



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jennifer Villasenor, Senior Planner
DATE: August 27, 2013
SUBJECT: **GENERAL PLAN AMENDMENT NO. 12-001/ NEGATIVE DECLARATION NO. 12-007 (2013-2021 HOUSING ELEMENT UPDATE)**
APPLICANT: City of Huntington Beach
LOCATION: Citywide

STATEMENT OF ISSUE:

- ◆ General Plan Amendment No. 12-001 is a request to update the General Plan Housing Element for the 2013-2021 planning period.
- ◆ Negative Declaration No. 12-007 is a request to analyze the potential environmental impacts associated with implementation of the Housing Element Update.
- ◆ Staff's Recommendation: Approve Negative Declaration No. 12-007 and General Plan Amendment No. 12-001 and forward to the City Council for adoption for the following reasons:
 - The proposed Housing Element Update will not result in any significant impacts on the environment.
 - The updated Housing Element is consistent with the General Plan and State law requirements.
 - The Housing Element identifies specific programs to address the community's housing needs, including adequate site provision, removal of governmental constraints, the preservation and development of affordable housing, energy efficiency and sustainability, and equal housing opportunity.

RECOMMENDATION:

Motion to:

- A. "Approve Negative Declaration No. 12-007 with findings (Attachment No.1); and"
- B. "Approve General Plan Amendment No. 12-001 and forward Draft Resolution (Attachment No. 2) to the City Council for adoption."

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Deny Negative Declaration No. 12-007 and General Plan Amendment No. 12-001 with findings for denial."
- B. "Continue Negative Declaration No. 12-007 and General Plan Amendment No. 12-001 and direct staff accordingly."

PROJECT PROPOSAL:

The Housing Element is a citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2008. Pursuant to California Government Code Section 65588, the Housing Element must be updated for the 2013-2021 planning period.

State Housing Element Law (Article 10.6 of Chapter 3 of the Government Code) establishes requirements for the content of local agencies' housing elements in order to ensure that housing issues are adequately and thoroughly addressed. The City has retained a consultant, Karen Warner Associates, to assist staff in the preparation of the Housing Element Update in meeting the State's requirements and ultimately obtaining certification from the California State Department of Housing and Community Development (HCD).

Background:

The City conducted three noticed public meetings (one City Council study session and two Planning Commission study sessions) on the Housing Element Update. Notice of the study session meetings was advertised in the newspaper and mailed to interested parties including housing developers, affordable housing providers, groups and organizations advocating for special needs populations (i.e. – elderly, disabled persons, etc.), and organizations representing specific segments of the community (i.e. – Council on Aging, Mobile Home Advisory Board, etc.). The purpose of these meetings was to introduce key components of the Housing Element Update and provide the City's policy makers and interested parties an opportunity to comment on the data, analysis and programs included in the draft Housing Element. These meetings are summarized in Section I of the draft Housing Element Update.

Issues discussed during the study sessions were incorporated into the draft Housing Element Update, which was completed in April 2013. The draft Housing Element Update was made available for a 60-day public review and comment period, which ended on June 28, 2013. The City received two comment letters during the review period. One comment letter is from the Ocean View School District. The letter details the District's expectation for future increases in enrollment and discusses the difficulty in forecasting student projections. The letter indicates the District's plan to commission an extensive demographic study to ensure that future facility needs are met. The second letter is from the Kennedy Commission, a non-profit affordable housing advocacy organization. The letter points out that Huntington Beach has seen significant rent increases in the last year and, as a result, much of the City's workforce cannot afford to live in Huntington Beach, particularly in the lower wage industry sectors. The letter provides the Kennedy Commission's recommendations for increasing affordable rental housing in the City. Based on the Kennedy Commission letter, the City strengthened programs to encourage development of extremely low income units through incentives such as priority for financial

assistance from the City/Housing Authority (Program No. 11) and entitlement application fee waivers (Program No. 14) for projects proposing extremely low income units. The letters are included as Attachment No. 4.

Concurrent with the public review period, the draft Housing Element Update was sent to HCD for review. During the review, the City addressed questions from HCD staff related to governmental constraints, vacant sites, and housing programs for disabled persons and transitional/supportive housing, which resulted in minor revisions to the draft Housing Element and the addition of a new program to address statutory requirements for transitional/supportive housing zoning (Program No. 16). Upon completion of HCD's review, the City received a letter stating that the draft Housing Element, as revised, meets the statutory requirements of Housing Element law. Upon adoption by the City Council, the Housing Element would be found in compliance with State law when it is submitted to HCD for certification. The Planning Commission was provided a copy of the State-compliant draft Housing Element on July 16, 2013. A copy of the HCD compliance letter is provided as Attachment No. 5.

ISSUES:

General Plan Conformance:

As a component of the General Plan, the Housing Element must be internally consistent with the other General Plan Elements. This section first identifies the proposed goals of the updated Housing Element and then reviews other components of the General Plan for consistency.

There are six overall goals identified in the Housing Element Update.

1. Preserve and improve existing housing and neighborhoods;
2. Provide adequate housing sites;
3. Assist in the provision of affordable housing;
4. Remove governmental and other constraints to housing investment;
5. Promote fair and equal housing opportunities; and
6. Promote a healthy and sustainable community.

The proposed goals of the updated Housing Element are consistent with the existing goals, objectives and policies of the City's General Plan, including those of the Land Use, Air Quality and Environmental Resources/Conservation Elements.

A. Land Use Element

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

The focus of the six goals of the Housing Element, in addition to the policies and programs proposed to achieve these goals, is to provide housing for all economic segments of the community. Several policies and programs are geared toward providing equal housing opportunity and social support services for special needs groups and providing healthy and sustainable housing and neighborhoods

throughout the City. Furthermore, the Housing Element includes an analysis of governmental constraints and programs to remove these constraints to encourage and facilitate the provision of a diverse range of housing units such as homeless shelters, group housing and housing for disabled persons.

Objective LU 9.2: Provide for the preservation of existing residential neighborhoods.

The Housing Element proposes several programs for the preservation of existing housing including: financial assistance for single-family home repairs; multi-family acquisition and rehabilitation projects; neighborhood preservation and code enforcement efforts; and preservation of assisted rental housing.

Objective LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low and moderate income families.

Policy LU 9.5.1: Accommodate the development of housing types, such as multifamily development and Single Room Occupancies (SRO), intended to meet the special needs of senior citizens, the physically and mentally challenged, and, very low, low and moderate income households in areas designated for residential and mixed-use on the Land Use Plan Map, in accordance with the Housing Element.

The Housing Element discusses the special housing needs of groups such as seniors, female-headed households, large families, disabled persons, homeless persons and low income households. The programs and policies in the Housing Element encourage and facilitate the provision of housing for these special needs groups through financial and regulatory assistance. Additionally, the Housing Element includes programs to encourage multi-family residential development with the inclusion of on-site affordable units through availability of a sites inventory and implementation of the Beach and Edinger Corridors Specific Plan.

Policy LU 11.1.3: Establish incentives for the inclusion of day-care, public meeting rooms and other community-oriented facilities in mixed-use districts; possibly including the use of bonus densities, expedited entitlements, or other techniques.

The Housing Element includes a program to increase the number of childcare facilities in the City and facilitates the provision of childcare facilities in residential development projects by establishing incentives such as expedited entitlement processing.

Policy LU 15.6: Facilitate the preservation and development of Residential Mobile Home Parks.

The Housing Element includes a program to facilitate preservation of mobile home parks as long term housing in the City. The program facilitates communication between park owners and tenants and provides information on State Mobilehome Park Resident Ownership Program (MPROP) funding through the Mobile Home Park Advisory Board.

B. Environmental Resources/Conservation Element

Goal ERC 5: Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

Objective ERC 5.2.1: Provide ample opportunities for businesses and residents of the community to conserve and reuse natural resources.

The Housing Element incorporates a green building and sustainability program to enhance resource efficiency and sustainability. The program promotes energy conservation and design in new and existing development. The program would provide outreach and education to developers, architects and residents on the CALGREEN code and lists the various opportunities available to residents for participation in recycling, conservation, and sustainable programs through the citywide *HB Goes Green* campaign.

C. Air Quality Element

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

The Green Building and Sustainability program discusses the City's adoption of the CALGREEN building code and requirements for incorporation of sustainable design features in all new development within the Downtown Specific Plan and Beach and Edinger Corridors Specific Plan areas. The objective of the program is to educate developers, architects and residents on these new codes and provide opportunities and incentives for inclusion of sustainable design in existing and new residential and mixed use projects.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed Housing Element Update. Subsequently, Negative Declaration No. 12-007 (Attachment No. 3) was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA).

Draft Negative Declaration No. 12-007 was made available for public review for 30 days commencing on July 18, 2013 and ending on August 16, 2013. Three written comment letters were received during the comment period. The comment letters were from State agencies and generally included information for consideration during the environmental review of future housing development projects. The letters as well as responses to the comment letters are included in draft Negative Declaration No. 12-007 (Attachment No. 3).

Prior to any action on General Plan Amendment No. 12-001, it is necessary for the Planning Commission to review and act on Negative Declaration No. 12-007. Staff, in its initial study of the project, is recommending that the negative declaration be approved with findings.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

Economic Development, Code Enforcement and Police Department staff provided input to Planning staff and the City's consultant in the preparation of the draft Housing Element Update.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on August 15, 2013. In lieu of sending notices to all property owners of record in the city, notices were sent to interested parties and a minimum 1/8 page advertisement was published pursuant to Section 65353 of State Planning Law. As of August 20, 2013, no communications regarding the Housing Element Update have been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:
Not Applicable

MANDATORY PROCESSING DATE(S):
October 15, 2013 due to HCD

ANALYSIS:

State Housing Element Law requires that housing elements contain an identification and analysis of existing and projected housing needs, an inventory of resources and constraints relevant to meeting these needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. The 2013-2021 Housing Element Update consists of five sections meeting the statutory requirements for housing elements.

Section I - Introduction

This section provides an introduction to the Housing Element, outlines the goals of the Housing Element, discusses the organization of the topics and issues addressed in the document and lists sources of information and describes the public participation process utilized in developing the Housing Element.

Section II – Housing Needs Assessment

Section II provides a discussion of the City’s population and housing stock characteristics in determining the City’s housing needs. The housing needs assessment is comprised of the following components: a demographic and employment profile; a household profile; special needs populations; housing stock characteristics; and regional housing needs.

Regional Housing Needs Assessment (RHNA)

State Housing Element Law requires that each city and county develop local housing programs to meet its fair share of existing and future housing needs for all income groups, as determined by the jurisdiction’s Council of Governments. In the southern California region, the agency responsible for assigning the regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). SCAG has determined that Huntington Beach has a regional housing need (RHNA) of 1,353 units for the 2013-2021 planning period. The table below provides a breakdown of the RHNA allocation by various household income categories.

City of Huntington Beach RHNA Allocation

Income Level	Percent of AMI* (Area Median Income)	Number of Units	Percentage of Units
Extremely Low**	0-30%	156	12%
Very Low	31-50%	157	12%
Low	51-80%	220	16%
Moderate	81-120%	248	18%
Above Moderate	>120%	572	42%
Total		1,353	100%

*AMI = \$85,300 (based on four person household)

** An estimated half of the City’s very low income housing needs (156 units) are for extremely low income households.

The policies and programs identified in Section V (Housing Plan) of the Housing Element propose to encourage and facilitate the provision of housing in order to meet the City’s housing needs based on the demographic and economic data in the needs assessment as well as the City’s RHNA allocation.

Section III – Housing Constraints

Section III analyzes the various governmental, market, infrastructure and environmental factors that can serve as a constraint to the provision of housing in the City of Huntington Beach. Development standards and land use controls, site improvement requirements and development fees can all be considered potential governmental constraints. The analysis in the Housing Element indicates that the City’s zoning ordinance should be revised to encourage and facilitate the provision of a variety of housing types such as multi-family housing, transitional housing and affordable housing, particularly extremely low income units. The Housing Element contains several programs for the removal of governmental constraints by proposing to reduce processing procedures for multi-family residential development, revise existing codes to permit transitional and supportive housing in non-residential zones that allow other residential uses, and reduce development fees for projects providing affordable housing that exceed minimum inclusionary requirements.

Market constraints such as the availability of financing, the price of land and cost of construction can constrain the provision of housing in the City and affect product type development and unit price. Similarly, existing environmental conditions can constrain the provision of housing. Many properties in the City of Huntington Beach have environmental hazards such as designation in a floodplain, the presence of oil facilities and hazardous waste related to abandoned oil wells, the presence of methane gas, wetlands and environmentally sensitive habitat areas and seismic and tsunami hazards. While market and environmental constraints can present challenges, they have not served as a major constraint to the overall development of housing in the City. However, they can constrain the development of affordable housing as they create additional cost burdens on the developer. Programs such as the Affordable Housing Development Assistance Program, which prioritizes City financial assistance for projects incorporating extremely low income units, the Affordable Housing Density Bonus Program and Development Fee Assistance Program will provide incentives for the development of affordable housing.

Section IV – Housing Resources

This section describes and analyzes the land, financial, and administrative resources available for the preservation and development of housing in the City of Huntington Beach. As described in Section II of the Housing Element, SCAG has determined that Huntington Beach has a regional housing need (RHNA) of 1,353 units for the 2013-2021 planning period. The City plans to fulfill its share of the regional housing need using a combination of the methods listed below:

1. Residential projects with development entitlements (occupancy post 12/31/2013);
2. Vacant residential and mixed use sites;
3. Underutilized residential and mixed use sites; and
4. Pending projects on developed sites (with zoning in place).

The table below demonstrates how the four methods would achieve the City’s 2013-2021 RHNA targets by income level.

Potential Housing Units for the 2013-2021 Planning Period

Income Levels	Very Low	Low	Moderate	Above Moderate	Total
Entitled Projects (with post 12/31/13 occupancy)	79	22	189	2,104	2,394
Vacant Residential & Mixed Use Sites	419		193	127	739
Underutilized Residential & Mixed Use Sites	255		18	-	273
Pending Projects on Developed Sites	0	8	44	479	531
Total Site Capacity	783		444	2,710	3,937
2013-2021 RHNA Targets	313	220	248	572	1,353
RHNA surplus/shortfall	+250		+196	+2,138	+2,584

(Source: Table IV-3, 2013-2021 Housing Element)

Section V – Housing Plan

The Housing Plan considers the housing needs, constraints and resources established in each of the previous sections to set forth the goals, policies and programs required to meet the City’s housing needs for the 2013-2021 planning period. Section V also considers the accomplishments from the previous Housing Element and evaluates the effectiveness of the housing plan in determining which programs would be appropriate for inclusion in the 2013-2021 Housing Element Update.

2008-2014 Housing Element Accomplishments

In general, the 2008-2014 Housing Element was successful in meeting the City’s housing needs. Major accomplishments included the following: adoption of the Beach and Edinger Corridors Specific Plan (BECSP) accommodating up to 4,500 new housing units; funding of 25 first-time homebuyer loans for moderate income households; providing financial assistance to non-profit housing providers for the acquisition and rehabilitation of 230 affordable units; assisting 525 single-parent households through Project Self-Sufficiency; providing housing rehabilitation assistance to 88 lower income homeowners; and adoption of reasonable accommodations procedures for persons with disabilities. A summary of the City’s progress in fulfilling the quantified objectives in the 2008-2014 Housing Element is detailed in the table below.

Summary of Quantified Objectives (2008-2014 Housing Element)

Income Level	New Construction*		Rehabilitation**		Conservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	227	0	15	32	1,000	1,065
Very Low	227	35	63	238		
Low	369	12	97	48	-	-
Moderate	414	65	50	0	-	-
Above Moderate	855	920	-	-	-	-
Totals	2,092	1,032	225	318	1,000	1,065

* Reflects RHNA

(Source: Table V-2, 2013-2021 Housing Element)

** Reflects rehabilitation loans and acquisition/rehabilitation projects

*** Reflects preservation of at-risk projects and Section 8 vouchers

Housing Programs

The 21 housing programs proposed for the 2013-2021 planning period consist of existing programs incorporated from the previous housing element, revised programs based on a review of the previous Housing Element’s accomplishments and new programs to address the City’s unmet housing needs. Some of the new and revised programs that are proposed for the 2013-2021 planning period are:

- **Housing Opportunities for Persons Living With Developmental Disabilities:** a new program that supports a range of housing options for persons with disabilities through zoning, partnerships with supportive housing providers, and pursuit of funding opportunities;
- **Development Fee Assistance Program:** continues the current program to offer fee reductions for affordable housing projects and expands the program to waive application fees for projects with a minimum of 10% extremely low income units; and
- **Zoning for Transitional and Supportive Housing:** In 2009, the City amended the Zoning and Subdivision Ordinance to comply with State law requirements to establish allowances for transitional and supportive housing in residential zones. However, State law also

requires jurisdictions to expand the areas where these uses are permitted to non-residential zoning districts that allow other similar residential uses. The program would expand potential site locations for transitional and supportive housing in the Commercial Visitor (CV) and certain Specific Plan zoning districts where other residential uses are permitted. These uses would be permitted consistent with how other residential uses are permitted in these districts.

All of the proposed housing programs include a goal and objective, responsible agency, funding source and program schedule, as required by State law, to ensure that the City's housing goals can be achieved within the planning period.

SUMMARY:

The 2013-2021 Housing Element Update adequately addresses housing needs in the City of Huntington Beach and complies with State requirements. It identifies appropriate programs to assist the City in meeting its housing goals, objectives and policies. Staff recommends the Planning Commission approve the updated Housing Element for the following reasons:

- ◆ The updated Housing Element is consistent with the General Plan and State law requirements.
- ◆ The Housing Element identifies specific programs to address the community's housing needs, including adequate site provision, removal of governmental constraints, the preservation and development of affordable housing, equal housing opportunity, and healthy and sustainable housing.

ATTACHMENTS:

1. Suggested Findings for Approval – ND No. 12-007
2. Draft City Council Resolution – GPA 12-001
3. Negative Declaration No. 12-007 (Includes Environmental Checklist, Response to Comments and Comment Letters)
4. Public Comment Letters
5. HCD Compliance Letter
6. 2013-2021 Draft Housing Element (Not Attached – previously provided under separate cover and available for review on the City's website at the following link:
http://www.huntingtonbeachca.gov/files/users/planning/PublicHearingDraft2013_2021HBHousingElement.pdf)

SH:MBB:jv

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

NEGATIVE DECLARATION NO. 12-007

1. Negative Declaration No. 12-007 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of 30 days. Comments received during the comment period were from State agencies and generally provided jurisdictional information and issues for consideration during the environmental review of individual housing projects as they relate to that particular agency's jurisdiction. The comment letters and responses were considered by the Planning Commission prior to action on the Negative Declaration and General Plan Amendment No. 12-001.

2. There is no substantial evidence in light of the whole record before the Planning Commission that the project will have a significant effect on the environment. The Housing Element is a policy document that is consistent with growth identified in the 1996 General Plan and includes policies and programs to help conserve, improve and develop housing within the City, including affordable housing. Its policies and programs are consistent with the other General Plan elements. The specific environmental effects of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted, with any needed mitigation measures or conditions of approval identified at that time.

ATTACHMENT NO. 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 12-001 HOUSING ELEMENT UPDATE

WHEREAS, the City Council of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives; and

On November 13, 2012, February 26, 2013 and March 4, 2013 study sessions were held with the Planning Commission and City Council for consideration of revisions to the adopted Housing Element; and

On April 29, 2013 a Notice of Availability was published in a newspaper of general circulation for review of the draft Housing Element Update for a period of 60 days for interested parties; and

Pursuant to *California Government Code* §§65587-65588, the City must complete the revision to its Housing Element to meet the provisions of Title 7, Division 1, Chapter 3, Article 10.6, commencing with section 65580 et seq by October 1, 2013; and

The Planning Commission, after giving notice as prescribed by law, held at least one public hearing to consider General Plan Amendment No. 12-001; and

The Planning Commission found pursuant to the California Environmental Quality Act that General Plan Amendment No. 12-001 will not have any significant adverse effects on the environment.

Based on the environmental analysis, the City Council of the City of Huntington Beach hereby makes the following findings:

1. The proposed 2013-2021 Housing Element will not facilitate the creation of any additional housing units beyond those anticipated and accounted for in the 1996 General Plan EIR.
2. Proposed new Housing Element programs will improve the quality of existing housing and encourage and facilitate the provision of housing for all economic segments of the community.
3. Adoption of the 2013-2021 Housing Element will not result in any significant environmental effects.

The Draft Housing Element has been reviewed at one noticed public hearing held by the Planning Commission of the City of Huntington Beach on August 27, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach, pursuant to Title 7, Division 1, Chapter 3, Article 6 of the *California Government Code*, commencing with Section 65350, that General Plan Amendment No. 12-001 to update and amend the City's General Plan Housing Element is approved.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____ 2013.

Mayor

ATTEST

APPROVED AS TO FORM

City Clerk

City Attorney

REVIEWED AND APPROVED

INITIATED AND APPROVED

City Manager

Planning and Building Director

**CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
DRAFT NEGATIVE DECLARATION NO. 12-007**

- 1. PROJECT TITLE:** City of Huntington Beach 2013-2021 Housing Element
- Concurrent Entitlements:** General Plan Amendment No. 12-001
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
- Contact:** Jennifer Villaseñor, Senior Planner
Phone: (714) 374-1661/jvillasenor@surfcity-hb.org
- 3. PROJECT LOCATION:** The project encompasses the jurisdictional boundaries of the City of Huntington Beach (*refer to Figure 1*)
- 4. PROJECT PROPONENT:** City of Huntington Beach
- Contact Person:** Jennifer Villaseñor, Senior Planner
Phone/Email: (714) 374-1661/jvillasenor@surfcity-hb.org
- 5. GENERAL PLAN DESIGNATION:** Citywide
- 6. ZONING:** Citywide
- 7. PROJECT DESCRIPTION:**

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;

- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment;
- 5) Promoting fair and equal housing opportunities; and
- 6) Promoting a healthy and sustainable community.

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element, including the Element's consistency with the City's existing General Plan. The specific environmental effects of any future development, including the methods described herein, would vary on a project-by-project basis, and would be evaluated as individual project proposals are submitted.

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction. As described in the draft Housing Element (Section IV, Housing Resources), Huntington Beach has an identified regional housing growth need (RHNA) of 1,353 units for the 2013-2021 planning period. The City's 1996 General Plan plans for 18,500 new residential units beyond 1990 levels. With a net of approximately 6,000 new housing units developed in Huntington Beach since 1990 (72,736 total units in 1990 versus 78,732 total units in 2013), the City's RHNA allocation of approximately 1,350 units still falls well below the General Plan capacity for 18,500 additional residential units.

Huntington Beach plans to fulfill its RHNA allocation using a combination of the methods listed below:

1. Residential projects with development entitlements (occupancy post 12/31/2013);
2. Vacant residential and mixed use sites;
3. Underutilized residential and mixed use sites; and
4. Pending projects on developed sites (with zoning in place).

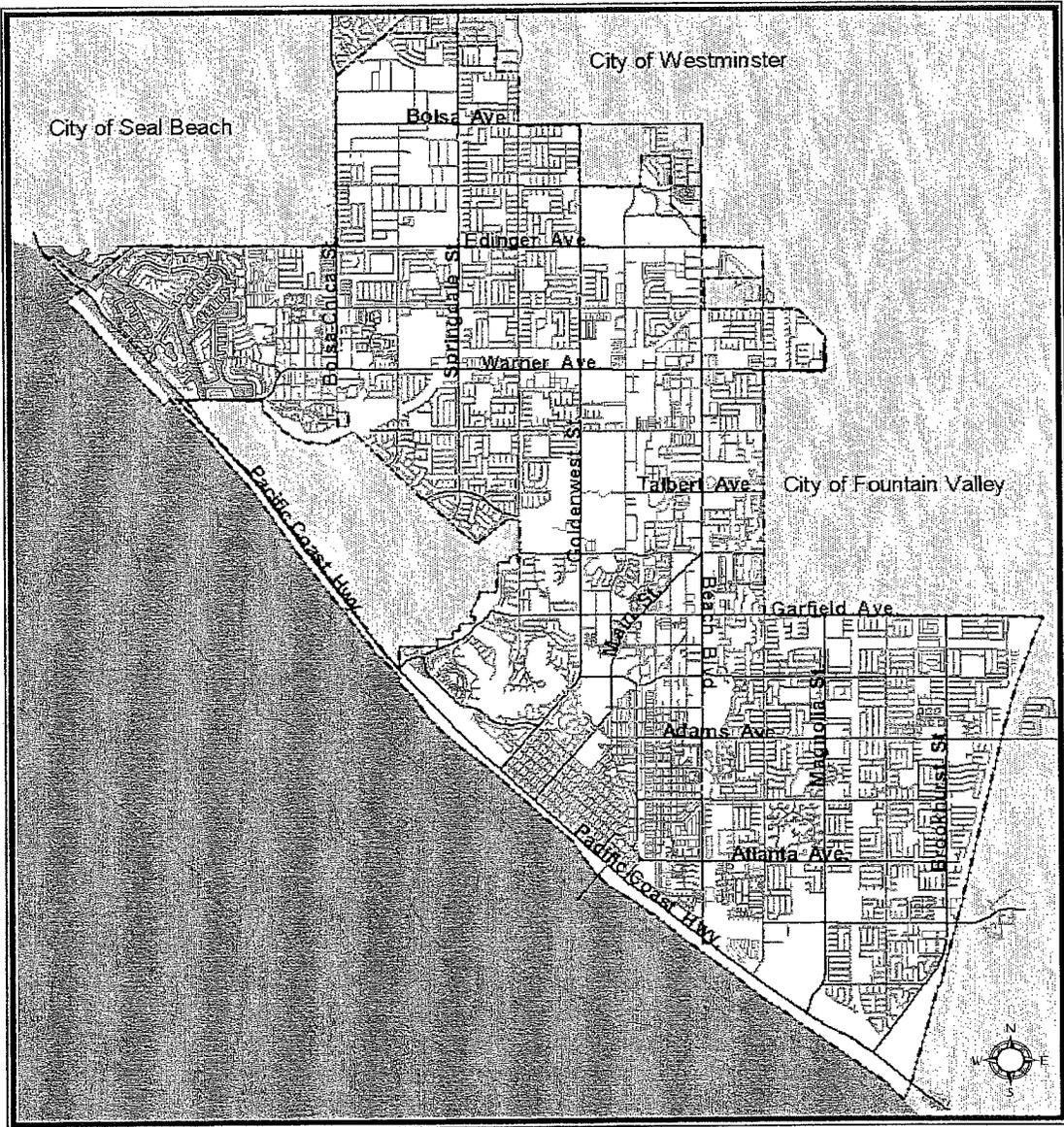
Method 1 listed above includes development that has been approved by the City; therefore, the environmental analysis has already taken place.

8. SURROUNDING LAND USES AND SETTING: Citywide – not applicable.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: Huntington Beach General Plan Program EIR No. 95-1

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): California State Department of Housing and Community Development.

Figure 1 – City of Huntington Beach



Legend

 City of Huntington Beach

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.

- | | | |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

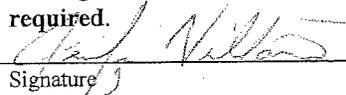
I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

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

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

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

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


Signature

Jennifer Villaseñor
Printed Name

July 18, 2013
Date

Senior Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(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.)

SAMPLE QUESTION:

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

I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources:1,2)

Discussion: see below.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1,2,3)

Discussion: see below.

- c) Physically divide an established community? (Sources:1,2)

Discussion items a) through c):

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element is a policy document that identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Its policies and programs are consistent with the other General Plan elements and the City's Local Coastal Program.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 new units identified in the City's 1996 General Plan, even when accounting for buildout of housing units anticipated by the Beach and Edinger Corridors Specific Plan (BECSP) and Downtown Specific Plan (DTSP).

Huntington Beach plans on fulfilling its RHNA through the following methods: projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and pending projects on developed sites (with zoning in place). The environmental effects of this future development will be evaluated as individual project proposals or plans are submitted. The majority of growth provided for in the Housing Element will occur within the Beach and Edinger Corridors Specific Plan, which has its own EIR and includes project level environmental analysis for several developments.

The Housing Element will not physically divide an established community and includes policies aimed to preserve the character and quality of life of established neighborhoods (Policies 1.1, 1.2, 1.3, 1.4, and 1.8). Huntington Beach is not a part of any habitat conservation plan or natural community conservation plan. Therefore, adoption of the Housing Element will not have any significant impact on land use and planning.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1,2)

Discussion: See below.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1,2)

Discussion: See below.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1,2)

Discussion items a) through c):

The Housing Element will not induce growth in the area, and reflects the land use plans under the City's General Plan and adopted Specific Plans. There is no change to the number or location of properties designated for residential and mixed use development. The Housing Element is a policy document and identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the City's General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP.

Since the Housing Element is a policy document which accommodates already planned for growth and does not propose any physical change, its adoption will not displace substantial numbers of existing housing or people. The Element includes policies and programs to help conserve, improve and develop housing within the City, including affordable housing. The specific environmental effects of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted, with any needed mitigation measures or conditions of approval identified at that time. Therefore, adoption of the Housing Element will not have an impact on population and housing.

III. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a

known fault ? (Sources:1,2,4,5)

Discussion: See below.

- ii) Strong seismic ground shaking? (Sources:1,2,4)

Discussion: See below.

- iii) Seismic-related ground failure, including
liquefaction? (Sources:1,2,4,5)

Discussion: See below.

- iv) Landslides? (Sources:1,2,4,5)

Discussion: See below.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources:1,2)

Discussion: See below.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources:1,2,4)

Discussion: See below.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1,2,4)

Discussion: See below.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources:1,2)

Discussion: See below.

Discussion items a) through e):

The City's 1996 General Plan and EIR describe the geologic hazards that are present in Huntington Beach. They include potential earthquakes from the Newport-Inglewood fault zone, low to very high liquefaction susceptibility, the potential for subsidence and methane gas migration in major oil drilling areas, expansive soils due to peat and organic soils present throughout the City and the slight to high potential of soil erosion. Landslides in Huntington Beach are limited to those areas near the mesa bluffs, although no historical

problems associated with landslides have occurred in those areas.

The City's General Plan Environmental Hazards Element and mitigation measures in the General Plan EIR require applicable studies, engineering and testing to minimize geologic hazards related to new development. In addition, the City's grading and building codes require soils and foundation engineering and testing on a site-specific basis. The City's Urban Design Guidelines provide information on how site planning should minimize a development's impact on the natural surroundings. The City is a highly urbanized area that is served by a sewer system.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The specific environmental effects, including geologic hazards, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time, including compliance with the General Plan policies, grading ordinances and building code requirements mentioned above.

The Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on geology and soils.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources:1,2)

Discussion: See below.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources:1,2)

Discussion: See below.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources:1,2)

Discussion: See below.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? (Sources: 1,2)

Discussion: See below.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1,2)

Discussion: See below.

- f) Otherwise substantially degrade water quality? (Sources: 1,2)

Discussion: See below.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1,2,6)

Discussion: See below.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:1,2,6)

Discussion: See below.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources:1,2,6)

Discussion: See below.

- j) Inundation by seiche, tsunami, or mudflow? (Sources:1,2)

Discussion: See below.

- k) Potentially impact stormwater runoff from construction activities? (Sources:1,2)

Discussion: See below.

- l) Potentially impact stormwater runoff from post-construction activities? (Sources:1,2)

Discussion: See below.

- m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading

docks or other outdoor work areas? (Sources:1,2)

Discussion: See below.

- n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources:1,2)

Discussion: See below.

- o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:1,2)

Discussion: See below.

- p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources:1,2)

Discussion items a) through p):

The City's General Plan includes information and policies regarding hydrology and water quality, including requirements of new development to minimize potential impacts. A description of some of this information is included below:

- *Water quality:* There are numerous receiving waters in Huntington Beach that support many benefits for wildlife and people. Urban runoff runs through the gutters, stormdrains and ultimately, these receiving waters. The City is a co-permittee with the County of Orange and other Orange County cities in the National Pollution Discharge Elimination System (NPDES), which requires the City to implement ongoing stormwater quality management programs. Policy 2.1.21 in the Environmental Resources/Conservation Element requires the use of approved and/or best available runoff control management techniques in new development;
- *Groundwater:* The majority of the City's water is normally supplied by groundwater wells. General Plan Policy U.1.4.1 requires any improvements to these water supply and distribution facilities necessitated by new development be borne by the new development, either through payment of fees or by actual construction of the improvements.
- *Flood hazard areas/Tsunami/Stormwater Drainage:* Situated on a low-lying floodplain and bounded by the Santa Ana River, Huntington Beach has faced significant flood hazards in the past, although improvements to flood control channels have removed many properties from the floodplain. Sites located in flood hazard areas are required to comply with FEMA requirements for floodproofing, typically achieved by raising a site. Land Use Element Policy LU 2.1.2 would lessen impacts relative to storm drainage/flooding by requiring that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services. The Utilities and Environmental Resources/Conservation Elements include policies to help reduce storm drainage and flooding impacts from new development, including fees or actual construction of the improvements (please also see *water quality* discussion above).

In addition to General Plan policies, the City has an Emergency Management System, which coordinates preparedness, response, and recovery phases for natural disasters, including flooding and tsunamis. The City has been certified by the National Weather Service as Tsunami Ready and the City's website includes information for the public about flooding and tsunami preparedness (www.huntingtonbeachca.gov/government/departments/Fire/Emergency_Preparedness). The Department of Public Works has a full-time Water Conservation Coordinator who provides guidance to water customers on the efficient use of water resources and implements, coordinates and monitors water conservation programs for the City. In addition, the City has adopted an Urban Runoff Management Plan, which includes methods for reducing volume of urban runoff and pollutants.

The Housing Element includes a program (Housing Program #20) that focuses on furthering the use of green building techniques and incorporation of sustainability in project design. Furthermore, through the "HB Goes Green" Program, the City has adopted a comprehensive approach to sustainability that not only addresses energy conservation, but also recycling, water conservation, open space and transportation.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). While a majority of the City is developed, new residential development may result in additional impervious surfaces. The specific environmental effects of future development, including potential impacts on hydrology and water quality, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and other applicable Federal, State and local regulations. The Housing Element is consistent with the existing General Plan and its adoption will not have an impact on hydrology and water quality.

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

- a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources:1,2,7)

Discussion: See below.

- b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1,2,7)

Discussion: See below.

- c) Create objectionable odors affecting a substantial number of people? (Sources: 1,2,7)

Discussion: See below.

- d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1,2,7)

Discussion: See below.

- e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1,2,7)

Discussion: See below.

Discussion items a) through e):

The City of Huntington Beach is located in the South Coast Air Basin and is part of the Southern California Air Quality Management District's Regional Air Quality Management Plan. Policies and implementation measures addressing air quality are found in the General Plan's Air Quality Element. The City has many efforts underway to help reduce air quality pollution in the City, including greenhouse gases. These efforts include: (1) a comprehensive "HB Goes Green" Program, addressing energy conservation, solid waste recycling, water conservation, open space and transportation; (2) a Planning and Building Department staff planner has become a Certified Green Building Professional by completing training by the Build It Green organization and passing the requisite LEED certification exam; (3) provision of Energy Efficient Permit Fee Waivers for heating, cooling, water and solar systems that meet specified criteria; (4) dedication of a full-time Energy Project Manager to incorporate energy use reductions into the City's infrastructure; and (5) adoption of an Energy Action Plan in 2011 to reduce greenhouse gas emissions.

The Housing Element includes policies that support the General Plan Air Quality Element. Policy 1.1.5 in the Air Quality Element encourages new commercial, industrial and residential structures to include trip reduction measures, such as on-site day-care facilities (Policy 1.1.5). Policy 3.6 of the Housing Element encourages "the inclusion of space for child care in new housing developments, including affordable housing developments". Housing Program 12 sets an objective to "...evaluate other areas of the Zoning Code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law" (Page V-25).

The Housing Element also supports the City's efforts to address greenhouse gases. A new Goal 6 has been added to the Element to "Promote a healthy and sustainable Huntington Beach through support of housing which minimizes reliance on natural resources and automobile use". Policy 6.1 sets forth the City's Green Building Program; Policy 6.2 promotes building modifications to "increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels;" and Policy 6.3 promotes a healthy community through "decisions in the location, site planning and design of housing and mixed use development." Housing Element Program 20 "Green Building and Sustainability" implements the City's education and outreach on the new Green Building Code, and the City's comprehensive HB Goes Green Program.

The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific air quality impacts of future development, including any air quality standard violation, exposure of sensitive receptors to substantial pollutant concentrations, creation of objectionable odors, conflicts with an air quality plan, or cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and green building standards mentioned above.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on air quality.

VI. TRANSPORTATION/TRAFFIC. Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:1,2,8)

Discussion: See below.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources:1,2)

Discussion: See below.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1,2,9)

Discussion: See below.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1,2,8)

Discussion: See below.

- e) Result in inadequate emergency access? (Sources:1,2,8)

Discussion: See below.

- f) Result in inadequate parking capacity? (Sources:1,2,8)

Discussion: See below.

- g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources:1,2,8)

Discussion items a) through g):

The City adopted an updated Circulation Element in February 2013, providing the foundation for the City's

efforts to manage and minimize traffic congestion, provide better access to regional travel routes, manage safety on roadways, and provide travel alternatives to the automobile. The Circulation Element includes numerous goals and policies to address existing and future transportation needs, including Goal CE-2 which states "Provide a circulation system that supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service and capacity on all streets and at all intersections". Policies CE 7.1 through CE 7.5 support alternative transportation by providing for an integrated network of pedestrian and bicycle facilities and bus travel as alternatives to driving. Within the Land Use Element, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The City has adopted an Integrated Infrastructure Master Plan (adopted in 2000), that identifies needed improvement(s) and associated costs to upgrade aging infrastructure within the City.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of this future development, including potential increases in traffic, impacts adjacent to or near the Union Pacific Railroad Company right-of-way, impacts to safety of the rail corridor and highway-rail crossings, impacts to levels of service, possible hazards due to design features, adequate emergency access, sufficient parking capacity and support of alternative transportation, will be evaluated as individual project proposals or plans are submitted. Any necessary coordination on transportation/traffic issues with other local, regional and state agencies will occur as part of the environmental review for a specific project. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and Integrated Infrastructure Master Plan mentioned above. Therefore, adoption of the Housing Element will not have an impact on transportation and circulation.

VII. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources:1,2)

Discussion: See below.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources:1,2)

Discussion: See below.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources:1,2)

Discussion: See below.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources:1,2)

Discussion: See below.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources:1,2)

Discussion: See below.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources:1,2,3)

Discussion items a) through f):

As a highly urbanized environment, the majority of habitats remaining in Huntington Beach (including marine open-waters, coastal dunes, coastal saltmarsh, freshwater marsh and grassland) are concentrated in a few areas. Vacant lots in the City, including those designated for Residential Medium Density, may have biological value, particularly for trees, small animals and raptors. The Environmental Resources/Conservation Element includes goals, policies, and implementation programs to help protect biological resources. This includes Implementation Program I-ERC 1, which outlines steps to be taken during the development review process. The City's Urban Design Guidelines provide information on how site planning should minimize a development's impact on the natural surroundings (City of Huntington Beach website: <http://www.huntingtonbeachca.gov/Government/Departments/Planning/design/index.cfm>).

The Housing Element is a policy document that includes goals, policies and programs to address Huntington Beach's housing needs. The specific environmental effects of future residential development, including potential impacts on sensitive species habitat, riparian habitat, wetlands, or trees will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and any other applicable City requirements. Therefore, adoption of the Housing Element will not have an impact on biological resources.

VIII. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources:1,2)

Discussion: See below.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local

general plan, specific plan, or other land use plan?
(Sources:1,2)

Discussion items a) and b):

As described in the General Plan and associated EIR, oil wells in Huntington Beach are scattered throughout much of the City. Most of them are concentrated in the coastal areas and mesas. The City lies over several oil producing areas, comprising the Talbert, Sunset Beach, West Newport and Huntington Beach oil fields. Natural gas associated with oil extraction is also being mined.

Policies in the General Plan Environmental Resources/Conservation Element address designating areas for mineral and oil extraction as well as adequately addressing the potential land use conflicts and environmental impacts from such activities. The City's Zoning Map has an Oil Overlay Zone to designate these mineral resource areas.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of this future development, including impacts on mineral, gas or oil resources, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above.

The Housing Element is consistent with the existing General Plan and its adoption will not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources:1,2)

Discussion: See below.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources:1,2)

Discussion: See below.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources:1,2)

Discussion: See below.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources:1,2)

Discussion: See below.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources:1,2,9)

Discussion: See below.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources:1,2,9)

Discussion: See below.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources:1,2)

Discussion: See below.

- h) Expose people or structures to a significant risk of loss,

injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
(Sources:1,2)

Discussion items a) through h):

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. This Element complies with the General Plan Hazardous Materials Element, which includes policies to help minimize the potential harm from hazardous waste. Policies in the Hazardous Materials Element address the transportation, use and disposal of hazardous waste from a variety of sources. Policies and implementation measures regarding household hazardous waste call for public education on proper disposal.

Because of the long history of oil recovery operations in Huntington Beach, some vacant residential properties contain hazardous wastes related to abandoned oil wells, oil pipelines, or the presence of methane gas. The City requires remediation of contaminated sites prior to their development. In addition, methane barriers are often required in close proximity to abandoned oil wells. Finally, if there is a well on the property that has not been abandoned in the last ten years, the City may require the well to be reabandoned,

In addition to former oil production sites, the City has one property that is on the State Superfund List. This is a 38-acre property designated for residential development, and the owner is in the process of pursuing clean-up of the site with DTSC. However, due to the challenges of clean-up, this site has not been included in the sites inventory for this Housing Element cycle.

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the Housing Element is a policy document and any specific environmental effects from future developments will be evaluated as individual project proposals or plans are submitted. Housing development under the General Plan does not interfere with existing airspace or flight patterns. No impact would occur.

No wildland areas are located within or adjacent to Huntington Beach.

The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of future development will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including measures or conditions to ensure compliance with the General Plan and any other applicable Federal, State or local requirements. Future projects will also need to comply with the City's Emergency Preparedness Program. Therefore, adoption of the Housing Element will not have an impact on hazardous materials.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources:1,2,10)

Discussion: See below.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

(Sources:1,2)

Discussion: See below.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1,2,10)

Discussion: See below.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:1,2,10)

Discussion: See below.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1,2,9)

Discussion: See below.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources:1,2,9)

Discussion items a) through f):

The General Plan Noise Element includes many policies to help minimize the potential noise impacts related to residential development and uses. This includes Policies N.1.2.1 and N.1.2.3, which require that all future noise sensitive uses that are placed in areas which exceed 60dB(A) Ldn include appropriate buffering and/or construction mitigation measures so as to reduce interior noise levels to 45dB(A) Ldn. Policy N1.5.1 addresses noise impacts associated with multi-tenant and mixed-use structures by minimizing the transfer of noise and vibration from one use to another. The City's Noise Ordinance regulates temporary increases in noise due to the construction of new residential uses.

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the Housing Element is a policy document and any specific environmental effects from future developments will be evaluated as individual project proposals or plans are submitted. However, housing development under the General Plan does not interfere with existing airspace or flight patterns. No impact would occur.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). The specific environmental effects of future development, including any temporary or permanent noise increases, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and the City's Noise Ordinance.

Therefore, adoption of the Housing Element will not have an impact on noise.

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

- a) Fire protection? (Sources:1,2)

Discussion: See below.

- b) Police Protection? (Sources:1,2)

Discussion: See below.

- c) Schools? (Sources: 1,2)

Discussion: See below.

- d) Parks? (Sources:1,2)

Discussion: See below.

- e) Other public facilities or governmental services? (Sources:1,2)

Discussion items a) through e):

The 1996 General Plan includes several policies to ensure that adequate public services, including fire protection, police protection, schools, parks and libraries are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units above 1990 levels. For instance, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The Housing Element also addresses adequate public services with Policy 1.8, which calls for maintaining the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as childcare centers, and municipal services. This applies to fire protection, police protection, schools and parks.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013 – 2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP. The specific environmental effects, including impacts on public services, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time in order to ensure adequate public services and compliance with federal, state and local statutes. Adoption of the Housing Element will not have an impact on public services and facilities.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1,2)

Discussion: See below.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1,2)

Discussion: See below.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1,2)

Discussion: See below.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources:1,2)

Discussion: See below.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources:1,2)

Discussion: See below.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources:1,2)

Discussion: See below.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources:1,2)

Discussion: See below.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:1,2)

Discussion items a) through h):

The City's 1996 General Plan includes several policies to ensure that adequate utilities and service systems are available to meet the City's projected housing growth of new units beyond what existed in 1990. This includes policies in the Land Use, Growth Management, Utilities and Environmental Resources/ Conservation Elements. For instance, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The Housing Element also addresses utilities in new development through Policy 6.1, which sets forth the City's Green Building Program. The associated Program 20 "Green Building and Sustainability" implements the City's education and outreach on the new Green Building Code, and the City's comprehensive HB Goes Green Program. In addition, as described in the Housing Element, the City has adopted an Integrated Infrastructure Master Plan (adopted in 2000) that identifies needed improvement(s) and associated costs to aging infrastructure within the City.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP. New development will tie into existing water and sewer mains, and in some instances mains may need to be upgraded to accommodate new demands generated by development. No specific parcels during the 2013-2021 planning horizon are constrained by infrastructure availability.

The specific environmental effects of future development discussed in the Housing Element, including any impacts on utility service, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time in order to ensure adequate utility service and compliance with federal, state and local statutes, including the General Plan policies and Integrated Infrastructure Master Plan described above.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on water, wastewater, storm water or landfill facilities.

XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista?
(Sources:1,2)

Discussion: See below.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
(Sources:1,2,8)

Discussion: See below.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources:1,2)

Discussion: See below.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources:1,2)

Discussion items a) through d):

As described in the City's General Plan and EIR, the visual assets of Huntington Beach stem from its geographical location (Pacific Ocean, mesas and small bays) and the urban form the City has developed. The General Plan's Environmental Resources/Conservation Element addresses issues such as scenic highways, aesthetic resources and open space, while the Urban Design Element focuses on issues related to the enhancement of the City's urban visual image. In 2000, the City adopted the Urban Design Guidelines to help implement the policies set forth in the Urban Design Element.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). Sites identified in the Housing Element will be developed with infill projects, the majority of which will occur through recycling of existing, older uses to housing and mixed use development. Housing Element Policy 1.1 is to "Preserve the character, scale and quality of established residential neighborhoods". This policy, and the associated rehabilitation programs in the Element, will help ensure that any new development on vacant and redeveloped residential sites will match the character and scale of the surrounding properties.

The majority of residential site opportunities identified in the Housing Element sites inventory are located within the Beach and Edinger Corridors Specific Plan (BECSP), and to a lesser degree, the Downtown Specific Plan. One of the goals of the BECSP is to establish a more cohesive integration of land uses and visual identity to the two corridors, with specifications to guide land use and development intensity, site layout, building design, site landscaping and signage detailed in the Plan. Similarly, a stated objective of the Downtown Specific Plan is to "implement development standards and design guidelines that encourage development of underused parcels with a mix of uses and unique architecture".

The specific environmental effects of future development discussed in the Housing Element, including any adverse effects on scenic vistas, scenic resources, or visual quality of a site and its surroundings, or new sources of substantial light and glare will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and Urban Design Guidelines mentioned above.

As described above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on scenic vistas, scenic resources, visual quality of a site and its surroundings or result in substantial light and glare.

XIV. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in δ 15064.5?
(Sources:1,2)

Discussion: See below.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ 15064.5?
(Sources:1,2)

Discussion: See below.

- c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources:1,2)

Discussion: See below.

- d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources:1,2)

Discussion items a) through d):

The General Plan Historic and Cultural Resources Element outlines the history of Huntington Beach and describes the many architectural styles and historical resources in the City. The City's Historical Resources Board conducted a Downtown Historical Study in 1986 and a list of local landmarks is included in the General Plan. An update of the Historic and Cultural Resources Element, including an updated historic survey, is in progress, but has not been adopted. Most of the archaeological resources in the City have been destroyed by previous development and urbanization of the City. Remaining archaeological resources are likely to be found in vacant lots throughout the City and the bluffs along Huntington Beach and Bolsa Chica mesas. The Historic and Cultural Resources Element includes several goals and policies to help identify, protect and preserve historical and archaeological resources in the City. Any properties identified in the Element as potentially historical require an environmental assessment prior to approval of any demolition or redevelopment of the site.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. A policy is included in the Huntington Beach Housing Element to "Preserve the character, scale and quality of established residential neighborhoods" (Policy 1.1). This policy is consistent with the Historic and Cultural Resources Element of the General Plan. The specific environmental effects of this future development, including any adverse changes to historical and archaeological resources, direct or indirect impacts on unique paleontological resources, or disturbances to human remains, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time, including compliance with federal, state and local statutes. Future development will need to comply with Housing Element Policy 1.1 as well as the policies in the Historic and Cultural Resources Element with respect to cultural resources. Therefore, adoption of the Housing Element will not have an impact on historical, archaeological or paleontological resources, nor will it disturb human remains.

XV. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources:1,2)

Discussion: See below.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources:1,2)

Discussion: See below.

- c) Affect existing recreational opportunities?
- (Sources:1,2)

Discussion items a) through c):

Parks, beaches and recreational facilities are numerous throughout Huntington Beach. The City's General Plan includes several policies to ensure that adequate park and recreational amenities and associated funding sources are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units above 1990 levels. The Growth Management Element of the General Plan, adopted in 2002, also includes an additional goal and policies regarding sufficient park and recreational facilities for existing and future Huntington Beach residents.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013-2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units) is still well below the 18,500 units identified in the General Plan, even when accounting for buildout of housing units anticipated by the BECSP and DTSP. Policy 1.8 in the Housing Element addresses maintaining the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as childcare centers, and municipal services. This applies to existing neighborhood, community and regional parks and other recreational facilities.

Strategies to meet the City's RHNA include new development in projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place).

In the General Plan EIR, one issue of concern regarding parks and recreation was regarding school closures and the loss of recreational opportunities they offer. In order to ensure that recreational opportunities at closed school sites were not lost, the Recreation and Community Services Element included Policy RCS 5.1.1. This policy requires the evaluation of a closed school's contribution to recreational opportunities in the neighborhood and the identification of alternative recreational opportunities when a school closes. Policy 2.4 in the Huntington Beach Housing Element calls for the utilization of publicly owned land for residential use where appropriate and consistent with the City's General Plan. Therefore, the Housing Element is consistent with General Plan Policy RCS 5.1.1.

Any environmental impacts from new parks or recreational facilities resulting from future development discussed in the Housing Element will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time. All future projects will need to be consistent with General Plan policies and the Huntington Beach Zoning and Subdivision Ordinance, including Policy LU 2.1.2, which requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on existing neighborhood, community and regional parks or other recreational facilities, result in environmental impacts from new or expanded recreational facilities or affect existing recreational opportunities.

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 11)

Discussion: See below.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1,2, 11)

Discussion: See below.

- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1,2,11)

Discussion items a) through c):

The Huntington Beach Housing Element does not identify any agricultural land to be rezoned for residential development; therefore the Project will not result in: (a) the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural uses or (b) conflict with existing zoning for agricultural use or a Williamson Act contract.

The City plans on fulfilling its residential growth requirement (RHNA) through projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and through pending projects on developed sites (with zoning in place). Most of the vacant residential parcels are less than one acre in size, and the Beach and Edinger Corridors Specific Plan, where the majority of the City's future growth is focused, is currently developed with a variety of retail, residential and institutional uses. The specific environmental effects of future development discussed in the Housing Element, including any changes in the existing environment that could result in conversion of Farmland to non-agricultural use, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion: See below.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse

gases?

Discussion items a) and b):

The Housing Element includes identified sites, policies and programs to accommodate the City's regional housing demand identified by SCAG, and does not call for any change to current Land Use or Zoning designations. The project (2013-2021 Housing Element) does not have the potential to directly produce greenhouse gas (GHG) emissions. However, there may be indirect construction and operational emissions from projects developed pursuant to the Housing Element. Vehicles operated by residents of residential development will produce greenhouse gas emissions, but the marginal impact of these emissions on regional levels of greenhouse gases will be less than significant.

Moreover, the City has many efforts underway to help reduce air quality pollution in the City, including greenhouse gases. These efforts include: (1) adoption of an Energy Action Plan to reduce greenhouse gas emissions; (2) a comprehensive "HB Goes Green" Program, addressing energy conservation, solid waste recycling, water conservation, open space and transportation; (3) a Planning and Building Department staff planner has become a Certified Green Building Professional by completing training by the Build It Green organization and passing the requisite LEED certification exam; (4) provision of Energy Efficient Permit Fee Waivers for heating, cooling, water and solar systems that meet specified criteria; and (5) dedication of a full-time Energy Project Manager to incorporate energy use reductions into the City's infrastructure.

Existing and potential future development in Huntington Beach is accounted for in the Air Quality Management Plan provided by SCAG. The 2013-2021 Housing Element does not propose any increase in development beyond that provided for in the City's General Plan. The Housing Element does not conflict with applicable policies, plans or programs adopted for the purpose of reducing CHG emissions.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources:1,2)

Discussion: See below.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources:1,2)

Discussion: See below.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1,2)

Discussion items a) through c):

As described throughout this document, the Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element is a policy document that identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2013 – 2021 housing cycle, which is approximately 1,350 units. Since 1990, approximately 6,000 new units have been developed in Huntington Beach. This combined number (7,350 units), in addition to buildout of housing units anticipated by the BECSP and DTSP, is still well below the projected population increase identified in the City's 1996 General Plan, which was based on buildout of 18,500 new residential units.

Huntington Beach plans on fulfilling its RHNA through the following methods: projects with existing entitlements; development on vacant and underutilized sites zoned for residential and mixed use development; and pending projects on developed sites (with zoning in place). The environmental effects of this future development will be evaluated as individual project proposals or plans are submitted. The majority of growth provided for in the Housing Element will occur within the Beach and Edinger Corridors Specific Plan, which has its own EIR.

The Housing Element is consistent with the other elements of the City's General Plan and will not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse impacts on human beings.

XIX. EARLIER ANALYSIS/SOURCE LIST.

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

Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm
2	City of Huntington Beach General Plan Update Environmental Impact Report	“
3	Habitat Conservation Plans	http://ecos.fws.gov/conserv_plans/servlet/gov.doi.hcp.servlets.PlanReport
4	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning and Building Dept (see #1)
5	State Seismic Hazard Zones Map	City of Huntington Beach Planning and Building Dept (see #1)
6	FEMA Flood Insurance Rate Map	“
7	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
8	City of Huntington Beach Circulation Element Update (2013)	“
9	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
10	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk’s Office (see #1)
11	City of Huntington Beach Zoning Map	City of Huntington Beach Planning and Building Dept (see #1)

RESPONSE TO COMMENTS FOR DRAFT
NEGATIVE DECLARATION NO. 12-007

- I. This document serves as the Response to Comments on Draft Negative Declaration No. 12-007 (2013-2021 Housing Element Update). This document contains all information available in the public record related to the Housing Element Update as of August 20, 2013 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains six sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments, Errata to Draft Negative Declaration No. 12-007, and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on Draft Negative Declaration No. 12-007. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of August 20, 2013. The Response to Comments section contains individual responses to each comment. The Errata to Draft Negative Declaration No. 12-007 is provided to show corrections of errors and inconsistencies in the Draft Negative Declaration.

It is the intent of the City of Huntington Beach to include this document in the official public record related to Draft Negative Declaration No. 12-007. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that Draft Negative Declaration No. 12-007 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of Draft Negative Declaration No. 12-007. The following is a list of actions taken during the preparation, distribution, and review of Draft Negative Declaration No. 12-007.

1. Copies of Draft Negative Declaration No. 12-007 were filed with the State Clearinghouse on July 18, 2013. The State Clearinghouse assigned Clearinghouse Number 2013071060 to the proposed project. A copy of the Notice of Completion that was sent to the State Clearinghouse is available for review and inspection at the City of Huntington Beach, Planning and Building Department, 2000 Main Street, Huntington Beach, California 92648.
2. An official 30-day public review period for Draft Negative Declaration No. 12-007 was established by the City of Huntington Beach. It began on Thursday, July 18, 2013 and ended on Friday, August 16, 2013. Public

comment letters were accepted by the City of Huntington Beach through August 20, 2013.

3. Notice of Draft Negative Declaration No. 12-007 was published in the Huntington Beach Independent on July 18, 2013. In addition, agencies, groups, organizations, and individuals received a notice of availability for Draft Negative Declaration No. 12-007.

III. COMMENTS

Copies of all written comments received as of August 20, 2013 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. All comments from letters received have been summarized or retyped verbatim in a comment-response format for clarity. Responses to Comments for each comment that raised an environmental issue are contained in this document.

IV. RESPONSE TO COMMENTS

Draft Negative Declaration No. 12-007 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 30 days. The public review period for Draft Negative Declaration No. 12-007 commenced on July 18, 2013 and expired on August 16, 2013.

Copies of all documents received as of August 20, 2013 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of Draft Negative Declaration No. 12-007, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

V. ERRATA TO DRAFT NEGATIVE DECLARATION NO. 12-007

No changes to Draft Negative Declaration No. 12-007 and Initial Study Checklist are necessary.

Response To Comments
Negative Declaration No. 12-007
2013-2021 Housing Element Update

NAHC – 1

Comment:

Government Code Sections 65351, 65352.3, 65562.5. et seq, incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes as part of the adoption or amendment of any general or specific plan proposed on or after January 1, 2005. California Native American tribes are identified on a list maintained by the Native American Heritage Commission (NAHC).

In the 1985 Appellate Court decision (170 CalApp 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites. Note that the NAHC does NOT APPROVE General or Specific Plan[s]; rather, it provides a list of tribal governments with which local jurisdictions must consult concerning any proposed impact to cultural resources as a result of the proposed action.

Response:

The comment informs the City of its responsibility to consult with Native American tribes as part of the adoption of a General Plan Amendment and notes that the NAHC does not approve General Plans, but provides the appropriate tribal contacts for consultation. The comment does not address the adequacy of the Negative Declaration. Comment acknowledged. It should be noted that the tribal contacts provided by the NAHC pursuant to SB18 were contacted for consultation as part of the Housing Element process.

NAHC – 2

Comment:

An NAHC Sacred Lands File search was conducted and failed to identify a Native American cultural resource. As part of the consultation process, the NAHC recommends [the City] determine if any cultural places might be impacted by the proposed action. Also, the absence of specific site information in the sacred lands file does not preclude their existence. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Response:

The comment does not address the adequacy of the Negative Declaration. As a policy document, the Housing Element Update does not directly propose development. As individual projects are submitted, they will be analyzed for potentially significant environmental impacts, including impacts to cultural and historical resources. Comment acknowledged. It should be noted that the tribal contacts provided by the NAHC pursuant to SB18 were contacted for consultation as part of the Housing Element process.

NAHC – 3

Comment:

Attached is a consultation list of tribal governments with traditional lands or cultural places located in the vicinity of the Project Area (APE). The tribal entities on the list are for your guidance for government-to-government consultation purposes.

A Native American tribe or individual may be the only source of the presence of traditional cultural places. For that reason, a list of Native American Contacts is enclosed as they may have knowledge of cultural resources and about potential impact, if any, of the proposed project.

Response:

All of the tribal contacts provided by the NAHC were contacted for consultation as part of the Housing Element process pursuant to SB18. The comment does not address the adequacy of the Negative Declaration. Comment acknowledged.

PUC – 1

Comment:

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the Draft Negative Declaration (DND) for the proposed City of Huntington Beach (City) Housing Element Update Project.

Response:

The comment states that the PUC has jurisdiction over the rail corridor and highway rail crossings and that approval from the PUC is required for construction or alteration of crossings. The comment does not address the adequacy of the environmental analysis in the Negative Declaration. Comment acknowledged.

PUC – 2

Comment:

The project area includes active railroad tracks. RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

Response:

The Housing Element is a citywide policy document. As a policy document, the Housing Element Update does not directly propose development. As individual projects are submitted, they will be analyzed for potentially significant environmental impacts, including impacts to the rail corridor. The traffic and transportation section (Section VI. of the draft Negative Declaration) acknowledges that future projects would be required to analyze potential impacts to the safety of the rail corridor and highway rail crossings. In addition, the draft Negative Declaration states that review of future projects would be coordinated with other state agencies, as necessary, and that any mitigation measures would be identified as part of the environmental review of individual projects. Comment acknowledged.

DOT-1

Comment:

*Thank you for the opportunity to review and comment on the **City of Huntington Beach 2012-2021 Housing Element**. The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.*

Response:

The comment summarizes the Housing Element project description. The comment does not address the adequacy of the environmental analysis in the Negative Declaration. Comment acknowledged.

DOT-2

Comment:

The Department of Transportation (Department) is a reviewing agency on this project and we have the following comments:

- 1. As new projects develop, please coordinate with Caltrans on transportation/traffic issues as part of the environmental review for those specific projects. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with a General Plan policies and Integrated Infrastructure Master Plan.*

Response:

The traffic and transportation section (Section VI. of the draft Negative Declaration) includes a statement that all development requiring coordination with other local, regional or State agencies, including Caltrans, concerning transportation/traffic issues will be done as part of the environmental review process for a specific project. Any necessary mitigation measures would also be formulated during the process. Comment acknowledged.

VI. APPENDIX A

Comment Letters

- Native American Heritage Commission (NAHC)
- California Public Utilities Commission (PUC)
- California Department of Transportation (DOT)

Edmund G. Brown, Jr. Governor

STATE OF CALIFORNIA

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100
 West Sacramento, CA 95601
 (916) 373-3715
 Fax (916) 373-5471
 Web Site www.nahc.ca.gov
 E-mail Da_nahc@pacbell.net



July 30, 2013

Ms. Jennifer Villaseñor, Senior Planner

City of Huntington Beach

2000 Main Street
 Huntington Beach, CA 92648

Sent by FAX to: 714-374-1648

No. of Pages: 3

RE: Native American Consultation pursuant to California Government Code Sections 6540.2, 65092, 65351, 65352.3., 65352.4, 65562.5 *et seq.* for the proposed "General Plan Amendment 12-001, Housing Element Update 2013-2021 (SCH#2013071060)," located in the City of Huntington Beach; Orange County, California.

Dear Ms. Villaseñor:

Government Code Sections 65351, 65352.3, 65562.5, *et seq.* incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes as part of the adoption or amendment of any general or specific plan proposed on or after January 1, 2005. California Native American tribes are identified on a list maintained by the Native American Heritage Commission (NAHC).

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites. Note that the NAHC does NOT APPROVE General or Specific Plan; rather, it provides a list of tribal governments with which local jurisdictions must consult concerning any proposed impact to cultural resources as a result of the proposed action.

An NAHC Sacred Lands File search was conducted and failed to identify a Native American cultural resource.. As part of the consultation process, the NAHC recommends

NAHC-1

NAHC-2

determine if any cultural places might be impacted by the proposed action. Also, the absence of specific site information in the sacred lands file does not preclude their existence. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

NAHC-2

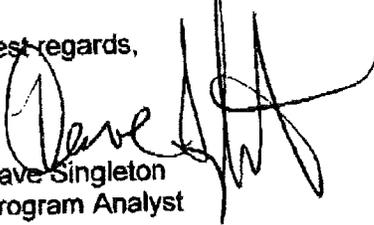
Attached is a consultation list of tribal governments with traditional lands or cultural places located in the vicinity of the Project Area (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes.

NAHC-3

A Native American tribe or individual may be the only source of the presence of traditional cultural places. For that reason, a list of Native American Contacts is enclosed as they may have knowledge of cultural resources and about potential impact, if any, of the proposed project.

If you have any questions, please contact me at (916) 373-3715.

Best regards,


Dave Singleton
Program Analyst

Attachment

x **Native American Tribal Government Consultation**
Orange County
July 30, 2013

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano , CA 92675
chiefdavidbelardes@yahoo. m
(949) 493-4933 - home

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
kaamalam@gmail.com
949-293-8522

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalCouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 483-3564 cell

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180
Bonsall , CA 92003
palmssprings9@yahoo.com Gabrielino
626-676-1184- cell
(760) 636-0854 - FAX

Gabrielino Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90085
samdunlap@earthlink.net

Gabrielino Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
Teresa Romero, Chairwoman
31411-A La Matanza Street Juaneno
San Juan Capistrano , CA 92675-2674
(949) 488-3484
(949) 488-3294 - FAX

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX

NAHC-3

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4. et seq.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083



August 5 2013

Jennifer Villasenor
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Dear Ms. Villasenor:

Re: SCH 2013071060 Huntington Beach Housing Element Update Project DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Draft Negative Declaration (DND)* for the proposed City of Huntington Beach (City) Housing Element Update Project.

PUC-1

The project area includes active railroad tracks. RCES recommends that the City add language to the Housing Element Update so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

PUC-2

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
 3347 MICHELSON DRIVE, SUITE 100
 IRVINE, CA 92612-8894
 PHONE (949) 724-2000
 FAX (949) 724-2019
 TTY 711
 www.dot.ca.gov

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AUG 05 2013

Dept. of Planning
& Building

*Flex your power!
 Be energy efficient!*

July 30, 2013

Jennifer Villasenor, Senior Planner
 City of Huntington Beach
 2000 Main Street
 Huntington Beach, CA 92648

File: IGR/CEQA
 SCH#: 2013071060
 Log #: 3343A
 SR-39

Subject: City of Huntington Beach 2013-2021 Housing Element

Dear Ms. Villasenor,

Thank you for the opportunity to review and comment on the **City of Huntington Beach 2012-2021 Housing Element**. The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

DOT-1

The Department of Transportation (Department) is a reviewing agency on this project and we have the following comments:

1. As new projects develop, please coordinate with Caltrans on transportation/traffic issues as part of the environmental review for those specific projects. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with a General Plan policies and Integrated Infrastructure Master Plan.

DOT-2

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Miya Edmonson at (949)724-2228.

Sincerely,

Maureen El Harake, Branch Chief
 Local Development/Intergovernmental Review

C: Scott Morgan, Office of Planning and Research



June 13, 2013

www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909
Fax 949 263 0647

Ms. Jennifer Villasenor, Senior Planner
City of Huntington Beach
Planning and Building Department
2000 Main Street, Huntington Beach, CA 92648

RE: Comments on Draft 2014-2021 Housing Element Update (April 2013)

Dear Ms. Villasenor:

Thank you for the opportunity to review and comment on the City of Huntington Beach's 2014-2021 draft Housing Element. We have reviewed the draft and are submitting this letter to provide public comments.

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create strategic and effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

The Commission would like to acknowledge and commend the City for its leadership in encouraging and facilitating the development of homes affordable to lower income families. The City's implementation of the inclusionary housing ordinance has been an effective tool for the City to increase affordable home opportunities. In the 2008-2014 Housing Element planning period, the inclusionary ordinance resulted in 30 lower income on-site affordable homes within market rate developments.¹ As the City moves forward with the draft Housing Element update, the Commission urges the City to continue its support for the development of affordable homes.

The need to increase quality affordable rental homes remains a high priority in the City. While the economic downturn is slowly recovering and for-sale homes have been on the rise in the County, the cost to rent apartment homes are also on the rise. In the City, the average 2012 rent for large apartment complexes was \$1,533 per month.² The average rent increased by 7.4% from the year before that and it placed the City with the second highest rent increase in the County.³ In addition, approximately one-third of the City's primary employment is in lower paying industry sectors that have wages generally below what is needed to afford rent in the City.⁴ With wages that are not keeping up with rising rents, many renting families continue to struggle financially to live and work in this City.

¹ City of Huntington Beach 2013-2021 Housing Element Public Review Draft, p. V-12, April 2013.

² City of Huntington Beach 2013-2021 Housing Element Public Review Draft, p. II-30, April 2013.

³ City of Huntington Beach 2013-2021 Housing Element Public Review Draft, p. II-30, April 2013.

⁴ City of Huntington Beach 2013-2021 Housing Element Public Review Draft, p. II-6, April 2013.

ATTACHMENT NO. 4.1

For the 2014-2021 Housing Element planning period, the City has a Regional Housing Needs Assessment (RHNA) of 313 very low- and 220 low-income households. To address the City's housing goals, the Beach and Edinger Corridors Specific Plan's (BECSP) seven vacant sites (373 units) and five underutilized sites (255 units) were identified as having a great potential in accommodating homes affordable to lower income families.⁵

The Commission has provided the following recommendations for the City:

1. To continue it's partnership with the Commission to facilitate the development of affordable rental homes for lower income working families in the City.
2. To prioritize SERAF repayments and the City's Housing Asset Fund to proposed extremely low-income affordable rental developments that leverage additional funding sources (i.e. Low-Income Housing Tax Credits).
3. To continue to monitor and negotiate the preservation of affordable homes that are at-risk or have affordability covenants that are set to expire during the 2014-2021 planning period.

The Commission also fully supports Housing Program 14 that includes the additional language:

"In order to specifically encourage the provision of housing affordable for extremely low income (ELI - <30% AMI) households, the City will waive 100% of application processing fees for projects with a minimum of ten percent ELI units, or not less than one unit."

Conclusion

Given the importance of the draft 2014-2021 Housing Element update, the Commission welcomes the opportunity to continue our dialogue on how we can partner with City staff to ensure that the draft Housing Element includes specific policies that will result in new affordable homes for extremely low, very low and low-income working families.

Please keep us informed of any revisions, updates and meetings regarding the draft 2014-2021 Housing Element and if you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director

cc: Melinda Coy, California Housing and Community Development Department

⁵ City of Huntington Beach 2013-2021 Housing Element Public Review Draft, p. IV-8, April 2013.



Ocean View School District

17200 Pinehurst Lane
Huntington Beach
California 92647-5569
714/847-2551
Fax: 714/847-1430
Web: www.ovsd.org

Superintendent
Gustavo Balderas

Board of Trustees
Debbie Cotton, President
John Ortiz, Clerk
John Briscoe, Member
Gina Clayton-Tarvin, Member
Tracy Pellman, Member

June 28, 2013

Ms. Jennifer Villasenor, Senior Planner
City of Huntington Beach Planning and Building Department
2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

REF: Housing Element Report

Ms. Villasenor:

The following comments are directed to the City of Huntington Beach - 2013-2021 Housing Element, the public review draft of April 2013. The Housing Element draft forecasts a 5.3 percent increase in Huntington Beach's population over the 2008-2020 period. The report uses census data to reflect an overall decline of 3,400 children during the decade in Huntington Beach. The Ocean View School District saw a steady decline of 296 students over the decade, but only a 27 student decline from 2008-2013. Using available information, we project that we will increase student enrollment in the District.

As reported on the maps included in the Housing Element Report, the Ocean View School District is unique in that it has the highest concentration of low-income resident neighborhoods (Bolsa Chica-Heil, Goldenwest, Washington, Oak View); has the highest rate of renter households; and has the highest household overcrowding in Huntington Beach. Higher levels of transiency and poverty make it more difficult to predict student projections. We have used an outside partner to create student projections and will also conduct an extensive demographic study to ensure that we are able to meet our community needs when new developments are built. The fact that there are several areas across our District boundaries in which construction projects are slated to occur will press the District to make decisions whether to open up schools that are currently not being utilized by the District and to possibly have school boundary changes.

The Ocean View School District is looking forward to having new developments within its boundaries. The District wants to be a partner in this development to ensure that we are able to provide new families an excellent educational experience. By fully understanding how new construction will affect the Ocean View School District, the District can better plan and comment on how the development will impact the various school sites.

Thank you for your vision and your work in making Huntington Beach the excellent city that it is.

Best regards,

Gustavo Balderas
Superintendent
Ocean View School District

ATTACHMENT NO. 4.3

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



June 14, 2013

Scott Hess, Director of Planning
City of Huntington Beach
2000 Main Street 3rd Floor
Huntington Beach, CA 92648

Dear Mr. Hess:

RE: City of Huntington Beach's 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Huntington Beach's draft housing element update received for review on May 1, 2013, along with additional revisions received on May 30 and June 13, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review.

The revised draft element meets the statutory requirements of State housing element law. The draft element will comply with State housing element law (Article 10.6 of the Government Code) when the element is adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SCAG's pre-approved housing element data. A telephone conversation on May 15, 2013 and subsequent communications with Ms. Mary Beth Broeren, Planning Manager, Ms. Jennifer Villasenor, Senior Planner, and Ms. Karen Warner, the City's consultant facilitated the review. In addition, the Department considered comments from the Kennedy Commission pursuant to Government Code Section 65585(c).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

ATTACHMENT NO. 5.1

Mr. Scott Hess
Page 2

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Ms. Broeren, Ms. Villasenor, and Ms. Warner in preparation of the housing element and looks forward to receiving Huntington Beach's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 445-5307 or mcoy@hcd.ca.gov.

Sincerely,



Glen A. Campora
Assistant Deputy Director

ATTACHMENT NO. 5.2

ATTACHMENT NO. 6

NOT ATTACHED

PROVIDED UNDER SEPARATE COVER

ALSO AVAILABLE ON THE CITY WEBSITE AT:

[http://www.huntingtonbeachca.gov/files/users/planning/
PublicHearingDraft2013_2021HBHousingElement.pdf](http://www.huntingtonbeachca.gov/files/users/planning/PublicHearingDraft2013_2021HBHousingElement.pdf)

ATTACHMENT NO. 6