaner) and CVS. Directly east of the project site, across Bolsa Chica Street, are an automotive repair business and four single-family homes. Immediately south of the project site is an industrial property, and immediately west of the project site is a two-story apartment complex. Former service stations were previously located at the northwest corner and southeast corner of Bolsa Chica Street and Warner Avenue. These service stations have not been in operation since 1985 and 1992, respectively. The Meadowlark Airport, which closed in 1989, was located approximately 0.5 mile northeast of the project site. The Summerlane Community and Gibbs Park now occupies the former airport site. Former oil fields are located to the northwest, west and south of the project site. As discussed further in Section 4.12, oil wells (both former and current) are scattered throughout much of the Huntington Beach planning area, particularly along the coastal areas and mesas.

As described above, the project site is currently fully developed with commercial (retail and office) uses and an associated surface parking lot. The existing commercial and retail uses total approximately 55,000 square feet and are contained in two buildings comprised of a two-story commercial building fronting on Warner Avenue and a larger three-story office building fronting on Bolsa Chica Street. Development of the proposed project would require demolition and removal of the existing two commercial buildings, surface parking, fence and block wall, landscaping, yard lights, signage, and all above ground water and gas lines on the project site. All existing utility sewer, water, and gas lines below grade would be disconnected and capped.

OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: NONE.

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

- Pool permit from the Orange County Health Care Agency; and

- Type 47 license from the Department of Alcoholic Beverage Control (ABC).

HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, IS THERE A PLAN FOR CONSULTATION THAT INCLUDES, FOR EXAMPLE, THE DETERMINATION OF SIGNIFICANCE OF IMPACTS TO TRIBAL CULTURAL RESOURCES, PROCEDURES REGARDING CONFIDENTIALITY, ETC.?

The California Native American Tribes traditionally and culturally affiliated with the project area will be invited to consult with the City. Information provided through the Assembly Bill 52 tribal consultation process (Public Resources Code Section 21080.3.1) will inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. This information will be provided in the EIR.

2.0 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.

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

2.1 DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

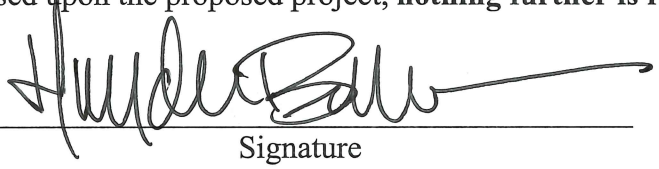
I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. _____

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

10/27/22

Date

HAYDEN BECKMAN

Printed Name

SENIOR PLANNER

Title

3.0 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 California Environmental Quality Act (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 5.0 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 6.0. Other sources used or individuals contacted have been cited in the respective discussions.

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

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project; some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. Applicable standard conditions are identified in the environmental impacts discussions of this document.)

4.0 ENVIRONMENTAL ANALYSIS

4.1 AESTHETICS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Impact Analysis:

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

Scenic vistas are viewpoints that provide expansive views of a highly valued landscape for the public's benefit. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors.

While the City of Huntington Beach's (City) General Plan does not officially designate any scenic vistas within Huntington Beach, the City has identified scenic corridors that have notable aesthetic appeal for the community as a way to protect land adjacent to scenic highways. Refer to Response 4.1(b) for a discussion of scenic highways within the City. Unofficial scenic views within the City include views of the Pacific Ocean and the Bolsa Chica Ecological Reserve and panoramic views of the Pacific Ocean and Catalina Island from beach and shore areas, Pacific Coast Highway and surrounding local streets, and the Huntington Beach Municipal Pier. Scenic resources in the City include the Pacific Ocean and the adjacent beaches and viewpoints, the Bolsa Chica Ecological Reserve and Mesa, the Huntington Beach Municipal Pier, the Huntington Beach Wetlands, the Huntington Beach Harbour, and the Huntington Beach Central Park urban forest.

Currently, no designated scenic vistas or scenic resources are visible from the project site. The project site is within an urbanized area predominantly developed with commercial, industrial, and residential uses. The surrounding views comprise a developed urban and suburban environment that is built out. Existing development in the project vicinity includes a mix of retail businesses, including Walgreens and CVS, directly north of the project site across Warner Avenue; an automotive repair business and single-family homes directly east of the project site across Bolsa Chica Street; an industrial property immediately south of the project site; and a two-story apartment complex immediately west of the project site. Existing structures in the project's vicinity range from one to three stories in height. The proposed five-story senior living community is anticipated to provide views of the Bolsa Chica Ecological Reserve from units on the fifth floor with windows facing to the southwest—creating a scenic vista rather than diminishing one. Existing development in the area, particularly the adjacent Monticello Apartment complex, is at a density similar to or greater than that of the current commercial uses on the project site. Although the proposed senior living community would introduce a use that is more dense than current on-site uses and adjacent off-site uses, the density is consistent with that of existing multi-family residential and assisted living development within the greater project area.

The project site is currently fully developed with commercial (retail and office) uses including a two-story commercial building fronting on Warner Avenue, a larger three-story office building fronting on Bolsa Chica Street, and an associated surface parking lot. The proposed project includes the demolition and removal of the existing two commercial buildings and surface parking and development of a five-story State-licensed senior living community with a subterranean parking garage, landscaping, and utility improvements. The new senior living community would not exceed the 65-foot structure height limit that applies to the project site as specified in the Draft Bolsa Chica Senior Living Community Specific Plan (July 2022). The new community would be within the existing height range of structures within the greater project area and along Bolsa Chica Street and Warner Avenue, and would not be significantly taller than the existing three-story structures in the vicinity of the site such as the Villa Milano Condos located east of the project site on Warner Avenue or the Cabo Del Mar Condos located east of the project site on Bolsa Chica Street. As previously discussed, the density of the proposed project would also be similar to that of the surrounding densities. Because scenic vistas within the City are not currently visible from the project site, the development would not obstruct any scenic views. The proposed project would, however, create views of the Bolsa Chica Ecological Reserve from fifth-story units with southwest-facing windows. Therefore, the proposed project would have a less than significant impact on scenic vistas. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less Than Significant Impact.

The California Department of Transportation (Caltrans) Landscape Architecture Program administers the Scenic Highway Program, contained in the Streets and Highway Code Sections 260–263. Scenic highways are classified as either Officially Listed or Eligible. There are no Officially Listed or Eligible State-designated Scenic Highways in Huntington Beach. As such, the proposed project would not impact scenic resources within a State-designated Scenic Highway.

The City's General Plan Circulation Element (2017) identifies Pacific Coast Highway as an informal scenic highway and a major urban scenic corridor. The project site is located approximately 1.25 miles northeast of Pacific Coast Highway and is not visible due to intervening land uses. Warner Avenue east of the intersection with Bolsa Chica Street is a City-designated major urban scenic corridor. Per the City's Circulation Element, developed areas along major urban scenic corridors may be regulated to preserve views within the California Coastal Zone, and landscaping and detailing are required to reinforce the aesthetic beauty of the surrounding area. The segments of Bolsa Chica Street south of the intersection with Warner Avenue and Warner Avenue west of the intersection with Bolsa Chica Street are City-designated landscape corridors. Per the City's Circulation Element, landscape corridors are corridors requiring specific signage, landscaping, and features to reinforce the design continuity of the area. As shown on Figure 6, Conceptual Landscape Plan, the proposed project would feature landscaped areas along all project boundaries, including the boundary along Bolsa Chica Street and Warner Avenue, which would contribute to the design continuity of that corridor and represent an improvement to current condition.

As stated previously, there are no Officially Listed or Eligible State-designated Scenic Highways in Huntington Beach. Additionally, no scenic rock outcroppings are located within the project limits. Therefore, the proposed project does not have the potential to damage scenic resources within a State Scenic Highway, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) *Would the project in a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Potentially Significant Impact.

The project site is currently fully developed with commercial (retail and office) uses including a two-story commercial building fronting on Warner Avenue, a larger three-story office building fronting on Bolsa Chica Street, and an associated surface parking lot. The project site is located within an urbanized area predominantly developed with commercial, industrial, and residential uses. In the existing condition, the project site contains a variety of trees and ornamental landscaping within the surface parking lot and surrounding the commercial buildings. The proposed project includes the demolition of both existing commercial buildings and associated surface parking lot, and development of a new five-story senior living community with a subterranean parking garage and on-site landscaping and utility improvements.

The project site is currently zoned Commercial General. The Applicant is requesting a Zoning Map Amendment to change the zoning of the site from Commercial General to Specific Plan. The proposed licensed senior living community is considered a convalescent community, which is conditionally permitted under the existing zoning designation by the Zoning Administrator and would be a conditionally permitted use under the requested Specific Plan zoning designation. Therefore, a Conditional Use Permit (CUP) would be required for the proposed project.

According to the General Plan Land Use Element (2017), the project site is currently designated as Commercial General. This land use designation provides for retail commercial, professional offices, eating and drinking establishments, financial institutions, automobile sales, household goods, food sales, drugstores, building materials and supplies, personal services, recreational

commercials, hotels/motels, timeshares, cultural facilities, institutional, health care, government offices, and educational uses. The current maximum Floor Area Ratio (FAR) is 1.5, and the current maximum building height is fifty feet. The Applicant is requesting a General Plan Amendment to change the land use designation from Commercial General to Mixed Use. The mixed use designation provides for any combination of commercial uses; offices, attached single-family housing, multiple-family housing, and live-work units; institutional uses; cultural facilities; developments including an open space component; and/or civic facilities. Maximum FAR and residential density standards are established within individual specific plan areas. A Specific Plan is in preparation for the project site, that with adoption, would establish site development standards and design guidelines tailored to promote development of a senior living community that meets the highest industry standards. The Specific Plan would increase the allowable FAR to 2.5 and the maximum building height to 65 feet (excluding mechanical equipment). The proposed project would have a FAR and building height within the allowable ranges pursuant to the Specific Plan in development.

An analysis of the proposed project's consistency with the applicable zoning and General Plan regulations governing scenic quality, and with the applicable General Plan Land Use Element goals and policies related to aesthetics and scenic quality will be completed as part of the EIR. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact.

The impact of nighttime lighting depends on the type of use affected, the proximity to the affected use, the intensity of specific lighting, and the background or ambient level of the combined nighttime lighting. Nighttime ambient light levels may vary considerably depending on the age, condition, and abundance of point-of-light sources present in a particular view. The use of exterior lighting for security and aesthetic illumination of architectural features may contribute to ambient nighttime lighting conditions.

The spillover of light onto adjacent properties has the potential to interfere with certain activities, including vision, sleep, privacy, and general enjoyment of the natural nighttime condition. Light-sensitive uses include residential, some commercial and institutional uses, and, in some situations, natural areas. Changes in nighttime lighting may become significant if a proposed project substantially increases ambient lighting conditions beyond its property lines or if the project lighting routinely spills over into adjacent light-sensitive land use areas.

Reflective light (glare) is caused by sunlight or artificial light reflecting from finished surfaces (e.g., window glass) or other reflective materials. Glass and other materials can have many different reflectivity characteristics. Buildings constructed of highly reflective materials from which the sun reflects at a low angle commonly cause adverse glare. Reflective light is common in urban areas. Glare generally does not result in the illumination of off-site locations but does result in a visible source of light viewable from a distance.

The project site is currently developed with two commercial buildings and an associated surface parking lot. The project site is surrounded by a variety of industrial, commercial, and residential

uses. Sensitive receptors subject to potential light and glare impacts in the vicinity of the project site include residential uses to the east (across Bolsa Chica Street) and to the west of the site.

Existing sources of light on the project site include exterior building lights, pole-mounted lighting in the surface parking lot, and pole-mounted street lights along Bolsa Chica Street and Warner Avenue. Other sources of light in the vicinity of the project site include exterior lighting from adjacent properties, streetlights, and vehicle headlights. The development of a five-story senior living community would introduce sources of light to the project site that are typical of commercial and office uses and similar to existing light sources. Outdoor lighting proposed as part of the project would include complementary fixtures with a similar aesthetic, emphasizing efficiency and good light control. Exterior lighting fixtures would be compatible with the building design and complement the landscape character. All on-site outdoor lighting would be placed to meet safety and orientation needs. Lighting in public areas would be warmly colored, unobtrusive, and angled in a way that minimizes spill and glare. The level of lighting intensity would vary throughout the day. Lighting would be shielded and directed downward to avoid off-site light spillage. The proposed senior living community would replace two existing commercial buildings and a surface parking lot and would not introduce a significant new source of light on the project site. As a condition of project approval, the proposed project would be required to comply with lighting standards described in the Photometric Plan. Although the proposed project is not anticipated to incorporate design features that would result in excessive lighting or the generation of glare on the site, the Photometric Plan and any other lighting plans are subject to City review and approval as part of the site plan review process. Implementation of Standard Condition AES-1, below, as a condition of project approval would ensure that impacts associated with new lighting would be less than significant. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, the following Standard Condition shall be incorporated to reduce potential impacts associated with new lighting.

Standard Condition AES-1: **Photometric Plan.** Prior to issuance of any building permits, the project Applicant shall prepare a photometric plan for review and approval by the City of Huntington Beach (City) Director of Community Development, or designee. The photometric plan shall be prepared by a qualified engineer and shall demonstrate, to the extent feasible, that the intensity and direction of all on-site outdoor lighting minimize spillage and glare onto adjacent properties.

4.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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. In determining whether impacts to forest resources, including timberland, are sign significant environmental impacts, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Impact Analysis:

a) Would the project 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?

No Impact.

According to the Orange County Important Farmland Map (2018), the entire project site and surrounding area is designated as "Urban and Built Up" land."[1] Development of the proposed project would not result in any impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact.

The Williamson Act was established to encourage the conservation of farmland and certain open space uses by way of lower property taxes to landowners of such property. According to the California Department of Conservation (DOC), the project site is not subject to a Williamson Act contract.[2] Further, the project site is not zoned for agricultural use. Therefore, the proposed project would not conflict with zoning designations for agricultural use or land currently under a Williamson Act contract. No impacts would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

No Impact.

The project site is not zoned for, and does not contain, any forest land or timberland uses. Furthermore, there is no forest land or timberland within the vicinity of the project site. Therefore, the proposed project would not result in impacts to forestland or timberland, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact.

The project site is not currently zoned or used for forest land or timber land and is located within an urbanized area. Therefore, implementation of the proposed project would not result in the loss or conversion of forest land to a non-forest use, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact.

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1 California Department of Conservation (DOC). 2018. Orange County Important Farmland. Website: https://www.conservation.ca.gov/dlrp/fmmp/Pages/Orange.aspx (accessed July 6, 2022).

2 DOC. 2019. Website: https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx (accessed July 6, 2022).

As stated above, there are no existing agricultural uses or forest lands on the project site. Therefore, development of the proposed project would not result in any changes in the environment that would result in the conversion of farmland or forests to non-agricultural use, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.3 AIR QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
The City has identified the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) 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?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Impact Analysis:

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact.

The project site is located within the City of Huntington Beach, which is part of the South Coast Air Basin (Air Basin). The Air Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Air Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD and the Southern California Association of Governments (SCAG) adopted the 2016 Air Quality Management Plan (2016 AQMP) in March 2017.

Consistency with the 2016 AQMP for the Air Basin would be achieved if a project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and State air quality standards. Per the SCAQMD *CEQA Air Quality Handbook* (April 1993) and associated updates, there are two main indicators of a project's consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2016 AQMP; and (2) whether the project would

exceed the 2016 AQMP's assumptions for 2030 or yearly increments based on the year of project buildout and phasing.

A project-specific air quality analysis will be completed as part of the EIR to analyze the potential air quality emissions for the proposed project, and to determine whether the proposed project would be consistent with the 2016 AQMP. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

b) *Would the project 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?*

Potentially Significant Impact.

The proposed project has the potential to result in significant short-term construction-related air quality impacts associated with demolition, grading and construction activity, and long-term air quality impacts primarily related to vehicular traffic. An air quality analysis will be completed as part of the EIR and will determine whether there will be an increase in any criteria pollutants. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact.

The proposed project has the potential to result in significant short-term construction-related air quality impacts associated with demolition, grading and construction activity, and long-term air quality impacts primarily related to vehicular traffic. A comprehensive air quality analysis will be completed as part of the EIR and will analyze potential impacts on sensitive receptors. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact.

SCAQMD's *CEQA Air Quality Handbook* (1993) identifies various secondary significance criteria related to odorous air contaminants. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed project does not include any such uses or activities that would result in potentially significant odor impacts.

Some odors may emanate from the operation of diesel-powered construction equipment during construction of the proposed project. However, these odors would be limited to the construction period and would disperse quickly; therefore, these odors would be considered less than significant and would not require mitigation.

The proposed project includes the development of a senior living community with a subterranean parking garage, landscaping, and on-site utility improvements, which would not produce objectionable odors. Although trash receptacles could be a source of odors, all project-generated

refuse would be stored in a trash enclosure and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, no significant impacts related to objectionable odors would result from the proposed project, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?			X	
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 Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?				X

Impact Analysis:

a) Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact.

The project site is currently fully developed with two commercial buildings and an associated parking lot. The project site is located within an urbanized area of the City, as the entirety of the surrounding vicinity has been previously developed. There are no native habitats within the project site with the potential to support sensitive plant and animal species. The project site contains ornamental landscaping and non-native trees, which could potentially support nests and roosting for bird species. However, if vegetation removal were to occur during the nesting bird season (February 1 through August 31), a pre-construction survey would be required to ensure that any active nests are identified and appropriate measures taken to ensure that impacts to nesting species are in compliance with regulations established in the Migratory Bird Treaty Act of 1918 (MBTA) (refer to Standard Condition BIO-1, below). The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests, and prohibits the take of any migratory bird, its eggs, parts, and nests. Compliance with this federal law would ensure project implementation would not impact nesting birds.

Given the project site's proximity to the Bolsa Chica Ecological Reserve, a literature review was conducted to evaluate the potential for bird collisions with implementation of the proposed project. The main factors that affect bird collisions include the height of a building, the reflective glass to surface ratio, vegetation along buildings that may be reflected in windows, and nighttime lighting. While the proposed project has a high glass to surface ratio, non-reflective glass, patterned glass, and glass in the ultra-violet range that would be visible to birds and not humans could be implemented as part of the project design to reduce the risk of collisions. However, most waterfowl and shorebirds that inhabit or use the Bolsa Chica Ecological Reserve as a stopover along their migration routes are likely to migrate at altitudes higher than the proposed building. Furthermore, the proposed project would not create a substantial source of nighttime lighting. Therefore, implementation of the proposed project is not likely to result in a population-wide effect from bird collisions.

No other impacts to candidate, sensitive, or special-status species are anticipated from implementation of the proposed project. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, Standard Condition BIO-1 is a regulatory compliance measure based on federal law related to nesting birds. This standard condition is applicable to the proposed project and shall be incorporated to reduce potential impacts to any nesting birds.

Standard Condition BIO-1 **Compliance with Migratory Bird Treaty Act (MBTA).** Tree and vegetation removal shall be restricted to outside the active nesting season (February 1 through August 31). If construction is proposed between February 1 and August 31, a qualified biologist familiar with local avian species and the requirements of the MBTA and the California Fish and Game Code shall conduct a pre-construction survey for nesting birds no more than 3 days prior to construction. The

survey shall include the entire area that will be disturbed. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around any active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.

b) *Would the project 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 Wildlife or U.S. Fish and Wildlife Service?*

No Impact.

As stated in Response 4.4(a) above, the project site is entirely developed with two commercial buildings, parking, associated infrastructure, and ornamental landscaping. There are no riparian habitats or other sensitive natural communities as identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS). Therefore, development of the proposed project is not anticipated to have an impact on any riparian habitat or other sensitive natural community, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process**.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact.

The project site is currently developed and located within a highly urbanized area, and as such, does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, the proposed project would have no impact on federally protected wetlands, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) *Would the project 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?*

Less Than Significant Impact.

The project site is located in an urbanized area of the City that is developed with residential and commercial uses. Within the vicinity of the project site, there are no large areas of natural habitat that would facilitate migratory fish or wildlife movement or serve as a wildlife corridor. As described in Response 4.4(a) above, construction of the proposed project would be required to comply with the MBTA. Compliance with this federal law would ensure that project implementation would not impact migratory wildlife. **This topic will not be analyzed further in**

the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact.

Development of the proposed project would require the removal of existing ornamental landscaping and non-native trees from within the project site. As shown on the proposed project's Conceptual Landscape Plan (refer to Figure 6), the development of the proposed project would include planting of the following tree species within the community's perimeter landscape areas as well as within internal courtyards: Medjool date palm (*Phoenix dactylifera 'medjool'*), Brisbane box (*Lophostemon confertus*), swan hill olive (*Olea europea 'swan hill'*), schefflera (Sc*hefflera T. 'yuan shan'*), and Indian Laurel (*ficus nitida 'column'*). The City's General Plan Environmental Resources and Conservation Element (2017) does not contain any tree preservation policies for trees located on private land. In addition, it should be noted that existing trees on the project site are non-native and are not considered sensitive biological resources. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact.

There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other habitat conservation plan in the City. The Orange County Transportation Authority's (OCTA) 2016 Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), which was adopted for the purpose of permitting freeway capital improvement projects proposed by OCTA and OCTA's habitat preserve, restoration, and monitoring activities, includes a Plan Area that covers the entirety of Orange County, including Huntington Beach. The City is not a party to the OCTA NCCP/HCP, and development activity within the City is not subject to the provisions of the OCTA NCCP/HCP. Therefore, the OCTA NCCP/HCP does not apply to the proposed project, and the proposed project would not conflict with any local, regional, or State HCP or NCCP. The proposed project would not result in impacts related to conflict with any provisions of an HCP or NCCP, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Impact Analysis:

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to δ15064.5?

Potentially Significant Impact.

The project site is currently developed with two commercial buildings, located at 4952 and 4972 Warner Avenue, that were constructed in 1977 and 1979. Pursuant to CEQA, because these buildings are less than 50 years of age, they do not require evaluation for historical significance as part of the environmental review process for the proposed project. However, further evaluation of these buildings concluded they are not tied to exceptional importance, nor do they meet the criteria for historic designation under the California Register's Criterion 1-4. Removal of these buildings would not impact any significant elements of the built environment. Therefore, the buildings are not historical resources per CEQA. An archaeological records search request has been submitted to the South Central Coast Information Center (SCCIC) at California State University (CSU) Fullerton for the proposed project. However, the results of the records search are still pending. Therefore, a cultural (prehistoric and historic) resources record review and literature search will be conducted, and impacts to potentially historical archaeological resources on the project site will be evaluated in the EIR. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5?

Potentially Significant Impact.

The soils on the project site have been disturbed previously from development of the existing two commercial buildings on the site, landscaping, parking, and associated infrastructure. However, new ground-disturbing activities associated with project construction activities could have the potential to unearth any previously unknown archaeological resources. As stated above, an archaeological records search request has been submitted to the SCCIC at CSU Fullerton for the proposed project. However, the results of the records search are still pending. Therefore, pending

receipt of the records search results, an analysis of the proposed project's potential impacts to archaeological resources will be conducted. **This topic will be analyzed further in the EIR.**

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Less than Significant Impact.

The project site is not located near or adjacent to any formal cemeteries, and there are no known human remains interred on the project site. Additionally, as is indicated previously, due to the developed nature of the project site, the likelihood of encountering buried cultural resources anywhere within the project site is very low. Therefore, such impacts are considered less than significant. No known human remains are present on the project site, and there are no facts or evidence to support the conclusion that Native Americans or other peoples are buried on the project site. However, buried and undiscovered archaeological remains, including human remains, could be present below the ground surface in portions of the project site despite no evidence to support this conclusion. Disturbing human remains could violate the State's Health and Safety Code, as well as destroy the resource. In the unlikely event that human remains are encountered during project grading, the construction contractor would be required to notify the proper authorities and adhere to standard procedures that would ensure the respectful handling of human remains during the earthmoving activities.

Construction contractors are required to adhere to California Code of Regulations (CCR) Section 15064.5(e), Public Resources Code (PRC) Section 5097, and Section 7050.5 of the State's Health and Safety Code. To ensure proper treatment of burials in the event of an unanticipated discovery of a burial, human bone, or suspected human bone, the law requires that all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find. The construction contractor, the City, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State's Health and Safety Code. Compliance with these provisions (specified in Standard Condition CUL-1, below) would ensure that any potential impacts to unknown buried human remains would be less than significant by ensuring appropriate examination, treatment, and protection of human remains as required by State law. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, Standard Condition CUL-1 is a regulatory compliance measure based on State law related to the discovery of human remains. This standard condition is applicable to the proposed project and shall be incorporated to ensure that the proposed project has minimal impacts related to unknown buried human remains.

Standard Condition CUL-1 **Human Remains.** In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the

remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the City of Huntington Beach (City), the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the City Director of Community Development, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.

4.6 ENERGY

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

Impact Analysis:

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact.

The proposed project includes the demolition of two existing commercial buildings and an associated parking lot on the project site and the construction of an approximately 290,850-square-foot five-story senior living community with a subterranean parking garage. Construction of the proposed project would require demolition, site preparation, grading, building construction, paving, and architectural coating activities. Construction of the proposed project would require

energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the community. All or most of this energy would be derived from non-renewable resources. Energy consumption related to project operations would include transportation energy demands (energy consumed by service, employee, and resident vehicles), and building energy for heating/cooling, and cooking. Consumption of energy resources will be evaluated as part of the EIR, analyzing short-term and long-term impacts of the proposed project. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact.

The proposed project has the potential to result in significant short-term construction-related and long-term operational energy impacts. A consistency analysis will be conducted to determine if the proposed project conflicts with or obstructs a State or local plan for renewable energy or energy efficiency. As such, impacts to energy resources will be evaluated as part of the EIR, analyzing short-term and long-term impacts of the proposed project, as well as project consistency with State and local plans related to energy. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause 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?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or loss of topsoil?			X	

	Potentially Significant Impact	Potentially Significant Unless Mitigated	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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	X			

The following section is based on information contained in the *Preliminary Geotechnical Site Evaluation Bolsa Chica Senior Living Community* (Geotechnical Investigation) (Langan, April 2022), which is provided in Appendix A of this Initial Study.

Impact Analysis:

a) Would the project directly or indirectly cause 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?

Less Than Significant Impact.

The City of Huntington Beach, like the rest of Southern California, is located in a seismically active area. The Newport-Inglewood Fault Zone runs through the City, and the San Andreas Fault, the Elsinore Fault, and San Jacinto Fault, the San Joaquin Hills Thrust Fault, and the Puente Hills Thrust Fault are all located within approximately 50 miles of the City (City General Plan Natural and Environmental Hazards Element, 2017). The closest known fault to the project site is the Newport-Inglewood Alt 2 Fault, located approximately 0.8 mile east of the site. The next closest faults are the Newport-Inglewood Alt 1 Fault (approximately 1 mile north of the site) and the Compton Fault (approximately 4.1 miles north of the site). As stated in the Geotechnical Investigation (April 2022), the project site is not within a mapped, currently established Alquist-Priolo Special Study Zone or a Fault Rupture Study Area. Although there are no known faults on the project site, the site is in an active seismic area that has historically been affected by generally moderate to occasionally high levels of ground motion.

Given the City's location in the seismically active area of Southern California, the proposed project would be required to comply with the most current California Building Standards Code and the Huntington Beach Building and Construction Code, which stipulates appropriate seismic design provisions that shall be implemented with project design and construction. Therefore, the proposed project would not result in any impacts related to the rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

ii) Strong seismic ground shaking?

Less Than Significant Impact.

Although there are no known active faults running through the project site, the City is located in a seismically active region (Southern California). As described in Response 4.7(a)(i) above, the closest known fault to the project site is the Newport-Inglewood Alt 2 Fault, located approximately 0.8 mile east of the site.

All development in the City is required to adhere to the California Building Standards Code (California Code of Regulations [CCR], Title 24), the Uniform Building Code (UBC), and the Huntington Beach Building and Construction Code. Additionally, the proposed project would be required to comply with HAZ-1 Policy A of the City's General Plan Natural and Environmental Hazards Element, which requires new and retrofitted structures to be sited and designed to reduce the risk of damage from geologic and seismic hazards. In addition, implementation of recommendations outlined in the project-specific Geotechnical Investigation (April 2022) as required in Standard Condition GEO-1 would reduce potential impacts from seismic ground shaking. With implementation of Standard Condition GEO-1, and compliance with the most current California Building Standards Code, the UBC, the Huntington Beach Building and Construction Code, and HAZ-1 Policy A, impacts associated with exposing people or structures to substantial adverse effects related to strong seismic ground shaking would be reduced to a less than significant level, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, Standard Condition GEO-1 shall be incorporated to ensure that the proposed project would not result in significant impacts related to strong seismic ground shaking.

Standard Condition GEO-1 **Compliance with the Recommendation in the Project Geotechnical Investigation Report.** The Construction Contractor shall implement the recommendations of the *Geotechnical Investigation Report* prepared for the project and applicable sections of the most current California Building Standards Code, the Uniform Building Code (UBC), and the Huntington Beach Building and Construction Code. Prior to issuance of building permits for the project, the Project Soil Engineer shall review the building plans to verify that the structural design conforms to the requirements of the *Geotechnical Investigation*

Report, the UBC, and the Huntington Beach Building and Construction Code.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact.

As described in Response 4.7(a)(i) above, the project site is not within a mapped, currently established Fault Rupture Study Area. Based on the depth of groundwater (exploratory borings first encountered groundwater at a depth of 46.2 feet), site subsurface conditions, and review of the Seismic Hazard Zone Report 020 and the 2017 City of Huntington Beach Geologic Hazards map, liquefaction potential and seismic settlement at the project site is low. As discussed in Response 4.7(a)(ii) above, the proposed project would be required to comply with current building codes to reduce potential impacts associated with seismic hazards. In addition, implementation of recommendations outlined in the Geotechnical Investigation (April 2022) as required by Standard Condition GEO-1 would reduce potential impacts to a less than significant level. As such, implementation of the proposed project would not expose people or structures to substantial adverse effects related to the risk of seismic-related failure or liquefaction, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

iv) Landslides?

No Impact.

Landslides are most common where slopes are steep, soils are weak, and groundwater is present. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes in areas with significant ground slopes. The project site is relatively flat, with no slopes on site. As described in the Geotechnical Investigation (April 2022), a review of the Seismic Hazard Zone Report 020 and the 2017 City of Huntington Beach Geologic Hazards map indicates that the project site is not within a mapped, currently established zone of landslide occurrences or areas of significant grading. As stated previously, the proposed project would be required to comply with current building codes to reduce potential impacts associated with seismic hazards. As such, implementation of the proposed project would not expose people or structures to substantial adverse effects related to seismically induced landslides, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project result in substantial soil erosion or loss of topsoil?

Less Than Significant Impact.

Construction of the proposed project would require grading and other soil-disturbing construction activities. These construction activities may result in increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil and siltation could occur at an accelerated rate. The proposed project would be required to comply with the

Construction General Permit, which requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) (see Standard Condition WQ-1, in Section 4.10, Hydrology and Water Quality). The SWPPP would detail Erosion Control and Sediment Control Best Management Practices (BMPs) to be implemented during project construction to minimize erosion and retain sediment on site. With compliance with the requirements of the Construction General Permit and with implementation of the construction BMPs, construction impacts related to on-site erosion during construction would be less than significant, and no mitigation is required.

As discussed in Section 4.10, the proposed project would result in a decrease in impervious surface area on the project site by approximately 8,106 square feet when compared to existing conditions. Impervious surface areas associated with development of the project site would not be prone to erosion or siltation, because no loose soil would be included in these areas. Pervious portions of the site would be covered with proposed landscaping that would stabilize the soil and minimize on-site erosion or siltation. Therefore, on-site erosion impacts would be minimal. For these reasons, operational impacts related to substantial on-site erosion would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) *Would the project 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?*

Less Than Significant Impact.

Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the project site is located in a relatively flat area with no significant slopes nearby, landslides or other forms of natural slope instability do not represent a significant hazard to the project. In addition, as stated above, the site is not within a State-designated hazard zone for an earthquake-induced landslide. Therefore, potential impacts related to landslides would be less than significant, and no mitigation is required.

Lateral spreading often occurs on very gentle slopes or flat terrain. The dominant mode of movement is lateral extension accompanied by shear or tensile fracture. This failure is caused by liquefaction and is usually triggered by rapid ground motion, such as that experienced during an earthquake, but can also be artificially induced. When coherent material, either bedrock or soil, rests on materials that liquefy, the upper units may undergo fracturing and extension and may then subside, translate, rotate, disintegrate, or liquefy and flow. The Geotechnical Investigation (April 2022) indicates that lateral spreading is not anticipated at the project site. Therefore, potential impacts related to lateral spreading would be less than significant, and no mitigation is required.

Subsidence refers to broad-scale changes in the elevation of land. Common causes of land subsidence are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydrocompaction). Subsidence, primarily due to groundwater pumping, is a concern in Huntington Beach; however, the rate of subsidence from pumping has declined significantly over the years. According to the City of Huntington Beach Local Hazard Mitigation Plan (2017), the maximum subsidence rate in the City is approximately 0.8 inches per year, with the highest levels near the coast. As stated in the Geotechnical Investigation (April 2022), the project site is

located in a zone where significantly lower subsidence levels, approximately -0.1 to -0.2 inches, of regional subsidence per year have been recorded. The groundwater level at the site is deeper than the proposed excavation; therefore, groundwater dewatering is not anticipated for the proposed project. Any regional effects of subsidence would be accounted for in the project design of the site, and the proposed project would not induce local ground subsidence. Therefore, the proposed project would not be subject to potential geotechnical hazards related to subsidence, and no mitigation is required.

As described in Response 4.7(a)(iii) above, based on the depth of groundwater and site subsurface conditions, liquefaction potential and seismic settlement at the project site is low. The proposed project would be required to comply with current building codes to reduce potential impacts associated with seismic hazards. In addition, implementation of recommendations outlined in the Geotechnical Investigation (April 2022) as specified in Standard Condition GEO-1 would reduce potential impacts to a less than significant level, and no mitigation is required.

This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Less Than Significant Impact.

As described in the Geotechnical Investigation (April 2022), expansion index testing of the near-surface material at the project site indicates that project site soils exhibit a "medium" expansion potential. Therefore, as recommended in the Geotechnical Investigation (April 2022), the site should be designed to promote positive drainage away from the pavements, and landscaping should consist of mainly drought-tolerant native planting that requires limited irrigation. Furthermore, confirmatory expansion index testing should be performed in a design-level final geotechnical investigation to confirm expansion potential of soils near the proposed foundation level. With implementation of the recommendations in the Geotechnical Investigation (April 2022) as specified in Standard Condition GEO-1 and compliance with current building codes, potential impacts related to expansive soils would be reduced to a less than significant level, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e) *Would the project 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?*

No Impact.

The proposed project would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Further, the entire City is currently served by an existing sewer system; as such, there is no need for septic tanks or other alternative wastewater systems. The proposed project would connect to existing public wastewater infrastructure. Therefore, the proposed project would not result in any impacts related to septic tanks or alternative wastewater disposal methods, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new**

information identifying it as a potentially significant impact is presented during the scoping process.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Potentially Significant Unless Mitigated.

The project site is located within an urbanized area and the site has been fully developed, built, and paved. However, as described in the *Cultural Resources Research, Records Review & Structure Documentation* (July 2022), geologic mapping of the project site indicates Pleistocene sediments may be located at or near the surface. Additionally, Pleistocene sites nearby the project site have produced vertebrate and invertebrate fossils. Therefore, there is a high level of probability that near surface excavation of the project site would produce Pleistocene fossil materials, which would be considered to be significant paleontological resources. Potential project-related impacts to paleontological resources will be evaluated as part of the EIR. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

4.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

Impact Analysis:

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The following response addresses Thresholds 4.8(a) and 4.8(b), as outlined above.

Potentially Significant Impact.

During construction of the proposed project, construction equipment and vehicles would generate greenhouse gas (GHG) emissions. In addition, the proposed project would use energy and generate vehicle trips during long-term operations, which would also contribute to the emissions of GHGs.

A technical study analyzing GHG emissions associated with both the short-term construction and long-term operational impacts of the proposed project will be prepared and summarized in the EIR. The proposed project's consistency with applicable plans, policies, and regulations related to reducing GHG emissions will also be addressed in the EIR. The EIR will identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?			X	
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				X

The following section is based on the *Phase I Environmental Site Assessment Report* (Phase I ESA) (Terracon Consultants Inc., April 2, 2021) provided in Appendix B, Limited Site Investigation (Terracon Consultants Inc., June 2021) provided in Appendix C, and *Soil Management Plan* (Terracon Consultants Inc., January 2022) provided in Appendix D.

Impact Analysis:

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact.

Hazardous materials are chemicals that could potentially cause harm during an accidental release or mishap, and are defined as being toxic, corrosive, flammable, reactive, or an irritant or strong sensitizer. Hazardous substances include all chemicals regulated under the U.S. Department of Transportation's "hazardous materials" regulations and the U.S. Environmental Protection Agency's (USEPA) "hazardous waste" regulations. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment. The probable frequency and severity of consequences from the routine transport, use, or disposal of hazardous materials are affected by the type of substance, the quantity used or managed, and the nature of the activities and operations.

Construction. During demolition and construction activities for the proposed project, there is a possibility of generating small quantities of hazardous materials. The construction phase of the proposed project would include the transport, storage, and short-term use of petroleum-based fuels, lubricants, pesticides, and other similar materials. The amount of hazardous chemicals present during construction would be limited and would be in compliance with existing government regulations, including Huntington Beach Fire Department (HBFD) City Specification No. 431-92, which provides guidance in assessing site soils for the presence of chemical contaminants and informs decision-making in the event that contamination is identified; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; and the California Code of Regulations (CCR, Title 22).

Any associated risk would be adequately reduced to a level that is less than significant through compliance with these standards and regulations; thus, the limited use and storage of hazardous materials during construction of the proposed project would not pose a significant hazard to the public or the environment. Accordingly, the potential for the release of hazardous materials during project construction would be low and, even if a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials associated with construction. No mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Operation. Project operation would involve the use of potentially hazardous materials (e.g., solvents, cleaning agents, sanitizing solutions, paints, fertilizers, and pesticides) typical of residential/assisted living communities that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to people in the vicinity of the proposed project.

No manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur with project implementation. Typical use of household hazardous materials (e.g., pesticides, fertilizer, solvents, cleaning products, and paints) would not generally result in the transport, disposal, or release of hazardous materials in an amount that would create a significant hazard to the public or the environment. Therefore, impacts associated with the disposal of hazardous materials and/or the potential release of hazardous materials that could occur with the

implementation of the proposed project are considered less than significant. No mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

b) *Would the project 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?*

Less Than Significant Impact.

A Phase I ESA (2021) was prepared for the proposed project. The purpose of the Phase I analysis was to evaluate the project site for potential Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), and Historical Recognized Environmental Conditions (HRECs) that may be present, off-site conditions that may impact the project site, and/or conditions indicative of releases or threatened releases of substances on, at, in, or to the project site.

A REC can be defined as the presence or likely presence of any hazardous substances or petroleum products in or at a property due to a release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. A HREC can be defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A CREC can be defined as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. Two RECs and one CREC were identified in connection with the project site.

A former service station, Chevron Texaco, was located on the northeast portion of the project site from as early as 1963 through 1978. According to the State Water Resources Control Board (SWRCB) GeoTracker database, the project site is located on a Leaking Underground Storage Tank (LUST) Cleanup site.[3] However, the status of the cleanup site is classified as "Completed - Case Closed as of March 16, 2004". Initial subsurface assessments from the Case Closure Summary reported a fuel release that impacted the site soil and groundwater. Depth to groundwater was reported to range from 40 to 47 feet below ground surface (bgs) and flowing to the south and southeast. The maximum documented contaminant concentrations remaining in groundwater included TPHg (2,300 micrograms per liter (µg/L)), TPHd (510 µg/L), benzene (89 µg/L), toluene (350 µg/L), ethylbenzene (82 µg/L), xylenes (360 µg/L) and tertiary butyl alcohol (TBA; 27 µg/L). When compared to the San Francisco Bay RWQCB Environmental Screening Levels (ESLs) – Tier 1 ESLs, dated 2019 (Rev.2), as part of the Phase I ESA, the concentrations remaining in-place exceeded the ESLs for the abovementioned constituents.

Based on the exceedances in the soil and groundwater above the applicable current screening levels and the regulatory closed LUST status and reported site management requirements by the Orange County Health Care Agency (OCHCA), the former service station represents a CREC at the site. Subsurface investigation and groundwater monitoring activities at the site were completed to the

[3] State Water Resources Control Board (SWRCB). GeoTracker database. Website: https://geotracker.waterboards.ca.gov/map/ (accessed September July 27, 2022).

satisfaction of the OCHCA, and no further action was required for the site for commercial land use. However, soil vapor beneath the site was not reported to be evaluated for the possible presence of volatile organic compounds (VOCs). Although OCHCA stated that vapor intrusion into the existing building in 2004 does not appear to represent a concern, the vapor intrusion and permissible indoor air VOC screening levels have become significantly more stringent for commercial and residential land uses. As such, and despite the OCHCA closure for the former Chevron Texaco service station on the northeastern portion of the site, the likely presence of residual VOCs in soil vapor is considered a REC.

A former drycleaner, Lewis Cleaners, was located approximately 120 feet north of the project site and operated from as early as 1982 through 2007 and was previously permitted as a small quantity generator of hazardous waste in 1991. Based on the facility's proximity and hydrogeologic up-gradient position relative to the site, the facility's duration of operations (~25 years), and the operations identified to utilize PCE as a dry cleaning solvent, the former Lewis Cleaners facility represents a REC to the site.

Due to the two RECs and one CREC identified in connection with the site, recommendations were made in the Phase I ESA (2021) for additional investigation and testing, and coordination with OCHCA. Based on the findings of the Phase I ESA, Terracon conducted a Limited Site Investigation in June 2021. Laboratory analytical results for the soil samples collected from borings indicated that TPH and VOC concentrations were not detected above their respective laboratory reporting limits, with the exception of a concentration of TPH as oil range organics (TPH-ORO) (22 mg/kg). Laboratory analytical results for soil gas samples collected from vapor probes indicated that PCE, benzene, and chloroform were detected at concentrations above their respective ESL established by the San Francisco Bay RWQCB. Terracon concluded that the overall distribution of VOCs in soil gas beneath the site suggests that the PCE may be originating from an off-site source located north of the property.

Construction of the subterranean parking garage will require the excavation of 12-13 feet of soil below the proposed building footprint. As recommended in the Phase I ESA, a Soil Management Plan (Terracon, revised January 2022) was prepared for the proposed project to provide information concerning environmental site conditions and Best Management Practices (BMPs) associated with impacted soil that may be encountered during excavation activities associated with the proposed project. The Soil Management Plan includes procedures for the appropriate handling and disposal of impacted material during project excavation as well as construction worker education and safety. As recommended in the Phase I ESA, the Orange County Health Care Agency (OCHCA) was informed of the proposed site development and proposed change in land use for the site (personal communication with Geniece Higgins, OCHCA, dated December 10, 2021). The OCHCA reviewed the proposed project's Soil Management Plan and confirmed that no further action is required for development of the site other than implementation of the Soil Management Plan. Therefore, implementation of the Soil Management Plan during construction of the proposed project as specified in Standard Condition HAZ-1 would reduce potential impacts associated with known hazardous environmental conditions at the site to less than significant levels. Additionally, as recommended in the Phase I ESA, an asbestos and lead-based paint survey shall be conducted prior to disturbance of suspected asbestos-containing materials (ACM) and lead-based paint (LBP) during building demolition as specified in Standard Condition HAZ-2. With implementation of Standard Conditions HAZ-1 and HAZ-2, potential impacts involving the release of hazardous materials into the environment would be less than significant. No mitigation

is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Conditions: No mitigation is required. However, the following Standard Conditions shall be incorporated to reduce potential impacts involving the release of hazardous materials into the environment.

Standard Condition HAZ-1 **Soil Management Plan.** The Construction Contractor shall implement the *Soil Management Plan* prepared for the project during excavation and soil-disturbing activities. The handling of any impacted material observed during site grading and excavation shall be handled in accordance with the guidelines provided in the *Soil Management Plan* and in accordance with all applicable transportation and disposal regulations.

Standard Condition HAZ-2 **Asbestos and Lead-Based Paint Survey.** Prior to initiation of construction activities on the project site a thorough asbestos and lead-based paint survey of the two existing buildings on site shall be conducted by a qualified professional. If asbestos and/or lead-based paint are detected during the survey, abatement and removal procedures in accordance with local and state regulations shall be followed during demolition of the buildings.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact.

The nearest school to the project site is Harbour View Elementary School, which is located approximately 0.6 mile northwest of the project site. As previously stated, the proposed project would not result in a significant hazard affecting the public during project construction or operation. Furthermore, operation of the proposed project would not result in significant impacts associated with hazardous materials because all materials would be handled, stored, and disposed of in accordance with applicable standards and regulations. Therefore, because the proposed project does not involve activities that would result in the emissions of hazardous materials or acutely hazardous substances, and because the closest school is greater than 0.25 mile away from the project site, impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

d) *Would the project 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?*

Less Than Significant Impact.

According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on a federal superfund site, State response site, voluntary

cleanup site, school cleanup site, corrective action site, or tiered permit site.[4] In addition, no active sites are located within 3,000 feet of the project site. As described in Response 4.9(b) above, according to the SWRCB GeoTracker database, the project site is located on a LUST Cleanup Site.[5] However, the status of the cleanup site is classified as "Completed - Case Closed as of March 16, 2004". The nearest active LUST Cleanup Site is approximately 2,550 feet northwest of the project site. The project site is not located on a list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit[6] or active cease and desist orders and cleanup and abatement orders.[7]

All use, storage, transport, and disposal of hazardous materials (including any small amounts of hazardous wastes) during construction and operational activities will be performed in accordance with existing local, State, and federal hazardous materials regulations. Because the project site is not listed on the DTSC Hazardous Waste and Substances Site List (Cortese List, compiled pursuant to Section 65962.5 of the Government Code), impacts related to this topic are considered less than significant. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

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 or excessive noise for people residing or working in the project area?

No Impact.

The proposed project is not within an airport land use plan and is not within 2 miles of a public airport or public use airport. The project site is approximately 8 miles southeast of Long Beach Airport, which is the nearest airport to the project site. Therefore, the proposed project would not result in safety hazards for people living or working in the area different than would occur under existing conditions. No impacts would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: General Plan Natural and Environmental Hazards Element)

Less Than Significant Impact.

The City's General Plan Natural and Environmental Hazards Element (2017) outlines goals and policies aimed at adequately preparing for future emergency situations, particularly in the context of changing environmental conditions, and planning in a way that reduces potential hazards as much as possible. Emergency events addressed in the Natural and Environmental Hazards Element

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4 California Department of Toxic Substances Control (DTSC). EnviroStor Database. Website: https://www.envirostor.dtsc.ca.gov/public/map/?global_id=19970011 (accessed July 27, 2022).

5 State Water Resources Control Board (SWRCB). GeoTracker database. Website: https://geotracker.waterboards.ca.gov/map/ (accessed September July 27, 2022).

6 California Environmental Protection Agency (CalEPA). Sites Identified with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit. Website: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf (accessed September 29, 2021).

7 CalEPA. Cortese List Data Resources. Website: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/ (accessed July 27, 2022).

include seismically induced conditions, slope stability/landslides, subsidence, liquefaction, and geologic hazards, flooding, wildland and urban fires, emergency evacuation, coastal hazards, hazardous materials and waste, aircraft hazards, and emergency preparedness. While the Natural and Environmental Hazards Element makes recommendations for emergency evacuation and access, it only designates official evacuation routes in the event of tsunami. In the event of tsunami, Bolsa Chica Street is one of 12 designated emergency evacuation routes for the northern portions of the City located in a tsunami risk zone.

The proposed project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. During short-term construction activities, the proposed project is not anticipated to result in any substantial traffic queuing on nearby streets, and all construction equipment would be staged within the project site. Therefore, project construction impacts related to emergency response and evacuation plans would be less than significant.

The proposed project does not include any changes to public or private roadways that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Further, the proposed project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events, including Bolsa Chica Street. In addition, during the operational phase of the proposed project, on-site access would be required to comply with standards established by the City and the HBFD. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City and HBFD standards. The proposed project would provide adequate emergency access (including fire access) to the site via a right-in/right-out access driveway on Warner Avenue. Additionally, a fire access road would be provided on the south side of the project site, with full-access provided from Bolsa Chica Street. Further, access to and from the project site for emergency vehicles would be reviewed and approved by HBFD and the City as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access. Therefore, operation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Operational project impacts would be less than significant. Therefore, impacts related to interference with an emergency response plan are considered less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

g) *Would the project expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

No Impact.

The project site is located within a highly urbanized area. Surrounding land uses include a mix of commercial, industrial, and residential uses. The project site is not adjacent to any wildland areas. According to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is not within an area identified as a Very High Fire Hazard Severity Zone (VHFHSZ). According to the City's General Plan Natural and Environmental Hazards Element, the City does not face wildfire risk due to its position in an urbanized and built-out region. As a result, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. No mitigation would be required. **This topic**

will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surface, in a manner which would:				
i) result in substantial erosion or siltation on or off-site?			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii) 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?			X	
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

The following section is based on the following technical reports: *Preliminary Geotechnical Site Evaluation Bolsa Chica Senior Community* (Geotechnical Investigation) (Langan, April 2022) which is provided in Appendix A; the *Preliminary Hydrology Study* (Hydrology Study) (KHR Associates, revised September 2022) which is provided in Appendix E; and the *Preliminary Water Quality Management Plan* (WQMP) (Preliminary WQMP) (KHR Associates, 2021, revised April 2022) which is provided in Appendix F.

Impact Analysis:

a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact.

The proposed project involves the construction of a five-story senior living community and associated subterranean parking garage on the project site. Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemical liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via stormwater runoff into receiving waters (i.e., the municipal storm drain system which discharges into Huntington Harbour and Anaheim Bay and ultimately the Pacific Ocean). During construction, the disturbed soil area would be approximately 2.8 acres. Because construction of the proposed project would disturb greater than 1 acre of soil, the project is subject to the requirements of the SWRCB's National Pollutant Discharge Elimination System (NPDES) permit *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities* (Order No. 2009-0009-DWQ, NPDES No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit). As specified in Standard Condition WQ-1 and detailed below, a Storm Water Pollution Prevention Plan (SWPPP) would be prepared and construction Best Management Practices (BMPs) implemented during construction activities, as required by the Construction General Permit. In addition, as specified in Standard Condition WQ-2, below, Section 17.05.310-330 of the City's Municipal Code requires that an Erosion Control Plan be prepared annually during construction and submitted to the City for approval prior to September 15 of each year. The SWPPP and Erosion and Sediment Control Plan would detail the BMPs to be implemented during construction. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize the erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. Compliance with the requirements of the Construction General Permit and City Municipal Code, including incorporation of construction BMPs to target and reduce pollutants of concern in stormwater runoff, would reduce pollutant discharge to receiving waters.

According to the Geotechnical Investigation (Langan, April 2022) prepared for the proposed project, groundwater was first encountered at a depth of 46.2 feet during investigation borings, and there is no evidence of a near surface groundwater table on the project site. Furthermore, the Seismic Hazard Zone Report 020 indicates that the site's historically highest groundwater is approximately 30 feet below existing grade. Based on the maximum depth of excavation for the project of 13 feet below ground surface (bgs), it is not anticipated that the groundwater table would be encountered, and groundwater dewatering is not anticipated for the proposed project. As described in the proposed project's Geotechnical Investigation, the project site is underlain by fill underlain by alluvial deposits consisting of medium dense to dense fine sands with silt and clay extending to approximately 25 feet bgs, and firm to very stiff clay extending to approximately 35 feet bgs. Due to the depth of groundwater and the types of soils on site, it is not expected that any stormwater that may infiltrate during construction would affect groundwater quality because there is not a direct path for pollutants to reach the groundwater table. Furthermore, construction of the

proposed project would be temporary and therefore, any stormwater that may infiltrate during construction would be short term and would not substantially degrade groundwater quality.

Potential pollutants of concern from long-term operations of residential developments include suspended solids/sediments, nutrients, pathogens (bacteria/virus), pesticides, oil and grease, trash and debris, and dry weather runoff. The proposed project would comply with the requirements of the Santa Ana RWQCB's NPDES Permit Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County (Order No. R8-2009-0030, NPDES No. CAS618030, as amended by Order No. R8-2010-0062) (North Orange County MS4 Permit). The North Orange County MS4 Permit requires that a Water Quality Management Plan (WQMP) be prepared for new development and significant redevelopment projects. WQMPs specify the Site Design, Low Impact Development (LID), Source Control, and/or Treatment Control BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff. The proposed project is classified as a significant redevelopment project because it would result in the addition or replacement of 5,000 square feet or more of impervious surface on a developed site; therefore, the proposed project must comply with the requirements of the North Orange County MS4 Permit, including the requirement for preparation of a WQMP and implementation of operational BMPs. A Preliminary WQMP (2022) has been prepared for the proposed project. As specified in Standard Condition WQ-3, below, the Preliminary WQMP will be refined and finalized during final design based on the final site plan.

According to the Preliminary WQMP (2022), proposed non-structural source control BMPs include:

- Education for property owners, tenants, and occupants
- Activity restrictions
- Common area landscape management
- BMP maintenance
- Common area litter control
- Employee training
- Housekeeping of loading docks
- Common area catch basin inspection
- Street sweeping private streets and parking lots

Proposed structural source control BMPs include:

- Provide storm drain system stenciling and signage
- Design and construct trash and waste storage areas to reduce pollution introduction
- Use efficient irrigation systems and landscape design, water conservation, smart controllers, and source control

The project site is listed on the SWRCB's GeoTracker database as a LUST Cleanup Site due to a Chevron Texaco Station that was historically located on the northeast corner of the site (4972 Warner Avenue) and, therefore, stormwater infiltration at the site would be precluded during operation of the proposed project. The proposed project includes proprietary biotreatment and

modular wetland BMPs that would be designed to capture all stormwater runoff from pervious and impervious surfaces on the project site and treat it before discharging it to the storm drain system. Stormwater collected in the proposed walkways and courtyards would drain to adjacent landscaping whenever possible. Stormwater would be collected either through roof drains or inlets and directed to either biofiltration planters or modular wetland systems for treatment. These treatment facilities function as soil and plant-based soil filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. As stormwater passes down through the planting soil, pollutants are filtered, adsorbed, biodegraded, and sequestered by the soil and plants, and collected by an underdrain. From the treatment system, flows would be directed via the on-site storm drain system to the back of an existing catch basin adjacent to the site in Bolsa Chica Street and/or Warner Avenue. The storm drain lateral from these catch basins connects to an MS4 within Bolsa Chica Street. When combined, the non-structural source control, structural source control, and biotreatment BMPs would target and reduce pollutants of concern in stormwater runoff from the project site.

With implementation of Standard Conditions WQ-1, WQ-2, and WQ-3, which require compliance with City and NPDES regulations and implementation of construction and post-construction BMPs, construction and operational impacts related to waste discharge requirements, water quality standards, and degradation of surface or groundwater quality would be less than significant, and no mitigation is required.

This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Standard Conditions: No mitigation is required. However, the following Standard Conditions are based on local, State, and federal regulations or laws that serve to reduce impacts related to hydrology and water quality. These Standard Conditions are applicable to the proposed project and shall be incorporated to ensure that the project has minimal impacts to receiving waters.

Standard Condition (SC) WQ-1 **Construction General Permit.** Prior to issuance of a grading permit, the project Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The project Applicant shall provide the Waste Discharge Identification Number (WDID) to the Director of the City of Huntington Beach (City) Public Works Department, or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the Director of the City's Public

Works Department, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.

Standard Condition WQ-2 **Erosion and Sediment Control Plan.** In compliance with the requirements of Title 17 Buildings and Construction, Chapter 17.05 Grading and Excavation Code, subsection 17.05.320 Erosion Control Plans of Huntington Beach Municipal Code, the project Applicant shall submit a grading plan and erosion control plan to the Director of the City Public Works Department, or designee, for review and approval prior to issuance of a grading permit. The project Applicant shall also submit erosion and sediment control plans annually to the Director of the City Public Works Department, or designee, for review and approval by September 15th of each year during construction.

Standard Condition WQ-3 **Water Quality Management Plan.** Prior to the issuance of grading or building permits, the project Applicant shall submit a Final Water Quality Management Plan (WQMP) to the City Engineer, or designee, for review and approval in compliance with the requirements of the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County (Order No. R8-2009-0030, NPDES No. CAS618030, as amended by Order No. R8-2010-0062) (North Orange County MS4 Permit). The Final WQMP shall be prepared consistent with the requirements of the *Technical Guidance Document for Water Quality Management Plans* (December 2013) and the Water Quality Management Plan template, or subsequent guidance manuals. The Final WQMP shall specify the BMPs to be incorporated into the project design to target pollutants of concern in runoff from the project area. The City shall ensure that the BMPs specified in the Final WQMP are incorporated into the final project design.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less Than Significant Impact.

As discussed in Response 4.10(a), groundwater was not encountered up to a depth of 46.2 feet bgs during geotechnical borings on the project site. Therefore, due to the depth to the groundwater table and the depth of excavation, dewatering of the groundwater table would not be required. Therefore, construction impacts related to the depletion of groundwater supplies or interference with groundwater recharge would be less than significant, and no mitigation would be required.

Currently, the project site is developed with commercial uses and consists of approximately 92 percent impervious surfaces restricting the ability for groundwater infiltration. Although development of the proposed project would decrease impervious surface area on the project site by approximately 8,106 square feet, because the project site is listed as a LUST Cleanup Site, stormwater infiltration would be precluded at the site. All stormwater on the project site would be collected and treated prior to discharge into the storm drain system. Due to the depth of groundwater, soil types on the project site, and existing impervious surface area, development of the proposed project is not anticipated to result in a significant interference with groundwater recharge when compared to existing conditions. Furthermore, project operation would not include groundwater extraction. For these reasons, a less than significant impact related to the depletion of groundwater supplies or interference with groundwater recharge during project operation would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) *Result in substantial erosion or siltation on or off-site?*

Less Than Significant Impact.

During construction activities, soil would be exposed and disturbed, drainage patterns would be temporarily altered during grading and other construction activities, and there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. As discussed above in Response 4.10(a) and as specified in Standard Condition WQ-1, the Construction General Permit requires preparation of a SWPPP to identify construction BMPs to be implemented as part of the proposed project to reduce impacts to water quality during construction, including those impacts associated with soil erosion and siltation. In addition, as also specified in Standard Condition WQ-2, Section 17.05.310-330 of the City's Municipal Code requires that an Erosion Control Plan be prepared annually during construction. The SWPPP and Erosion and Sediment Control Plan would detail the BMPs to be implemented during construction. With compliance with the Construction General Permit as indicated in Standard Condition WQ-1 and with implementation of an Erosion Control Plan, as specified in Standard Condition WQ-2, construction impacts related to on- or off-site erosion or siltation would be less than significant, and no mitigation is required.

The proposed stormwater drainage system would generally conform to the existing on-site drainage pattern. As stated previously, development of the proposed project would decrease impervious surface area on the project site by approximately 7 percent. Impervious surface areas associated with development of the project site would not be prone to erosion or

siltation, because no loose soil would be included in these areas. Pervious portions of the site would be covered with proposed landscaping which would stabilize the soil and minimize on-site erosion or siltation. As discussed in Response 4.10(a) above, all stormwater runoff on the project site would be collected and treated via biofiltration planters and modular wetlands before discharging flows into the storm drain system.

Significant redevelopment projects are subject to specific hydromodification[8] requirements of the North Orange County MS4 Permit and must implement measures for site design, source control, runoff reduction, stormwater treatment, and baseline hydromodification management. However, according to the Preliminary WQMP (2022), the project site is not located in an area of hydrologic condition of concern (HCOC)[9] and is exempt from hydromodification requirement. Specifically, according to the Orange County Susceptibility Analysis map for Anaheim Bay-Huntington Harbour, the project site is not located within a potential area of erosion, habitat, and physical structure susceptibility because downstream receiving waters are stabilized channels. Because the downstream receiving waters are not susceptible to hydromodification, the proposed project does not have a potential to result in downstream erosion or siltation. With implementation of Standard Conditions WQ-1 and WQ-2, impacts related to the alteration of the existing drainage pattern in a manner that would result in substantial erosion or siltation would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact.

Construction activities would alter the on-site drainage pattern, potentially compacting on-site soils and temporarily increasing the potential for flooding compared to existing conditions. As discussed in Response 4.10(a) above, the Construction General Permit requires preparation of a SWPPP to identify construction BMPs to be implemented as part of the proposed project, as specified in Standard Condition WQ-1. The SWPPP would include construction BMPs to control and direct on-site surface runoff to ensure that stormwater runoff from the construction site does not exceed the capacity of the stormwater drainage systems. In addition, as also specified in Standard Condition WQ-2, an Erosion Control Plan would be prepared, which would detail the BMPs to be implemented during construction. Proper management of stormwater during construction would reduce impacts associated with on and off-site flooding.

Development of the proposed project would decrease impervious surface area on the project site by approximately 7 percent and increase previous surface area by 7 percent. The proposed project would include the construction of on-site storm drain facilities and BMPs, including biofiltration planters and modular wetlands which would be designed to treat stormwater runoff on the project site before discharging flows to the storm drain system. As concluded in the Preliminary Hydrology Study, the proposed project condition would have

[8] Hydromodification is defined as hydrologic changes resulting from increased runoff from increases in impervious surfaces. Hydromodification impacts can included changes in downstream erosion and sedimentation.

[9] Areas designated as hydrologic conditions of concern are watersheds of unarmored or soft-armored drainages that are vulnerable to geomorphology changes due to hydromodification.

a lower peak on-site flow rate of 9.26 cubic feet per second (cfs) when compared to the pre-project/existing condition peak on-site flow rate of 9.52 cfs due to the increase in pervious surface area. Furthermore, the proposed project condition peak on-site flow rate for both 25-year and 100-year storms would be lower when compared to the pre-project/existing conditions for those storm years. This reduction in on-site flow rate would improve the existing storm drain system as it flows downstream along Bolsa Chica Street.

Additionally, as specified in Standard Condition WQ-4, a Final Hydrology Study would be prepared based on final project plans and would be approved by the City. The Final Hydrology Study would confirm that the project drainage facilities comply with all applicable City code requirements and ensure that sufficient capacity in the downstream storm drain systems is available to accommodate storm runoff from the project site so that off-site flooding does not occur. The proposed on-site drainage facilities and BMPs needed to accommodate stormwater runoff would also be appropriately sized so that on-site flooding would not occur. With implementation of BMPs and Standard Conditions WQ-1, WQ-2, and WQ-4 (below), impacts related to on- or off-site flooding from an increase in surface runoff would be less than significant, and no mitigation is required.

This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Standard Condition: No mitigation is required. However, previously detailed Standard Conditions WQ-1 and WQ-2, and WQ-4 as shown below would be implemented to reduce impacts related to flooding from an increase in surface runoff.

Standard Condition WQ-4 **Final Hydrology Study.** The project Applicant shall submit a Final Hydrology Study to the City Engineer, or his/her designee, for review and approval prior to issuance of a building permit. The Final Hydrology Study shall be prepared consistent with the requirements of the *Orange County Hydrology Manual* (Orange County Environment Agency 1986) and *Orange County Hydrology Manual Addendum No. 1* (Orange County Environment Agency 1996), or subsequent guidance manuals. The Final Hydrology Study shall demonstrate that the on-site drainage facilities are designed and adequately sized to accommodate stormwater runoff from the project. The City Engineer, or designee, shall ensure that the drainage facilities specified in the Final Hydrology Study are incorporated into the final project design.

iii) 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?

Less Than Significant Impact.

As discussed in Response 4.10(a) and specified above in Standard Conditions WQ-1 and WQ-3, the proposed project would include implementation of construction BMPs and would include implementation of operational BMPs to treat stormwater runoff.

Implementation of BMPs would ensure that the proposed project would not provide substantial additional sources of polluted runoff to the storm drain system.

As discussed in Response 4.10(c)(ii), development of the proposed project would decrease impervious surface area on the project site by approximately 8,106 square feet compared to existing conditions. However, as stated in the Preliminary Hydrology Study, the proposed condition would have a higher peak on-site flow rate compared to the pre-project condition peak on-site flow rate for both the 25-year and 100-year 24-hour storm duration. The proposed project would include the construction of on-site storm drain facilities, including biofiltration planters and modular wetlands, to collect stormwater runoff and treat it before discharging it to the existing MS4 storm drain system. As stated in the Preliminary Hydrology Study, the increase in flow would not significantly impact the existing storm drain system downstream. As specified in Standard Condition WQ-4 above, the proposed on-site storm drain facilities would be appropriately sized to reduce stormwater runoff discharged from the project site so that runoff water would not exceed the capacity of existing or planned stormwater drainage systems.

Therefore, with implementation of Standard Conditions WQ-1, WQ-3, and WQ-4 impacts related to the creation or contribution of runoff water that would provide substantial additional sources of polluted runoff or that would exceed the capacity of existing or planned stormwater drainage systems would be less than significant, and no mitigation is required.

This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

iv) Impede or redirect flood flows?

No Impact.

The project site is not located within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain. According to the FEMA Flood Insurance Rate Maps (FIRMs), the project site is within Zone X, which is considered an Area of Minimal Flood Hazard. Additionally, the City's Local Hazard Mitigation Plan (2017) indicates that the project site is outside the flood zone. Because the proposed project would not place improvements and structures directly within a 100-year floodplain, the proposed project would not impede or redirect flood flows. Therefore, no impact would occur related to impeding or redirecting of flood flows, and no mitigation is required. **Therefore, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact.

As discussed in Response 4.10(c)(iv), the proposed project is not located within a 100-year flood hazard area and would not place structures within a 100-year floodplain. In addition, the project

site is not within a dam inundation area.[10] Therefore, the project site is not subject to inundation from flooding during a storm event or from dam failure.

According to the Department of Conservation (DOC) tsunami hazard map for Orange County, the project site is not inside a tsunami hazard area.[11] Additionally, there are no large lakes, reservoirs, or other water retention facilities in the vicinity of the project site. Therefore, the project site is not at risk of inundation from seiche. In the event of a tsunami, the City has established response procedures as described in the City's adopted Local Hazard Mitigation Plan (2017). Because the project site is not subject to inundation from a storm event, dam failure, tsunami, or seiche waves, there is no risk of release of pollutants due to inundation, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact.

The proposed project is within the jurisdiction of the Santa Ana RWQCB. The Santa Ana RWQCB adopted a Water Quality Control Plan (i.e., Basin Plan) (January 1995, with amendments effective on or before June 2019), which designates beneficial uses for all surface and groundwater within its jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses. As summarized below, the proposed project would comply with the applicable NPDES permits and would implement construction and operational BMPs to reduce pollutants of concern in stormwater runoff.

As discussed in Response 4.10(a), during construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via stormwater runoff into receiving waters. As specified in Standard Condition WQ-1 above, the proposed project would be required to comply with the requirements set forth by the Construction General Permit, which requires preparation of a SWPPP and implementation of construction BMPs to control stormwater runoff and discharge of pollutants. Additionally, as also previously specified in Standard Condition WQ-2, an Erosion Control Plan would be prepared annually during construction. The SWPPP and Erosion and Sediment Control Plan would detail the BMPs to be implemented during construction.

As discussed in Response 4.10(a), the primary pollutants of concern during project operations are suspended solids/sediments, nutrients, pathogens (bacteria/virus), pesticides, oil and grease, trash and debris, and dry weather runoff. As discussed in Standard Condition WQ-3, a Final WQMP would be prepared for the proposed project in compliance with the North Orange County MS4 Permit. The Final WQMP will detail the Site Design, LID, Source Control, and/or Treatment Control BMPs that would be implemented to treat stormwater runoff and reduce impacts to water

[10] City of Huntington Beach. 2017. Local Hazard Mitigation Plan, Figure 2: Dam Inundation Hazard Zone.

[11] California Department of Conservation (DOC). Orange County Tsunami Hazard Area. Website: https://www.conservation.ca.gov/cgs/tsunami/maps/orange (accessed July 2022).

quality during operation. The proposed BMPs would capture and treat stormwater runoff and reduce pollutants of concern in stormwater runoff.

The proposed project would comply with the applicable NPDES permits, which requires preparation of a SWPPP, specifies regulations for groundwater dewatering, requires preparation of a Final WQMP, and includes implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff. As such, the proposed project would not result in water quality impacts that would conflict with the Santa Ana RWQCB's Basin Plan. Impacts related to a conflict with a water quality control plan would be less than significant, and no mitigation is required.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014. SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft of groundwater basins. Specifically, SGMA requires the formation of local Groundwater Sustainability Agencies (GSAs), which are required to adopt Groundwater Sustainability Plans (GSPs), or an approved alternative to a GSP, to manage the sustainability of groundwater basins in California. The project site is located within the Coastal Plain of Orange County Groundwater Basin, which is managed by the Orange County Water District. The Coastal Plain is identified by the Department of Water Resources as a medium-priority basin;[12] therefore, development of a GSP or an approved GSP alternative is required. In lieu of a GSP, Orange County Water District, Irvine Ranch Water District, and the City of La Habra developed the Basin 8-1 Alternative, which establishes objectives and criteria for groundwater management and is designed to be functionally equivalent to a GSP.[13]

The proposed project would not conflict with or obstruct the implementation of the Basin 8-1 Alternative. As discussed in Response 4.10(a), no groundwater dewatering would be required during construction of the proposed project. Due to the depth to groundwater and soil types on the project site, it is not expected that any stormwater that may infiltrate during construction would affect groundwater quality because there is not a direct path for pollutants to reach the groundwater table. In addition, the proposed project would be required to implement operational BMPs to treat stormwater before it could reach groundwater.

Lastly, although the proposed project would result in a decrease in impervious surface area when compared to existing conditions, stormwater infiltration would be precluded during operation of the proposed project because the project site is listed as a LUST Cleanup Site. Because the project site is currently developed with commercial uses and consists of approximately 92 percent impervious surfaces, it is unlikely that groundwater recharge from stormwater infiltration currently occurs on the project site. Any decrease in infiltration would be minimal in comparison to the size of the Coastal Plain of Orange County Groundwater Basin. Therefore, the proposed project does not have the potential to impact groundwater quality, interfere with groundwater recharge, or decrease groundwater supplies. For the reasons outlined above and with implementation of Standard Conditions WQ-1, WQ-2, and WQ-3 a less than significant impact would occur related to a conflict with or obstruction in the implementation of water quality control plans or sustainable groundwater management plans, and no mitigation is required. **This topic will not be analyzed**

[12] California Department of Water Resources (DWR). 2016. SGMA Basin Prioritization Dashboard, Groundwater Basins 2016. Website: https://gis.water.ca.gov/app/bp-dashboard/p2/ (accessed July 26, 2022).

[13] Orange County Water District. 2022 Update. *Basin 8-1 Alternative*. January 1, 2022.

further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

4.11 LAND USE AND PLANNING

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

Impacts Analysis:

a) Would the project physically divide an established community?

No Impact.

The project site is directly bordered by Warner Avenue to the north and Bolsa Chica Street to the east. Surrounding land uses include a mix of commercial, industrial, and residential uses. Directly north of the project site, across Warner Avenue, is a mix of retail businesses, including Walgreens and CVS. Directly east of the project site, across Bolsa Chica Street, are an automotive repair business and four single-family homes. Immediately south of the project site is an industrial property, and immediately west of the project site is a two-story apartment complex.

The proposed project would replace two existing commercial buildings and surface parking with a senior living community and subterranean parking garage. The proposed project is designed to utilize the project site to its full potential and to complement development in the vicinity of the project site. Although implementation of the proposed project would change the existing development configuration within the site, it would not change the existing street layout in the area or introduce any new barriers that would impede or alter access to any existing or adjacent uses. Therefore, the proposed project would not result in the physical division of any established community, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact.

The main documents regulating land use on the project site are the City of Huntington Beach General Plan and the City's Zoning Code. The project site is designated and zoned Commercial General (CG). The proposed project includes a General Plan Amendment to change the land use designation from CG to Mixed Use (MU) to allow for development of a convalescent community with approval of a Conditional Use Permit. The proposed project also includes a Zoning Map Amendment to change the zoning from CG to Specific Plan (SP). Given that the proposed project includes a General Plan Amendment and Zoning Map Amendment, the proposed project's consistency with applicable plans, policies, and regulations adopted to avoid or mitigate environmental effects will be addressed in the EIR. The EIR will identify mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

4.12 MINERAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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?			X	
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?			X	

Impact Analysis:

a) Would the project 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?

Less Than Significant Impact.

In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA) which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** An area containing mineral deposits, the significance of which cannot be evaluated.

- **MRZ-4:** An area where available information is inadequate for assignment to any other MRZ zone.

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being "regionally significant." Such designations require that a Lead Agency's land use decisions involving designated areas are to be made in accordance with its mineral resource management policies and that it considers the importance of the mineral resource to the region or the State as a whole, not just to the Lead Agency's jurisdiction.

The project site has been classified by the California Geological Survey as MRZ-3, indicating that the project site is in a region generally underlain by mineral deposits, the significance of which cannot be evaluated by available data.

As indicated in the City's General Plan Environmental Resources and Conservation Element (2017), mineral resources identified within the City include oil, natural gas, and peat. The City has been the site of oil extraction since the 1920s, and large-scale oil and gas production continues today. Peat production occurred in the City from 1941 to 1954; no further mining of peat or other soil conditioners has been known to occur since that time.

The project site is currently developed with two commercial buildings and an associated paved asphalt parking lot, and uses in the vicinity include commercial, retail, industrial, and residential buildings. Therefore, mineral extraction is already precluded on the project site. Furthermore, the project site and surrounding area is not planned for uses as a mineral extraction area. As such, the proposed project is not anticipated to result in impacts related to the loss of availability of a known mineral resources that would be of value to the region and residents of the State. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) *Would the project 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?*

Less Than Significant Impact.

As discussed in Response 4.12.1(a), the project site has been classified by the California Geological Survey as MRZ-3. However, the project site is currently fully developed with two commercial buildings and an associated paved asphalt parking lot, and no mineral resource extraction activities currently occur on the site. According to the City's General Plan Environmental Resources Conservation Element (2017), the primary mineral resources of value within the City are oil and natural gas. Though much of the City is underlain by these resources, existing extraction facilities within the City are concentrated in coastal and mesa areas. Furthermore, the City's Environmental Resources and Conservation Element does not identify the project site as a locally important mineral resource recovery site. As such, redevelopment of the project site would not cause the loss of potential resources. Therefore, implementation of the proposed project is not anticipated to impact the availability of a locally important mineral resource recovery site. Potential impacts related to the loss of availability of a locally important mineral resource recovery site would be less than significant. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.13 NOISE

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or 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?				X

Impact Analysis:

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact.

Construction and operation of the proposed project may expose people to or generate noise levels that would potentially exceed standards established in the City's General Plan Noise Element (2017), or applicable standards of other agencies. Short-term noise impacts would be associated with demolition of the existing buildings, excavation, grading, and construction of the proposed project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the vicinity of the project site but would no longer occur once construction of the project is complete. Operation of the proposed project is anticipated to create noise consistent with the existing on-site commercial uses including noise from service vehicles, heating and cooling equipment, and employee and resident vehicle parking, all of which would occur approximately 100 feet from adjacent residential uses. A Noise and Vibration Impact Analysis will be prepared as part of the EIR to analyze the proposed project's potential noise impacts. **This topic will be analyzed further in the EIR.**

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact.

Although operation of the proposed project would not result in ground-borne vibration, construction of the proposed project may involve construction activities that would cause potential vibration impacts. A Noise and Vibration Impact Analysis will be prepared as part of the EIR and will analyze the proposed project's potential vibration impacts. **This topic will be analyzed further in the EIR.**

c) *For a project located within the vicinity of a private airstrip or 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?*

No Impact.

The nearest public use airport to the project site is the Long Beach Airport located at 4100 Donald Douglas Drive in the City of Long Beach, approximately 8.3 miles northwest of the project site. There are no private airstrips within 2 miles of the project site, and the project site is not within an airport land use plan. Therefore, implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.14 POPULATION AND HOUSING

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Impact Analysis:

a) *Would the project induce substantial unplanned 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)?*

Less Than Significant Impact.

The proposed project includes the demolition of two commercial buildings (retail and office), and the construction and operation of a five-story, 213-unit senior living community with subterranean parking garage, and utility and landscaping improvements. The senior living community is not a typical residential use and would likely attract existing residents that already live in the City and surrounding areas rather than inducing new population growth from outside the area. Nevertheless,

the project site does not currently contain any permanent residents in the existing condition. As such, implementation of the proposed project would potentially result in an increase in City residents.

The community is intended to house one resident per bed. Therefore, the proposed project will induce population growth in the project vicinity by adding up to 278 new residents on the project site. The addition of 278 new residents represents 0.14 percent of Huntington Beach's 2022 population of 196,100 (California Department of Finance 2022).[14] As previously discussed, given the specific services provided by a senior living community, it is expected that a majority of future residents would come from within a 5–7 mile vicinity of the project site. As such, it can be reasonably assumed that a portion of the community's 278 residents would be comprised of individuals who already live in the City, and that a population increase of 0.14 percent represents a conservative, worst-case scenario. Moreover, this population increase is minimal relative to the City's overall population.

During project operation, it is anticipated the community would be staffed by 110 employees, staggered in shifts during which the number of employees on site would range from 20 to 40 employees. According to the most recently data published by the U.S. Census Bureau, Orange County had 9,612 individuals employed at continuing care communities and assisted living communities for the elderly in 2017.[15] Therefore, because the region's existing labor force already includes a large number of people employed in the congregate care industry, it is reasonable to assume that the senior living community's employees would most likely be comprised of individuals who already live in the general area. As such, it is unlikely that these employment opportunities would cause employees to relocate their residences to be close to the project site, thereby inducing growth within the City. Population growth in the area as a result of on-site employment opportunities would be negligible.

Additionally, although the proposed project would include infrastructure improvements (such as connections to off-site utility infrastructure and the extension of utility services throughout the project site), the proposed project does not propose to expand surrounding utility infrastructure in the project vicinity, nor does the proposed project include roadway expansions or improvements that would indirectly induce population growth.

For the reasons stated above, the proposed project would not result in substantial unplanned population growth, nor would the proposed project indirectly induce population growth through utility or circulation improvements. Therefore, potential impacts related to inducement of unplanned population growth, either directly or indirectly, would be less than significant. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact.

[14] 278 / 196,100 residents = 0.00141 or approximately 0.14 percent of the population.

[15] United States Census Bureau. 2020. 2017 Economic Census for Health Care and Social Assistance. Website: https://www.census.gov/data/tables/2017/econ/economic-census/naics-sector-62.html (accessed July 20, 2022).

The proposed project includes demolition of two existing commercial buildings (retail and office) and construction of a 213-unit senior living community with subterranean parking garage, landscaping, and infrastructure improvements on the project site. No housing is currently present on the project site, and therefore, there are no people living on the project site that would be displaced by the demolition of the two existing commercial buildings. Conversely, the proposed project would result in the development of 213 new senior living units. Therefore, there would be no impacts related to the displacement of substantial numbers of people or housing units, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.15 PUBLIC SERVICES

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) 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:				
i. Fire protection?			X	
ii. Police Protection?			X	
iii. Schools?			X	
iv. Parks?			X	
v. Other public facilities or governmental services?			X	

Impact Analysis:

a) 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:

i. Fire protection?

Less Than Significant Impact.

The Huntington Beach Fire Department (HBFD) would provide fire protection services to the project site. HBFD provides response to fires, medical emergencies, marine safety, hazardous materials incidents, natural and man-made disasters, and other related emergencies. HBFD also maintains mutual aid agreements with neighboring departments (i.e., the Orange County Fire Authority, Fountain Valley Fire Department, Costa Mesa Fire Department, and Newport Beach Fire Department).[16]

HBFD operates eight fire stations within the City. The closest fire stations to the project site are Warner Fire Station 7, located at 3831 Warner Avenue approximately 1.1 miles southwest of the project site, and Heil Fire Station 8, located at 5891 Heil Avenue approximately 1.1 miles northeast of the project site. HBFD currently staffs 131 total safety personnel, with a total of 51 fire suppression and ambulance personnel on duty daily.[17] According to the City's Fiscal Year 2022/2023 Adopted Budget, HBFD provided 20,661 medical, fire, hazardous materials, and other emergency responses in 2021. HBFD has a goal response time of 7 minutes and 30 seconds from the time a medical or fire emergency is dispatched until the first unit arrives on scene. This equates to a 1-minute, 30-second dispatch time, a 2-minute company turnout time, and a 4-minute drive in most populated areas. In Fiscal Year 2020/2021, HBFD achieved its service goal 85 percent of the time.[18]

Emergency access to the project site would be provided via a right-in/right-out access driveway on Warner Avenue. Additionally, a fire access road would be provided on the south side of the project site, with full-access provided from Bolsa Chica Street. Access to and from the project site for emergency vehicles would be reviewed and approved by HBFD and the City as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access. As discussed later in Section 4.17, Transportation, the proposed project would not result in a substantial increase in traffic congestion or significant impacts to the local circulation system that would delay emergency response vehicles. Therefore, the proposed project would not impair emergency response vehicles or increase response times.

As discussed in Section 4.14, Population and Housing, the proposed project could result in an increase of up to 278 additional City residents on the project site. In addition to the increase in residents on the project site, operation of the senior living community would result in staff and visitors traveling to the project site, which would contribute to an increase in calls for fire protection services. Under existing conditions, the project site supports 55,000 square feet of commercial uses which would be demolished, thereby reducing potential calls that may result from the existing commercial uses on site. Due to the type of use, size, and operation of the project, as well as project impact fees, calls for service are expected to not be substantially increased beyond existing conditions.

The project would not impair emergency response vehicles or increase response times and would not substantially increase calls for service to the project site. As such, construction and operation of the proposed project would not trigger the need for new or altered fire facilities. Consequently, HBFD would be able to maintain current levels of service provided to the project site following project implementation. Further, the proposed project would be required to comply with all

16 City of Huntington Beach. 2022. Fiscal Year 2022/2023 Adopted Budget.

17 City of Huntington Beach Fire Operations. Website: https://www.huntingtonbeachca.gov/government/departments/fire/fire_operations/ (accessed July 27, 2022).

18 City of Huntington Beach. 2021. Fiscal Year 2021/2022 Adopted Budget.

applicable Fire Code requirements, and the proposed site plan would require approval by HBFD prior to project implementation.

The project would be subject to a Fire Facilities Development Impact Fee, as established in Chapter 17.74.040, Fire Facilities Development Impact Fee, of the City's Municipal Code (see Standard Condition PS-1, below). Project compliance with Standard Condition PS-1 would further reduce project-related impacts to fire facilities. Therefore, potential impacts related to fire protection services would be less than significant. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with the City's Municipal Code, Chapter 17.74.040, Fire Facilities Development Impact Fee, as detailed below.

SC PS-1 **Payment of Fire Facilities Development Impact Fee.** Prior to issuance of building permits, the City of Huntington Beach (City) Director of Community Development, or designee, shall confirm that the project Applicant has paid all required Fire Facilities Development Impact Fees in accordance with Chapter 17.74.040, Fire Facilities Development Impact Fee, of the Huntington Beach Municipal Code.

ii. Police Protection?

Less Than Significant Impact.

The Huntington Beach Police Department (HBPD) would provide police protection service to the project site. HBPD provides police protection services to the City and operates from three substations. One station is located at 17483 Beach Boulevard, Unit B, which is approximately 3 miles southeast of the project site. This police station would be responsible for providing first-response service to the project site.

HBPD is comprised of 230 sworn police officers and 150 civilian positions.[19] As discussed in Section 4.14, Population and Housing, the proposed project would result in an increase of up to 278 additional City residents on the project site. The development of the senior living community would result in staff and visitors traveling to the project site, which would contribute to an increase in calls for police protection services. Under existing conditions, the project site supports 55,000 square feet of commercial uses which would be demolished, thereby reducing potential calls that may result from the existing commercial uses on site. Due to the type of use, size, and operation of the project, as well as project impact fees, calls for service are expected to not be substantially increased beyond existing conditions.

The project would not impair police response vehicles or increase response times and would not substantially increase calls for service. As such, construction and operation of the proposed project would not trigger the need for new or altered police facilities. Consequently, HBPD would be able to maintain current levels of service provided to the project site following project implementation. The project would be subject to a Police Facilities Development Impact Fee, as established in

[19] City of Huntington Beach. About HB Police Department. Website: https://www.huntingtonbeachca.govgovernment/epartments/pd/about-us/ (accessed July 27, 2022).

Chapter 17.75.040, Police Facilities Development Impact Fee, of the City's Municipal Code (see Standard Condition PS-2, below). Project compliance with Standard Condition PS-2 would further reduce project-related impacts to police facilities. Therefore, potential impacts related to police protection services would be less than significant. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with the City's Municipal Code, Chapter 17.75.040, Police Facilities Development Impact Fee, as detailed below.

Standard Condition PS-2 **Payment of Police Facilities Development Impact Fee**. Prior to issuance of building permits, the City Director of Community Development, or designee, shall confirm that the project Applicant has paid all required Police Facilities Development Impact Fees in accordance with Chapter 17.75.040, Police Facilities Development Impact Fee, of the Huntington Beach Municipal Code

iii. Schools?

Less Than Significant Impact.

The City of Huntington Beach is served by five school districts that contain elementary and middle schools, and one district that contains high schools. The project site is served by the Ocean View School District (OVSD) for elementary and middle schools and the Huntington Beach Union High School District (HBUHSD) for high schools.

As discussed in Section 4.14, Population and Housing, the proposed project would increase the City's population by up to approximately 278 residents. However, school-age children would be prohibited from residing on the project site. Therefore, the addition of 278 residents to the project site would not generate new students to be served by the City's school districts, and the proposed project would not increase demand for schools in the project vicinity.

Pursuant to California Education Code 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirements against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The project Applicant would be required to pay such fees to reduce any project-related impacts on school services as provided in Section 65995 of the California Government Code. Pursuant to the provisions of Government Code Section 65996, a project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued.

The OVSD and the HBUHSD require the payment of a Development Impact Fee for all new development projects in the City to enable the districts to maintain adequate school facilities for the City's growing population. With the payment of the required fees to reduce any impacts of new development on school services (see Standard Condition PS-3, below), potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, the project Applicant would be required to pay such fees to reduce any impacts of new residential development on school services as provided in Section 65995 of the California Government Code.

Standard Condition PS-3 **Payment of School Development Fee.** Prior to issuance of building permits, the project Applicant shall submit proof to the City Director of Community Development, or designee, that payment of applicable school facility development fees to the Ocean View School District and the Huntington Beach Union High School District has been made in compliance with Section 65995 of the California Government Code.

iv. Parks?

Less Than Significant Impact.

As discussed in Section 4.16, Recreation, the City maintains and operates 79 park properties that account for 1,073 acres of parklands and recreational facilities. There are two parks within 0.5 mile of the project site: Wieder Park (approximately 0.3 miles northwest of the project site) and Gibbs Park (approximately 0.5 miles northeast of the project site). Amenities at these parks include basketball courts, volleyball, playground areas, picnic tables, benches, and grassy areas.

Given the City's parkland-to-resident level of service ratio of 5 acres of parkland per 1,000 residents, and the City's 2022 population of 196,100 (California Department of Finance 2022), the addition of 278 senior living residents would create the need for 1.39 acres of parkland, which represents approximately 0.13 percent of the City's existing total of 1,073 acres of public parkland. Though the project would incrementally increase the need for park facilities in Huntington Beach, the increase of 0.13 percent would be negligible as it represents less than 1 percent of the City's existing parkland. Additionally, based on the City's estimated population of 196,100 (California Department of Finance 2022) and the City's parkland-to-resident ratio, the City provides 5.47 acres of parkland per resident, which exceeds the City's minimum standard. The City would continue to meet the parkland-to-resident ratio standard with the addition of 278 senior living residents.

The proposed community will include shared indoor and outdoor recreational spaces. On-site recreational amenities are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, and meditation spaces. Indoor recreation areas are anticipated to include fitness and wellness center, studio spaces, theater, art room, lounge, and multi-purpose rooms. Residents of the senior living community are not anticipated to use off-site parkland and recreational facilities, as the community is intended to contain on-site services and amenities for the daily needs of the project's residents. Nevertheless, some project employees, residents, or their visitors may use other public recreational facilities. As a result, the project would create an incremental increase in the use of area parks.

Chapter 17.76.040, Parkland Acquisition and Park Facilities Development Impact Fee, of the City's Municipal Code requires the payment of in-lieu fees for park and recreational purposes as a condition of approving new non-residential development. Payment of these in-lieu fees, as required by Standard Condition PS-4, below, would serve to reduce project-related impacts to parks to a less than significant level. Therefore, impacts to parks and recreational facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in**

the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with City Municipal Code Chapter 17.76.040.

Standard Condition PS-4 **Payment of Park Impact Fee.** Prior to the issuance of building permits, the City Director of Community Development, or designee, shall confirm that the project Applicant has paid all required park in-lieu/park impact fees as established in Chapter 17.76.040 of the Huntington Beach Municipal Code.

v. Other public facilities or governmental services?

Less Than Significant Impact.

The City of Huntington Beach operates a public library system consisting of five branches. The closest branch to the project site is the Helen Murphy Branch, located at 15882 Graham Street, approximately 1.2 miles northeast of the project site.

As discussed in Section 4.14, Population and Housing, the proposed project involves the construction of a five-story senior living community and, consequently, would increase the City's population by up to approximately 278 residents. As such, implementation of the proposed project could incrementally increase the demand for library services in the City. However, residents of the assisted living community are not anticipated to use off-site community facilities, such as libraries, as the community is intended to contain on-site services and amenities for the daily needs of the project's residents. Nevertheless, some project employees, residents, or their visitors may use other public facilities, such as libraries. Overall, the impact of the new library visitors generated by the project would not significantly affect the City's library facilities or their performance.

The City requires payment of a library facility impact fee to prevent new residential and non-residential development from reducing the quality and availability of public services provided to residents of Huntington Beach by requiring all new development to contribute a fair share of the proportional costs required for expansion of library facilities and collections. Payment of these impact fees, as required by Municipal Code Section 17.67 (see Standard Condition PS-5, below), would serve to reduce project-related impacts to libraries to a less than significant level. Therefore, impacts to library facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with the City's Municipal Code, Chapter 17.67, Library Impact Fee, as detailed below.

Standard Condition PS-5 **Payment of Library Impact Fee.** Prior to the issuance of building permits, the City Director of Community Development, or designee, shall confirm that the project Applicant has paid all required Library Impact Fees as established in Section 17.67 of the Huntington Beach Municipal Code.

4.16 RECREATION

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) 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?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Impact Analysis:

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?

Less Than Significant Impact.

The City's Community Services Department operates and manages parks and recreation facilities throughout Huntington Beach. According to the City's General Plan Natural Resources and Conservation Element (2017), the City contains 3,274 acres of open space. The 3,274 acres of open space include 1,662 acres of conservation space, 701 acres of parkland, 238 acres of recreation areas, 239 acres of water recreation areas, and 434 acres of shoreline.

The City of Huntington Beach maintains and operates 79 public parklands (including parks, City-operated beaches, and public golf courses) consisting of approximately 1,073 acres. The City maintains a parkland level of service goal of 5 or more acres of parkland per 1,000 residents. Based on the City's estimated 2022 population of 196,100 (California Department of Finance 2022) and the City's parkland-to-resident ratio, the City provides approximately 5.47 acres of parkland per resident, which exceeds the City's minimum standard.

There are two parks within 0.5 mile of the project site: Wieder Park (approximately 0.3 miles northwest of the project site) and Gibbs Park (approximately 0.5 miles northeast of the project site). Although there are many diverse parks and recreational facilities within the project vicinity, the project-related increase in the City's population could incrementally increase the use of existing neighborhood and community parks within Huntington Beach.

As discussed in Section 4.14, Population and Housing, implementation of the project would result in a population increase of approximately 278 senior residents. Given the City's parkland-to-resident level of service ratio, project implementation would create the need for 1.39 acres of parkland, which represents approximately 0.13 percent of the City's total existing 1,073 acres of public parklands. Though the project would incrementally increase the need for park facilities in

Huntington Beach, the increase of 0.13 percent would be negligible as it represents less than 1 percent of the City's existing parkland. Additionally, the City currently provides approximately 5.47 acres of parkland per resident, which exceeds the City's minimum standard.

The proposed community will include shared indoor and outdoor recreational spaces. On-site recreational amenities are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, and meditation spaces. Indoor recreation areas are anticipated to include fitness and wellness center, studio spaces, theater, art room, lounge, and multi-purpose rooms. Residents of the senior living community are not anticipated to use off-site parkland and recreational facilities, as the community is intended to contain on-site services and amenities for the daily needs of the proposed project's residents. Nevertheless, some project employees, residents, or their visitors may use other public recreational facilities. As a result, the proposed project would create an incremental increase in the use of area parks.

Chapter 17.76.040, Parkland Acquisition and Park Facilities Development Impact Fee, of the City's Municipal Code requires the payment of in-lieu fees for park and recreational purposes as a condition of approving new residential and non-residential development. As discussed previously in Section 4.15, Public Services, the proposed project would be required to pay in-lieu fees to the City as a standard condition of project approval (see Standard Condition PS-4 in Response 4.15(d) in Section 4.15). With the payment of the required park impact fees, the proposed project's contribution to deterioration of parks and recreational facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

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?*

Less Than Significant Impact.

As previously stated above, the proposed community will include shared indoor and outdoor recreational spaces. On-site recreational amenities are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, and meditation spaces. Indoor recreation areas are anticipated to include fitness and wellness center, studio spaces, theater, art room, lounge, and multi-purpose rooms. Residents of the senior living community are not anticipated to use off-site parkland and recreational facilities, as the community is intended to contain on-site services and amenities for the daily needs of the proposed project's residents.

The construction of shared recreational area is part of the proposed project, and the potential adverse effects associated with implementation of the proposed project on aesthetics, agricultural and forestry resources, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, transportation, and wildfire have been considered through the analysis in this Initial Study. Project-related impacts to these resource topics have been determined to be less than significant as described in this Initial Study. Potential adverse effects associated with implementation of the proposed project on air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, land use and planning, noise, tribal cultural resources, and utilities and service systems will be considered through the analysis in their respective EIR sections. **This threshold will not be analyzed further in the EIR**

unless new information identifying it as a potentially significant impact is presented during the scoping process.

4.17 TRANSPORTATION

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?			X	
d) Result in inadequate emergency access?			X	

Impact Analysis:

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?

Less Than Significant Impact.

In order to assess the impact of the proposed project on the surrounding circulation system, project trips that would be generated during project operation and construction were calculated based on trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (2021) for Land Use Codes 253 (Congregate Care Community) and 254 (Assisted Living). ITE trip rates for Land Use Codes 710 (General Office Building) and 822 (Strip Retail Plaza) were applied to the existing commercial uses to be demolished upon project implementation.

The approximately 3.10-acre project site is developed with two commercial buildings totaling 54,853 square feet and a surface parking lot. Of the 54,853 square feet, 45,340 square feet are currently occupied (34,893 square feet of office use and 10,447 square feet of retail use). The proposed project includes the demolition of the existing commercial buildings and the development of a five-story, 298,000-square-foot State-licensed senior living community consisting of 213 total living units, 207 on-site parking spaces, and associated hardscape and landscaping improvements.

Of the total 213 senior living units, 123 would be Independent Living (Congregate Care) units, 28 would be Memory Care (Assisted Living) units, and 62 would be Assisted Living units. The units

would range in size from single bed (approximately 436 square feet) to three-bedroom units (approximately 2,160 square feet). The proposed project would provide 102 total beds within the 62 Assisted Living units (72) and 28 Memory Care units (30).

The community would provide 207 parking spaces for residents and staff, 4 of which would be surface parking spaces under the porte cochère. A single-level subterranean parking garage would be built beneath the senior living community with 203 parking spaces.

Table B, Project Trip Generation Summary, below, presents the trip generation of the existing occupied uses and the proposed project uses.

Table B: Project Trip Generation Summary

Land Use	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates[1]									
Congregate Care		du	2.21	0.05	0.03	0.08	0.09	0.09	0.18
Assisted Living		beds	2.60	0.11	0.07	0.18	0.09	0.15	0.24
Office		tsf	10.84	1.34	0.18	1.52	0.24	1.20	1.44
Strip Retail Plaza		tsf	54.45	1.42	0.94	2.36	3.30	3.29	6.59
Project Trip Generation									
Congregate Care	123	du	272	6	4	10	11	11	22
Assisted Living	102	beds	265	11	7	18	9	15	24
Total			537	17	11	28	20	26	46
Existing Trip Generation									
Office	34.893	tsf	378	47	6	53	8	42	50
Strip Retail Plaza	10.447	tsf	569	15	10	25	35	34	69
Total	45.340	tsf	947	62	16	78	43	76	119
Net Trip Generation (Project - Existing)			**(410)**	**(45)**	**(5)**	**(50)**	**(23)**	**(50)**	**(73)**

Source = LSA, September 2022

[1] Trip rates referenced from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (2021).
Land Use Code 253 (Congregate Care Facility)
Land Use Code 254 (Assisted Living)
Land Use Code 710 (General Office Building)
Land Use Code 822 (Strip Retail Plaza)

du = dwelling units
tsf = thousand square feet

As shown in Table B, the proposed project is anticipated to generate 537 daily trips, including 28 a.m. peak-hour trips and 46 p.m. peak-hour trips. Vehicular trips associated with the proposed project would be generated primarily from employees and residents of the community.

The 45,340 square feet of existing occupied commercial (office and strip retail plaza) uses generate approximately 947 daily trips, including 78 a.m. peak hour trips and 119 p.m. peak hour trips.

The proposed project would result in a net reduction of 410 daily trips, including a net reduction of 50 trips in the a.m. peak hour and a net reduction of 73 trips in the p.m. peak hour.

The net reduction in site trips is attributable to the change in use. Commercial (office and strip retail plaza) uses generate more trips than a senior living community (congregate care and assisted living uses).

Based on the reduction in daily and peak-hour trips, it is anticipated that the proposed project would not have any adverse impacts on the surrounding circulation system (i.e., Warner Avenue and Bolsa Chica Street).

Construction of the project would include the following six phases (including average phase, daily number of employees, and daily trucks):

1. Demolition (9 weeks): 15 workers and 3 trucks
2. Site Preparation (6 weeks): 18 workers
3. Grading (5 weeks): 15 workers and 138 trucks
4. Building Construction (85 weeks): 200 workers
5. Architectural Coating (52 weeks): 38 workers
6. Paving (3 weeks): 20 workers

Because typical construction hours are 7:00 a.m. to 5:00 p.m., each worker will arrive during the a.m. peak hour and depart during the p.m. peak hour. To present a conservative, worst-case analysis, all workers are assumed to drive themselves to/from the project site. Truck trips will occur throughout the day, including both peak hours. Table C, Construction Trip Generation Summary, below, provides a summary for each phase of construction.

Although construction of the proposed project would generate more peak-hour trips than the existing office use and the proposed senior living community, the increased traffic conditions would be temporary and would cease upon the completion of project construction. The temporary increase in construction trips is not anticipated to result in permanent adverse operations to the adjacent roadways.

Although the proposed project would generate vehicles and trucks for typical operations and construction, it would not preclude alternative modes of transportation or facilities (e.g., transit, bicycle, or pedestrian). In addition, the proposed senior living community is expected to provide van service to the residents. The proposed project is consistent with the City's General Plan Circulation Element (2017), which establishes goals for pedestrian protection and traffic calming measures. On-street Class II bike lanes are provided on each side of Warner Avenue in the project vicinity. In addition, the Orange County Transportation Authority (OCTA) operates bus service (Route 72) along Warner Avenue. Bus stops are provided at the northwest and southeast corners of the intersection of Bolsa Chica Street and Warner Avenue.

The proposed project would not make any changes to the public right-of way in the project vicinity and would not conflict with existing or planned pedestrian, bicycle, or transit facilities. Therefore, project impacts associated with conflicts with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Table C: Construction Trip Generation Summary

Description	Size	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Construction Trip Generation									
Phase 1 – Demolition (9-Week Duration: April 1 to May 31, 2024)									
Workers[1] (PCE = 1)	15	Vehicle	30	15	0	15	0	15	15
Trucks[2] (PCE = 2)	3	Truck	12	2	2	4	2	2	4
Total			***42***	***17***	***2***	***19***	***2***	***17***	***19***
Phase 2 – Site Preparation (6-Week Duration: June 3 to July 12, 2024)									
Workers[1] (PCE = 1)	18	Vehicle	36	18	0	18	0	18	18
Trucks[2] (PCE = 2)	0	Truck	0	0	0	0	0	0	0
Total			***36***	***18***	***0***	***18***	***0***	***18***	***18***
Phase 3 – Grading (5-Week Duration: July 15 to August 16, 2024)									
Workers[1] (PCE = 1)	15	Vehicle	30	15	0	15	0	15	15
Trucks[2] (PCE = 2)	138	Truck	552	28	28	56	28	28	56
Total			***582***	***43***	***28***	***71***	***28***	***43***	***71***
Phase 4 – Building Construction (85-Week Duration: August 19, 2024 to April 3, 2026)									
Workers[1] (PCE = 1)	200	Vehicle	400	200	0	200	0	200	200
Trucks[2] (PCE = 2)	0	Truck	0	0	0	0	0	0	0
Total			***400***	***200***	***0***	***200***	***0***	***200***	***200***
Phase 5 – Architectural Coating (52-Week Duration: April 7, 2025 to April 3, 2026)									
Workers[1] (PCE = 1)	38	Vehicle	76	38	0	38	0	38	38
Trucks[2] (PCE = 2)	0	Truck	0	0	0	0	0	0	0
Total			***76***	***38***	***0***	***38***	***0***	***38***	***38***
Phase 6 – Paving (3-Week Duration: April 6 to April 24, 2026)									
Workers[1] (PCE = 1)	20	Vehicle	40	20	0	20	0	20	20
Trucks[2] (PCE = 2)	0	Truck	0	0	0	0	0	0	0
Total			***40***	***20***	***0***	***20***	***0***	***20***	***20***
Overlapping Phases 4 and 5 (52-Week Duration: April 7, 2025 to April 3, 2026)									
Workers[1] (PCE = 1)	238	Vehicle	476	238	0	238	0	238	238
Trucks[2] (PCE = 2)	0	Truck	0	0	0	0	0	0	0
Total			***476***	***238***	***0***	***238***	***0***	***238***	***238***
Existing Trip Generation[3]									
Commercial	45.340	TSF	947	62	16	78	43	76	119
Net Trip Generation (Overlapping Phases - Existing)			**(471)**	**176**	**(16)**	**160**	**(43)**	**162**	**119**

Source = LSA, September 2022

= Peak of construction activities (highest construction trip generation).

[1] Each worker is anticipated to arrive during the a.m. peak hour and depart during the p.m. peak hour.

[2] Truck trips are anticipated to occur throughout the day, including the a.m. and p.m. peak hours.

[3] Existing commercial trip generation from Table 4.17A

PCE = passenger car equivalent. A worker vehicle has a PCE of 1 and a truck has a PCE of 2.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact.

According to *State CEQA Guidelines* Section 15064.3(a), project-related transportation impacts are generally best measured by evaluating the project's vehicle miles traveled (VMT). VMT refers to the amount and distance of automobile travel attributable to a project.

As a result of Senate Bill (SB) 743, the California Office of Administrative Law cleared the revised CEQA Guidelines for use on December 28, 2018. Among the changes to the guidelines was the removal of vehicle delay and level of service from consideration under CEQA. The intent of SB 743 and the revised *State CEQA Guidelines* is to promote the reduction of greenhouse gas (GHG) emissions, the development of multimodal transportation networks, and a diversity of land uses. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT.

The City has not formally adopted thresholds related to VMT. However, the City currently recommends a VMT analysis based upon the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, dated December 2018.[20] The OPR Technical Advisory recommends a screening level threshold for projects that generate fewer than 110 average daily trips (ADT). Generally, small projects generating less than 110 ADT may be assumed to cause a less than significant transportation impact.

Because the City has not formally adopted VMT guidelines and thresholds, as a matter of practice, the City intends to utilize and rely upon the VMT screening thresholds adopted by the County of Orange. The County has adopted VMT screening criteria of 500 ADT. This criteria exceeds the recommended VMT screening of 110 ADT from the OPR Technical Advisory.

As stated above, the proposed project would result in a net reduction of 410 daily trips, including a net reduction of 50 trips in the a.m. peak hour and a net reduction of 73 trips in the p.m. peak hour. Therefore, based on the screening criteria of the County, the proposed project would be screened out of a VMT analysis because the proposed project would generate fewer daily and peak-hour trips compared to the existing commercial uses, resulting in a reduction of trips on site. As such, the proposed project would result in a less than significant transportation impact with respect to VMT. The proposed project would not be inconsistent with *State CEQA Guidelines* Section 15064.3, subdivision (b), and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?*

Less Than Significant Impact.

With implementation of the proposed project, vehicle access to the community would be provided via three driveways on Bolsa Chica Street (one entry-only driveway and one exit-only driveway for the porte cochère, and one full-access driveway for the subterranean parking garage). The proposed project would also provide a right-in/right-out only driveway on Warner Avenue for emergency and service vehicles and a full-access driveway on Bolsa Chica Street for emergency vehicles only. As previously discussed in Response 4.17(a), project implementation would result in a reduction of both daily and peak-hour trips, therefore minimizing the strain on the surrounding circulation system when traffic volumes are typically the highest. Vehicular traffic to and from the project site would utilize the existing network of regional and local roadways that currently serve the project site and surrounding area. The proposed project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area.

[20] Governor's Office of Planning and Research (OPR). 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December.

Design of the proposed project, including the internal access, ingress, egress, and other streetscape changes, would be subject to review by the City's Department of Public Works and HBFD to ensure adequate fire engine access and turning radius throughout the development. Therefore, the proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment), and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) Would the project result in inadequate emergency access?

Less Than Significant Impact.

Emergency access to the project site would be provided via one right-in/right-out driveway on Warner Avenue and a full-access driveway on Bolsa Chica Street. While the Natural and Environmental Hazards Element makes recommendations for emergency evacuation and access, it only designates official evacuation routes in the event of tsunami. In the event of tsunami, Bolsa Chica Street is one of 12 designated emergency evacuation routes for the western portions of the City located in a tsunami risk zone. It is anticipated that project occupants would utilize Bolsa Chica Street as an evacuation route in the event of an emergency. The proposed project is not anticipated to result in any substantial traffic impacts or queuing on nearby streets during short-term construction activities, and all construction equipment would be staged within the project site. The proposed project does not include any changes to the existing circulation system surrounding the project site and would not interfere with existing emergency evacuation routes. As such, access to Bolsa Chica Street during construction and operation would not be impeded. Access to and from the site must be designed to City and HBFD safety standards and would be subject to the review and approval of the City and HBFD. Therefore, approval of the project plans would ensure that the proposed project's impacts related to emergency access would be less than significant, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	X			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	X			

Impact Analysis:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Sources: 5,6)*

The following response addresses Thresholds 4.18(a) and (b), as outlined above.

Potentially Significant Impact.

Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources (PRC Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a "tribal cultural resource."

Also, per AB 52 (specifically PRC Section 21080.3.1), as Lead Agency, the City must consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project site and have previously requested that the Lead Agency provide the tribe with notice of such projects.

In compliance with AB 52, letters were distributed on September 23, 2022 to local Native American tribes that previously requested to be notified of future projects proposed by the

City and to Native American tribal contracts provided by the Native American Heritage Commission (NAHC). Each tribe will have an opportunity to request consultation with the City regarding the proposed project, and in compliance with AB 52, tribes will have 30 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the AB 52 tribal consultation process will inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. This information will be provided in the EIR.

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a General or Specific Plan. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction and are identified, upon request, by the NAHC. As noted in the Governor's Office of Planning and Research's *Tribal Consultation Guidelines, Supplement to General Plan Guidelines* (2005)[21], "The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."

In compliance with SB 18, letters were distributed on September 23, 2022 to local Native American tribal contacts provided by the NAHC. The letters provide each tribe with an opportunity to request consultation with the City regarding the proposed project, and in compliance with SB 18, tribes will have 90 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the SB 18 tribal consultation process will also inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. **Impacts to tribal cultural resources will be analyzed further in the EIR.**

4.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	

[21] Governor's Office of Planning and Research (OPR). 2005. *Tribal Consultation Guidelines, Supplement to General Plan Guidelines*. April 15, 2005. Website: https://www.parks.ca.gov/pages/22491/files/tribal_consultation_guidelines_vol-4.pdf 9 (accessed January 2, 2020).

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c) 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?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Impact Analysis:

a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction of which could cause significant environmental effects?*

Water (Less Than Significant Impact). Domestic water service in Huntington Beach is provided by the City's Utilities Division of the City Public Works Department. According to the 2020 Urban Water Management Plan (UWMP), from 2019–2020, the City's water supply was approximately 70 percent groundwater and 30 percent imported water. The City supplements its local groundwater, which is obtained from the Lower Santa Ana River Groundwater Basin (also known as the Orange County Groundwater Basin) with imported water purchased from Metropolitan through the Municipal Water District of Orange County (MWDOC). It is projected that by the year 2045, the water supply mix will shift to approximately 85 percent groundwater and 15 percent imported water.

Water demand associated with the proposed project would be typical of a senior living community. The project site currently contains water lines that serve the existing commercial (office and retail) buildings; however, those service lines would be disconnected and capped, and replaced with new water lines that would connect to the existing water mains that run parallel to Warner Avenue and Bolsa Chica Street. According to the 2020 UWMP, the City's projected water supply is able to meet projected water demands in the years 2025, 2030, 2035, 2040, and 2045 during normal years, single dry years, and multiple dry years. In 2020, the actual water supply and actual water demand was 25,966 acre-feet (af). In 2045, the total projected water supply and projected water demand is 26,054 af annually, with supply and demand increasing equally and incrementally every 5-year period between 2025 and 2045. Therefore, the City's existing water supplies are projected to meet full service demands through the year 2045.

The senior living community and landscape improvements associated with the proposed project are anticipated to use approximately 8.42 million gallons per year, or 25.85 af per year of water. The project-related water use represents approximately 0.1 percent of the 2020 water supply in the

City's service area.[22] Consequently, anticipated water usage by the proposed project is negligible (less than 1 percent) compared to the City's total annual water supply. Further, with the approval of a Conditional Use Permit (CUP) and General Plan Amendment (changing the land use designation from Commercial General to Mixed Use to allow for any combination of commercial uses; offices, attached single-family housing, multiple-family housing, and live-work units; institutional uses; cultural facilities; developments including an open space component; and/or civic facilities), the proposed use would be consistent with the General Plan and land use designations. The land use designations are used to estimate the annual water demand as described in the City's UWMP. As such, the water demand associated with uses on the project site is planned for in the UWMP. The change in land use on the site from commercial buildings to a senior living community would not represent a significant change in land use that would require or result in the relocation or construction of new or expanded water treatment facilities. Therefore, the project would result in less than significant impacts associated with water facilities, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Wastewater (Less Than Significant Impact). The Utilities Division of the City's Public Works Department operates and maintains the local sewer collection pipes that feed into the Orange County Sanitation District's (OCSD) sewer system. The City's sewer system includes 360 miles of sewer lines, 10,091 manholes, and 27 lift stations.[23] Wastewater in the City would be conveyed to OCSD's Plant No. 2, which has a current daily capacity of 64 million gallons per day (mgd). Plant No. 2 also has a 120-inch diameter ocean outfall that extends 4 miles off the coast of the City, and a 78-inch diameter emergency outfall that extends 1.3 miles off of the coast. Plant No. 2 is currently undergoing a number of construction projects: the Outfall Low Flow Pump Station, the Primary Treatment Replacement, and the Groundwater Replenishment System Final Expansion.

The Utilities Division of the City's Public Works Department currently provides sewer service to the project site. The proposed project would perpendicularly extend an existing 8-inch sewer lateral line from the north side of the community to connect to an existing 18-inch sewer line running parallel to Warner Avenue. Additional sewer points of connection would be provided along the east side of the community connecting to an existing 8-inch sewer main running parallel to Bolsa Chica Street. The proposed project is anticipated to generate approximately 20,767 gpd of wastewater.[24] The total amount of wastewater generated by the project represents approximately 0.03 percent[25] of the daily treatment capacity at OCSD's Plant No. 2. Consequently, wastewater generated by the proposed project would be negligible (less than 1 percent) compared to the treatment facility's available capacity. Further, as part of the CUP approval process, the Applicant must demonstrate that the proposed sewer connection would have sufficient capacity to accommodate the proposed project with preparation of a Sewer Feasibility Study as specified in Standard Conditions UTL-1. With implementation of Standard Condition UTL-1, development of the proposed project would not require, nor would it result in, the construction or relocation of new or expanded wastewater treatment or collection facilities other than those facilities required for connections to be constructed on site. Therefore, project impacts related to the construction of

[22] 25.85 afy/ 25,966 afy = 0.00099 or approximately 0.1 percent.

[23] City of Huntington Beach. 2022. Sewer System Management Plan.

[24] In the absence of an official wastewater generation rate, wastewater can be reasonably assumed to be 90 percent of water use. 8.422 million of gallons per year = approximately 23,074 gpd. Therefore, 23,074 gpd * .9 = 20,766.6 or approximately 20,767 gpd.

[25] 20,767 gpd / 64,000,000 gpd = approximately 0.00032 or 0.03 percent.

wastewater treatment or collection facilities would be less than significant, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, previously Standard Condition UTL-1 as shown below would be implemented to ensure the proposed project would not result in impacts related to the construction of wastewater treatment or collection facilities.

Standard Condition UTL-1 **Sewer Feasibility Study.** Prior to issuance of a grading or building permit, the project Applicant shall submit a Sewer Feasibility Study prepared by a qualified civil engineer to the City of Huntington Beach City Engineer, or designee, for review and approval. The Sewer Feasibility Study shall include a review of the existing sewer system that would serve the project site to confirm that it has available capacity to accept the wastewater flow generated by the proposed project's uses. Any required improvements shall be identified in the Sewer Feasibility Study. The analysis, conclusions, and recommendations in the Sewer Feasibility Study shall be based on final design plans and shall be consistent with all applicable City requirements. In the event that the Sewer Feasibility Study identifies insufficient sewer capacity to serve the proposed project, the project Applicant would be required to pay a fair-share portion of the cost to improve or replace sewer lines to ensure sufficient capacity.

Stormwater Drainage Facilities (Less Than Significant Impact). Project improvements would include the addition of on-site storm drains along Warner Avenue and Bolsa Chica Street that would connect to the existing storm drain system near the northeastern corner of the project site. The proposed stormwater drainage system would generally conform to the existing on-site drainage pattern. As stated previously, development of the proposed project would decrease the impervious surface area on the project site by approximately 8,106 square feet. Impervious surface areas associated with development of the project site would not be prone to erosion or siltation, because no loose soil would be included in these areas. Pervious portions of the site would be covered with proposed landscaping that would stabilize the soil and minimize on-site erosion or siltation. All stormwater runoff on the project site would be collected and treated via biofiltration planters and modular wetlands before discharging flows into the storm drain system. As specified in Standard Condition WQ-4, detailed in Section 4.10, Hydrology and Water Quality, a Final Hydrology Study would be approved by the City and demonstrate that the on-site drainage facilities are designed and adequately sized to convey and reduce runoff such that on-site and off-site drainage facility capacity would not be exceeded during a design storm. With implementation of Standard Condition WQ-4, the proposed project would not exceed the capacity of downstream stormwater drainage facilities or cause the expansion of existing facilities. Additionally, the proposed project would not require or result in the construction of new stormwater drainage facilities or the expansion of existing facilities beyond the improvements included as part of the proposed project. Therefore, impacts to stormwater drainage facilities would be less than significant with the incorporation of Standard Condition WQ-4. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Electric Power (Potentially Significant Impact). Electric power would be supplied to the project site by Southern California Edison (SCE). SCE provides electricity to more than 15 million people in a 50,000-square-mile area of Central, Coastal, and Southern California.[26]

As discussed in Section 4.6, Energy, construction of the proposed project would require demolition, site preparation, grading, building construction, paving, and architectural coating activities. Construction of the proposed project would require energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the community. All or most of this energy would be derived from non-renewable resources. Energy consumption related to project operations would include transportation energy demands (energy consumed by service, employee, and resident vehicles), and building energy for heating/cooling, and cooking. Consumption of energy resources will be analyzed as part of the EIR, including the project's impacts with respect to existing and projected supplies of electricity. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

Natural Gas (Potentially Significant Impact). Natural gas is provided in the City by the Southern California Gas Company (SoCal Gas). Natural gas lines would be extended throughout the project site and would connect to existing gas lines in the public right-of-way within Bolsa Chica Street and Warner Avenue. The Applicant would be responsible for constructing connections to these existing distribution facilities.

The project's impacts with respect to existing and projected supplies of natural gas will be analyzed as part of the EIR. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be analyzed further in the EIR.**

Telecommunications (Less Than Significant Impact). Cable, internet, and telephone services are provided to the City's residents by major third-party purveyors. Cellular services provided by all major cellular networks are available in the City. Construction activities associated with the proposed project would not increase the demand for telecommunications facilities. In addition, the proposed project would not involve the construction or relocation of new or expanded telecommunications facilities. As discussed in Section 4.14, Population and Housing, the project is anticipated to result in a population increase of approximately 278 people; the increase in population resulting from the proposed project comprises less than 1 percent of the total population of Huntington Beach and does not represent a substantial increase in population. Further, the proposed senior living community is replacing commercial uses that are currently served by telecommunications services. Therefore, implementation of the proposed project would not result in impacts related to the construction or relocation of existing telecommunications facilities, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact.

[26] Southern California Edison (SCE). 2021. Fact Sheets. Website: https://newsroom.edison.com/fact-sheets/fs (accessed July 2022).

As previously stated in Response 4.19(a), above, the City's projected water supply is able to meet projected water demands in the years 2025, 2030, 2035, 2040, and 2045 during normal years, single dry years, and multiple dry years. As previously established, the project is anticipated to use approximately 25.85 acre-feet per year (afy) of water. The project's estimated annual water usage represents approximately 0.1 percent of the projected water supply in the Utilities Division's service area in 2025, 2030, 2035, 2040, and 2045. As such, the estimated annual water use that would be required for operation of the proposed project would not cause the Utilities Division's available supply to be exceeded in the single dry year or multiple dry year scenarios. Therefore, water demand from the proposed project would be within the Utilities Division's current and projected water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts related to water supplies would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

c) *Would the project 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?*

Less Than Significant Impact.

The proposed project includes the demolition of two existing commercial buildings and associated surface parking lot, the development of a five-story senior living community with subterranean parking garage, and landscaping and utility improvements. Infrastructure components to be completed as part of the proposed project would require connections to existing infrastructure within Bolsa Chica Street and Warner Avenue.

Refer to Response 4.19(a). Although the proposed project is anticipated to generate 53,274 gpd of wastewater, the total amount of wastewater generated represents approximately 0.08 percent of the daily treatment capacity at the wastewater treatment plants serving Huntington Beach. Consequently, the wastewater flows from the proposed project can be accommodated within the existing design capacity of the wastewater treatment plants serving the City. Additionally, wastewater generated from the proposed project would be typical of residential wastewater flows in Huntington Beach. As such, OCSD's Plant No. 2 would have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments. The proposed project would not result in any of the wastewater treatment plants discussed above exceeding wastewater treatment requirements. Therefore, impacts related to wastewater generation are less than significant, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

d) *Would the project generate solid waste in excess of State and local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant Impact.

Solid waste collection and transport in Huntington Beach is handled by contracted private firms that haul collected materials to regional landfills and materials recycling facilities. Solid waste collected in the City of Huntington Beach is transported to the Frank R. Bowerman Landfill in Irvine, approximately 10 miles east of the project site. The landfill, which is expected to remain in

operation until approximately 2053, is permitted to receive 11,500 tons per day (tpd).[27] On average, 8,500 tons are disposed daily.[28] As such, the landfill has an average daily surplus disposal capacity of approximately 3,000 tons. The Frank R. Bowerman Landfill has a total remaining capacity of 205,000,000 cubic yards (cy).[29]

As described in Section 4.14, Population and Housing, implementation of the proposed project would result in an increase of approximately 278 residents on the project site. The proposed project would generate approximately 0.5 ton of solid waste per day (184.37 tons per year) during project operation.[30] As stated previously the Frank R. Bowerman Landfill has the capacity to process an additional 3,000 tons of solid waste per day. The total amount of solid waste generated by the proposed project would constitute less than 0.017 percent of the remaining daily available capacity at the Frank R. Bowerman Landfill. Additionally, because the senior living community would replace two existing commercial (retail and office) buildings, which currently generate waste, new waste-generating uses would not be introduced to the project site. As such, solid waste generated by the proposed project would not cause the capacity of the Frank R. Bowerman Landfill to be exceeded. The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Moreover, the proposed project would not otherwise impair the attainment of State solid waste reduction goals. Therefore, the proposed project would result in a less than significant impact to solid waste and landfill facilities, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Less Than Significant Impact.

The California Integrated Waste Management Act of 1989 (AB 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995 and 50 percent by 2000. AB 341 (2011) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the State that not less than 75 percent of solid waste generated be source-reduced, recycled, or composted by the year 2020 and annually thereafter. In addition, AB 341 required the California Department of Resources Recycling and Recovery (CalRecycle) to develop strategies to achieve the State's policy goal.

According to the General Plan Public Services and Infrastructure Element (2017), City efforts to increase waste diversion include maximizing recycling, composting, and source reduction to ensure continued compliance with State regulations. The City plans to eliminate landfill waste by improving waste collection services and increasing community knowledge of available waste diversion practices. These efforts will collectively improve the City's total waste diversion rate. The proposed project would also be required to comply with all federal, State, and local regulations related to solid waste. Specifically, the proposed project would comply with all standards related

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27 OC Waste and Recycling. Frank R. Bowerman Landfill. Website: http://www.oclandfills.com/landfill/active/bowerman (accessed August 15, 2022).

28 Ibid.

29 CalRecycle. 2019. Solid Waste Information System (SWIS). Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2767?siteID=2103 (accessed August 15, 2022).

30 California Emissions Estimator Model (CalEEMod). Compiled by LSA (September 2022).

to solid waste diversion, reduction, and recycling during project construction and operation. Therefore, the proposed project is anticipated to result in less than significant impacts related to potential conflicts with federal, State, and local management and reduction statutes and regulations pertaining to solid waste, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

4.20 WILDFIRE

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to the slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Impact Analysis:

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact.

According to the City's General Plan Natural and Environmental Hazards Element (2017), the project site and surrounding area are not located within a Very High Fire Hazard Severity Zone (VHFHSZ), or within a State Responsibility Area (SRA).

The proposed project would not substantially impair an adopted emergency response plan or evacuation plan. The City's General Plan Natural and Environmental Hazards Element outlines goals and policies aimed at reducing the potential risk of loss of life, injury, property damage, and economic and social dislocation resulting from a disaster, accident, or other hazards in Huntington Beach. Emergency events addressed in the Natural and Environmental Hazards Element include

those associated with seismically induced conditions, slope instability, geologic hazards, flooding, wildland and urban fires, evacuation routes, coastal hazards, hazardous material exposure, aircraft hazards, and disaster and emergency preparedness.

The proposed project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. As discussed in Section 4.17, Transportation, the proposed project is not anticipated to result in any substantial traffic during short-term construction activities, and all construction equipment would be staged within the project site. Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed project would be less than significant.

The proposed project does not include any changes to public or private roadways that would physically impair or otherwise conflict with an emergency response or the use of emergency evacuation routes. In addition, during the operational phase of the project, on-site access would be required to comply with standards established by the City and the Huntington Beach Fire Department (HBFD). The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City and HBFD standards. The proposed project would provide adequate emergency access to the site via two fire access roads: (1) on the south side of the project site, with access provided from Bolsa Chica Street; and (2) at the northwestern corner of the project site, with access provided from Warner Avenue. Both fire access roads would include a turnaround that would ensure adequate access and turning radius for emergency vehicles. Access to and from the project site for emergency vehicles would be reviewed and approved by HBFD and the City as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access. Further, the project site is not located in or near an SRA or lands classified as VHFHSZ. Therefore, because the project site is not located in or near an SRA or lands classified as VHFHSZ, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan in the event of wildfire. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) *Would the project, due to the slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

No Impact.

The project site is relatively flat, and the surrounding area does not contain significant natural or manufactured slopes. The majority of the project site and the surrounding area are currently developed, and therefore, lack the combustible materials and vegetation necessary for the uncontrolled spread of a wildfire.

The project proposes the development of a senior living community with a subterranean parking garage, and utility and landscaping improvements in an area characterized by commercial, industrial, and residential uses. As such, the project itself would not exacerbate wildfire risks as compared to existing conditions because it is representative of existing development in the area and is replacing an existing fully developed commercial use. Further, the project site is not located in or near an SRA or lands classified as VHFHSZ. Therefore, due to the lack of slopes on site and other factors, the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No

mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

No Impact.

The proposed project does not require the installation or maintenance of associated infrastructure (including roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or that would result in impacts to the environment. Although the project includes the development of a senior living community, the project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment. Although utility improvements, including domestic water, sanitary sewer, and storm drain lines, proposed as part of the project would be extended throughout the project site, these utility improvements would be underground and would not exacerbate fire risk. Project design and implementation of utility improvements would be reviewed and approved by the City's Public Works Department and the HBFD as part of the project approval process to ensure the proposed project is compliant with all applicable design standards and regulations. Therefore, no project-related impacts are anticipated, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No Impact.

Landslides. Landslides and other forms of mass wasting, including mudflows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking but can also occur as a result of erosion and downslope runoff caused by rain following a fire. As previously discussed in Section 4.7, Geology and Soils, Response 4.7(a)(iv), landslides and other forms of slope instability do not represent a significant hazard to the proposed project because the site is located in a relatively flat area, and there is no evidence of landslides in the project vicinity. Additionally, the project site does not lie within a designated Landslide Hazard Zone. The proposed project would not exposure people or structures to significant risks, such as landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the proposed project would not result in impacts to project occupants related to post-wildfire landslide risks, and no mitigation is required.

Flooding. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not within a 100-year floodplain. As established in Section 4.10, Hydrology and Water Quality, during project construction, soil would be exposed and disturbed, and drainage patterns would be temporarily altered due to grading, and there would be an increased potential for flooding compared to existing conditions. With the implementation of Standard Condition WQ-1, the proposed project would incorporate site design BMPs, which would be included into the project design to reduce runoff. In addition, compliance with the proposed operational BMPs would ensure on-site storm drain facilities would be adequately sized to

accommodate stormwater runoff from the project site so that on-site flooding would not occur. Operation of the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding. The proposed project would not exposure people or structures to significant risks, such as flooding, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the proposed project would not result in impacts to project occupants related to post-wildfire flooding risks, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	X			
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.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

Impact Analysis:

a) Does the project have the potential to substantially 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, substantially 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?

Potentially Significant Impact.

It is unlikely that the proposed project would 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, substantially 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 due to the previous development of the project site.

The project site is currently fully developed with two commercial buildings and an associated parking lot. The project site is located within an urbanized area of the City, as the entirety of the surrounding vicinity has been previously developed. There are no native habitats within the project site with the potential to support sensitive plant and animal species. The project site does, however, contain ornamental landscaping and non-native trees, which could potentially support nests and roosting for bird species that are protected by the MBTA. Disturbing or destroying active nests that are protected is a violation of the MBTA. In addition, nests and eggs are protected under California Fish and Game Code Section 3503. Adherence to Standard Condition BIO-1, as detailed in Section 4.4, Biological Resources, would ensure that the project complies with the MBTA. Additionally, Standard Condition BIO-1 requires nesting bird surveys, if any vegetation or tree removal occurs between February 1 and August 31, to reduce potential project impacts related to migratory birds. With implementation of Standard Condition BIO-1, potential impacts to biological resources would be less than significant.

Geologic mapping of the project site indicates that Pleistocene sediments may be located at or near the surface. Pleistocene sites nearby the project site have produced vertebrate and invertebrate fossils. Therefore, there is a probability that near surface excavation at the project site could produce Pleistocene fossil materials, and such materials would be considered to be significant paleontological resources. **This topic will be analyzed further in the EIR.**

Ground-disturbing activities for the project are not expected to exceed approximately 13 feet bgs. Soils on the project site have been disturbed previously from development of the existing buildings and parking lot on site, and any unknown archaeological resources would have likely been unearthed at the time of the previous disturbance on the project site. However, new ground-disturbing activities associated with project construction activities could have the potential to unearth previously unknown archaeological resources. An archaeological records search request has been submitted to the SCCIC at CSU Fullerton for the proposed project. The results of the records search are still pending and will be provided in the EIR along with an analysis of impacts to potential archaeological resources. In the unlikely event that human remains are discovered on the project site, Standard Condition CUL-1, as provided in Section 4.5, Cultural Resources, requires notification of the proper authorities and adherence to standard procedures for the respectful handling of human remains. The proposed project may result in the discovery of unknown cultural resources and, therefore, potentially significant impacts may occur. **This topic will be analyzed further in the EIR.**

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.)*

Potentially Significant Impact.

The proposed project, when considered in conjunction with other approved or pending projects within the City, could potentially result in cumulatively considerable impacts. Due to the potentially significant impacts identified in various sections (including Sections 4.1, Aesthetics, 4.3, Air Quality; 4.5, Cultural Resources; 4.6, Energy; 4.7, Geology and Soils; 4.8, Greenhouse Gas Emissions; 4.11, Land Use and Planning; 4.13, Noise; 4.18, Tribal Cultural Resources; and

4.19, Utilities and Service Systems), cumulatively considerable impacts could result from implementation of the proposed project. As such, the EIR will assess the potential for the proposed project to contribute to cumulative impacts for each of these environmental topics, and mitigation will be proposed, if necessary. **Therefore, these topics will be analyzed further in the EIR.**

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact.

The potential for the proposed project to have substantial adverse effects on human beings, either directly or indirectly, will be evaluated in the EIR. A significant impact may occur if environmental effects related to the proposed project could cause substantial direct or indirect adverse impacts to human beings as described in the checklist responses. Refer to Response 4.21(b), above, for a reference to all sections contained in this Initial Study that may have a potentially significant impact as a result of the proposed project. **This topic will be analyzed further in the EIR.**

5.0 EARLIER ANALYSIS/SOURCE LIST

Earlier analyses may be used where, pursuant to tiering, a 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:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Community Development Department, 2000 Main Street, 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 Street, Huntington Beach and at: http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm
3	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office, 2000 Main Street, Huntington Beach and at: http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm
4	Geotechnical Investigation (April 2022)	Appendix A
5	Phase I Environmental Site Assessment (Phase I ESA) (April 2021)	Appendix B
6	Limited Site Investigation (June 2021)	Appendix C
7	Soil Management Plan (January 2022)	Appendix D
8	Preliminary Hydrology Study (Revised September 2022)	Appendix E
9	Preliminary Water Quality Management Plan (Preliminary WQMP) (Revised April 2022)	Appendix F

6.0 REFERENCES

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APPENDIX A

GEOTECHNICAL INVESTIGATION
(April 2022)

APPENDIX B

PHASE I ENVIRONMENTAL SITE ASSESSMENT (PHASE I ESA)

(April 2021)

APPENDIX C

LIMITED SITE INVESTIGATION
(June 2021)

APPENDIX D

SOIL MANAGEMENT PLAN
(January 2022)

APPENDIX E

PRELIMINARY HYDROLOGY STUDY
(September 2022)

APPENDIX F

PRELIMINARY WATER QUALITY MANAGEMENT PLAN (Preliminary WQMP)

(Revised April 2022)