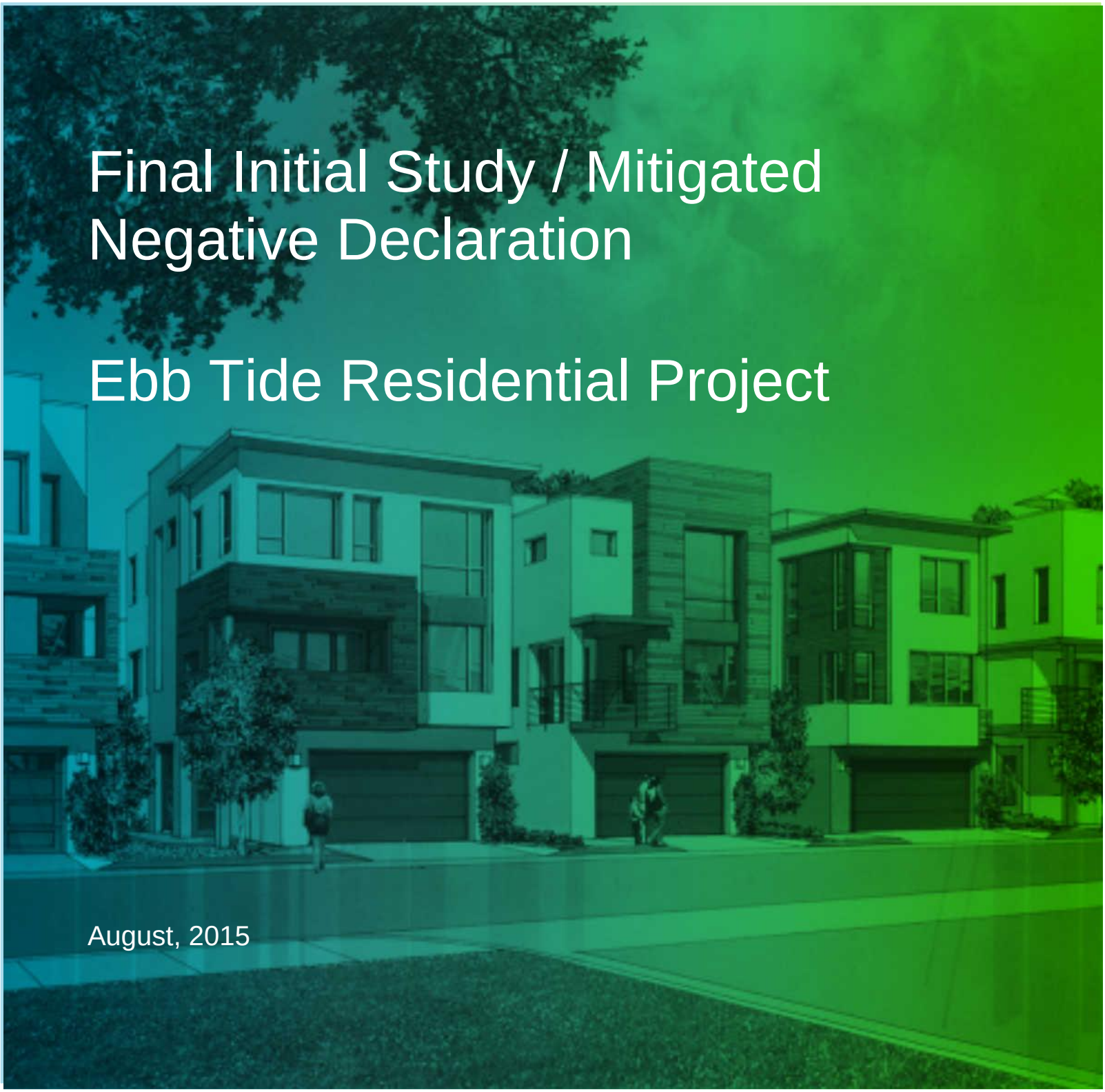
AECOM

Submitted to
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Submitted by
AECOM
999 Town and
Country Road
Orange, CA 92868

Final Initial Study / Mitigated Negative Declaration

Ebb Tide Residential Project



August, 2015

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FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Ebb Tide Project at 1560 Placentia Avenue
City of Newport Beach, Orange County, California

Prepared for:

City of Newport Beach
Community Development Department, Planning Division
100 Civic Center Drive
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Date: August 2015

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Appendices *(provided on CD in back of document)*

Exhibits

Tables

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1.0 Introduction

The City of Newport Beach has determined the proposed Ebb Tide Residential Project at 1560 Placentia (Project) is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the project, as proposed. The project involves construction of an 81-unit, detached single-family residential condominium development in place of an existing mobile home park at 1560 Placentia Avenue. The project will be developed pursuant to the RM (Multiple Residential) Zoning District and Height (H) Overlay District standards, and Tentative Tract No. 17772. Section 2.0, Project Description, provides a detailed description of the project.

1.1 Statutory Authority and Requirements

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City of Newport Beach (City), acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency must find that the project would not have a significant effect on the environment and must prepare a Negative Declaration (or Mitigated Negative Declaration) for that project. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required. The environmental documentation and supporting analysis is subject to a public review period. During this review, public agency comments on the document should be addressed to the City of Newport Beach. Following review of any comments received, the City of Newport Beach will consider these comments as a part of the project’s environmental review and include them with the Initial Study documentation for consideration by the Planning Commission of the City of Newport Beach.

1.2 Purpose

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an

Environmental Impact Report (EIR) or Negative Declaration; (3) enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in the design of a project; (5) provide documentation of the factual basis for the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for a project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study must include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the Initial Study.

1.3 Incorporated by Reference

Pertinent documents relating to this Initial Study/Mitigated Negative Declaration (IS/MND) have been cited and incorporated, in accordance with Sections 15148 and 15150 of the CEQA Guidelines, to eliminate the need for inclusion of voluminous engineering and technical reports within the Initial Study. Of particular relevance are those previous environmental documents that present information regarding descriptions of environmental settings, and future development-related growth and cumulative impacts. The references outlined below were utilized during preparation of this Initial Study. The documents are available for review at the City of Newport Beach Community Development Department located at 100 Civic Center Drive, Newport Beach, CA 92660.

City of Newport Beach General Plan (Adopted July 25, 2006). The City of Newport Beach General Plan (General Plan) is the primary source of long-range planning and policy direction intended to guide growth and preserve the quality of life within the community. The General Plan contains goals, policies, and plans that are intended to guide land use and development decisions. It consists of a Land Use Plan Map and the following Elements, which together fulfill the state requirements for a General Plan: Land Use; Harbor and Bay; Housing; Historical Resources; Circulation; Recreation; Arts

and Cultural Element; Natural Resources; Safety; and Noise. The General Plan was used throughout this Initial Study as a source of baseline data.

City of Newport Beach General Plan Environmental Impact Report (SCH No. 2006011119) (Adopted July 2006). The City of Newport Beach General Plan Environmental Impact Report was certified in July 2006. The General Plan EIR analyzed the potential environmental impacts that would result from implementation of the City of Newport Beach General Plan. General Plan EIR, Table 4.10-2, Southern California Association of Governments (SCAG) Population and Housing Forecast, identifies population and housing forecasts between 2005 and 2030. The EIR analysis shows an increase in population between 2005 and 2030 of approximately 10,582 and an increase in households of approximately 6,085. The General Plan EIR concluded that impacts in the following areas would be significant and unavoidable (see General Plan EIR Section 2.0):

- Aesthetics and Visual Quality (light and glare in the Banning Ranch subarea);
- Air Quality (conflict with plans, construction emissions, cumulatively considerable net increase of criteria pollutants);
- Cultural Resources (demolition of historic structures);
- Noise (increase in ambient noise levels, short-term vibration, excessive noise levels near John Wayne Airport);
- Population and Housing (induce substantial growth);
- Transportation/Traffic (contribute to a substantial increase in deficient freeway segments/ramps);

The General Plan EIR was used in this Initial Study as a source of baseline data.

City of Newport Beach Municipal Code. The City of Newport Beach Municipal Code (NBMC) consists of regulatory, penal, and administrative ordinances of the City of Newport Beach. It is the method the City uses to implement control of land uses, in accordance with General Plan goals and policies. The City of Newport Beach Zoning Code is found in NBMC Title 20, Planning and Zoning. The purpose of NBMC Title 20 is to carry out the policies of the City of Newport Beach General Plan. It is also the intent of the Zoning Code to promote the orderly development of the City; promote and protect the public health, safety, peace, comfort, and general welfare; protect the character, social, and economic vitality of neighborhoods; and to ensure the beneficial development of the City. The NBMC and NBMC Title 20 are referenced throughout this Initial Study for descriptions and requirements of the City's regulatory framework.

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2.0 Project Description

2.1 Project Location

The Ebb Tide Project site is located in the West Newport Mesa area of the City of Newport Beach, in the County of Orange; refer to Exhibit 1. The site is located approximately 0.75 miles north of the Newport Bay and 1 mile north of the Pacific Ocean. The Project site is located within an area generally bounded by 15th Street to the south, 16th Street to the north, Placentia Avenue to the west, and Superior Avenue to the east. The Project site is located at 1560 Placentia Avenue abutting the City's boundary with the City of Costa Mesa at the northern property line; refer to Exhibit 2.

Regional access to the site is provided via State Route 55 (SR-55), which is located approximately 0.25 mile east of the Project site. Pacific Coast Highway (CA-1), which is located approximately 0.7 mile south of the site, also provides regional access. Local access to the site is provided via Placentia Avenue and Superior Avenue.

2.2 Environmental Setting

The Project site (Assessor's Parcel Number 424-131-18) consists of one parcel totaling 4.70 acres. A chain link fence separates the property from the current light industrial sites to the north and the institutional and commercial sites to the east. A 5-foot block wall separates the property from residential sites to the south. The properties directly to the north are within the City of Costa Mesa's *Mesa West Bluffs* Plan and are identified as areas of potential revitalization by encouraging the development of mixed-use urban villages. The area is targeting live/work units with residential densities up to *15-20* dwelling units per acre and heights up to 60 feet. (Mesa West Bluffs Plan, 2009, p.8).The property is currently designated by the Land Use Element of the General Plan and the Zoning Code for Multiple Unit Residential (RM) with a density of 18 dwelling units per acre. As stated in the General Plan "the West Newport Mesa area would benefit from revitalization."

The Project site is comprised of one rectangular parcel (APN: 424-131-18) of land developed with the Ebb Tide Mobile Home Park. The surface is paved with asphalt with small landscaped areas around the perimeter of the individual mobile homes. Concrete parking areas adjoining individual mobile homes occur throughout the mobile home park. A pool with an activities building is located in the northwest portion of the property along the west property boundary and an office, laundry room, and mailboxes are located near the entrance to the mobile home park. The property totals approximately 4.70 acres. Direct access to the property is from Placentia Avenue to the west.

The property to the southwest is an apartment development facing Placentia Avenue and is two stories with sloped roofs and heights estimated at 28 feet. The property to the southeast is an adjacent mobile home site.

Within 400 feet of the southerly property line and 250 feet of the easterly property line there are four story medical office buildings exceeding 38 feet in height.

Onsite water and sewer are provided by Mesa Consolidated Water and the City of Newport Beach, respectively. The site is served by public utilities located along Placentia Avenue.

Impervious surfaces currently cover approximately 90 percent of the project site. The proposed total impervious site coverage (buildings and hardscape) is approximately 71 percent, Project landscaping will be provided in accordance with the Landscaping Standards and Water-Efficient Landscaping Sections of the NBMC and installed in accordance with the approved landscape plans prepared by a licensed landscape architect. During construction, existing buildings, pavement, and landscaping will be removed.

Prior to construction, tenants of the mobile home park will relocate pursuant to Mobile Home Park relocation plans that were prepared by the applicant and deemed sufficient pursuant to state law by the City of Newport Beach. The Mobile Home Relocation Impact Report and subsequent relocation action are separate from the proposed 81-unit single-family residential condominium project which is the subject of this Initial Study under the California Environmental Quality Act (CEQA).

2.3 General Plan and Zoning

General Plan

According to the City of Newport Beach General Plan Land Use Map, the site is currently designated as Multiple Residential (RM). The RM designation is intended to provide primarily for multi-family residential development containing attached or detached dwellings. This designation permits both single-family and multiple-family dwellings.

Zoning

According to the Official Zoning Map, the Project site is currently zoned Multiple Residential (RM). The proposed project would be developed consistent with RM (Multiple Residential) Zoning District standards, including a recently adopted Height (H) Overlay Zone[1]. Height Overlay requirements are included in Appendix I. The RM Zoning District is intended to provide for areas appropriate for multi-unit residential developments containing attached or detached dwelling units.

[1] RM Zone Height Overlay approved by Newport Beach City Council on May 26, 2015.

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Exhibit 1

Regional Location

Ebb Tide Residential Project

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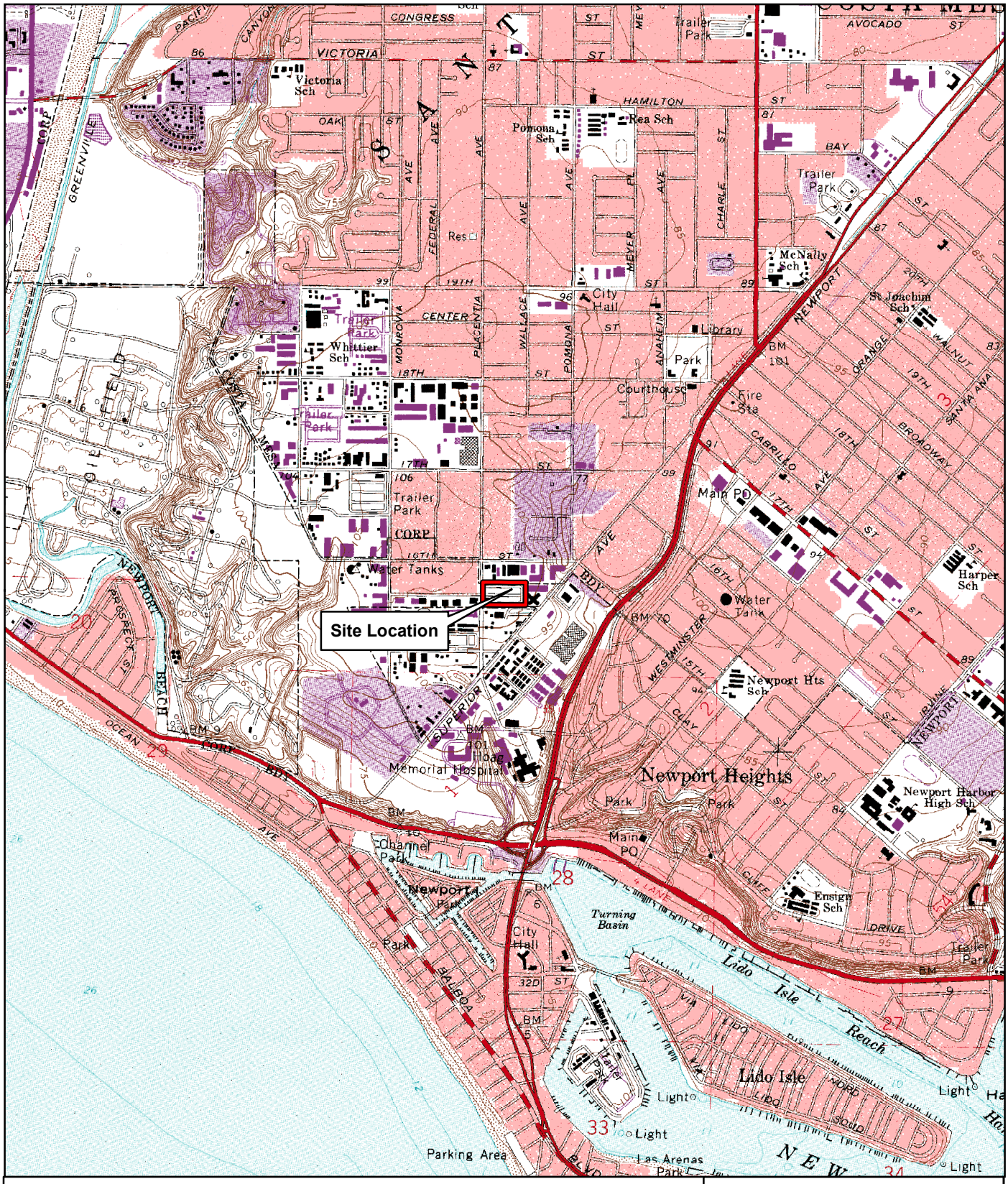

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Exhibit 2
USGS Newport Beach Quad

Ebb Tide Residential Project

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2.4 Proposed Project

The proposed Project consists of demolition of 73 existing mobile home spaces, three fixed structures (a central business office with laundry room, a resident club room with adjacent swimming pool, and a small residence), and related surface improvements to accommodate the development of 81 single-family detached condominium dwelling units. The Project site is located at 1560 Placentia Avenue within the West Newport Mesa area of Newport Beach. The Project requires City of Newport Beach approval of a Planned Development Permit, Traffic Study, Tentative Tract Map 17772, Demolition Permit, Grading Permit, and Building Permit(s). These Project components are further described below.

2.4.1 Planning Application PA2014-110

The City of Newport Beach is processing a planning application from Ebb Tide, LLC for development of 81 single-family detached condominium dwellings at the 4.70 acre site of an existing mobile home park. The proposed density is 17.4 dwelling units per acre (approximately 18 dwelling units/acre). The proposed project involves the following:

- Demolition of 73 mobile home spaces, three fixed structures (a central business office with laundry room, a resident club room with adjacent swimming pool, and a small residence), and related surface improvements to accommodate the development of 81 single family detached condominium dwelling units.
- Discretionary Approval of Planned Development Permit No. PL2015-001 to authorize the project design and to allow increased building height consistent with the Height (H) Overlay, Traffic Study No. TS2014-007 pursuant to the City's Traffic Phasing Ordinance, and Tentative Tract Map 17772 for condominium purposes.
- The 81-unit residential development would consist of three-story detached homes with two or three bedrooms, roof decks, and attached two car garages.

The proposed development offers these three different products:

- Plan 1 Units. The proposed Plan 1 units are detached single-family units and include three stories, which are comprised of 1,744 square feet of living space, two bedrooms, one flex/bed room, three and-a-half bathrooms, a roof deck, and an attached two-car garage.
- Plan 2 Units. The proposed Plan 2 units are detached single family units and include three stories, which are comprised of 1,826 square feet of living space, two bedrooms, one flex/bed room, three and-a-half bathrooms, a roof deck, and an attached two-car garage.
- Plan 3 Units. The proposed Plan 3 units are detached single family units and include three stories, which are comprised of 2,141 square feet of living space, three

bedrooms, one flex/bed room, three and-a-half bathrooms, a roof deck, and an attached two-car garage.

A total of 206 parking spaces, including 162 private garage spaces and 44 open parking spaces, are proposed (206 parking spaces or 2.54 spaces per unit). Table 1, Project Summary, includes the proposed units and their sizes. A single entrance to the Project site on Placentia Avenue is planned to align with Production Place to the west. The entrance will be designed with vehicular enhanced paving (colored concrete or pavers), common area landscaping, and a 4' wide walk crossing, natural colored concrete, which leads to the community open space at the at the center of the site.

The Project site is zoned RM with Height (H) Overlay. The Project proposes residential structure heights of +/- 37'6" at the top of the roof deck parapet or guard rail. The height of the roof deck would be at 34'1". With approval of a Planned Development Permit, the height of the guardrail/parapet is allowed up to 40 feet.

Table 1
Project Summary

Plan	Description	Qty.	Unit Total Gross Area (sq ft)*	Gross Area Subtotal (sq ft)	Garage Parking Spaces
1	2 Bedroom, 3.5 bath	24	1,744sq ft*	41,856 sq ft*	48
2	2 Bedroom, 3.5 bath	24	1,826 sq ft*	43,824 sq ft*	48
3	3 Bedroom, 3.5 bath	33	2,141 sq ft*	70,653sq ft*	66
Note: * Excludes garage square footage					

Architectural Features

The proposed architecture features coastal contemporary architectural designs utilizing enriched materials that both enhance and preserve the City of Newport Beach's unique character. Roof decks are proposed with all Plans. Elevations of the proposed buildings are provided in Exhibit 5a through Exhibit 5f.

Development Standards

2.4.1.1 Site Coverage

A total building footprint area of 63,285 square feet is proposed, yielding 31% Lot Coverage of the 4.70 acre site. Floor Area Ratio (FAR) is 0.94.

2.4.1.2 Open Space

The proposed Project provides 87,801 square feet of open space, including common open space (9,061 square feet), private open space (32,370 square feet), and roof deck (46,470 square feet). Total open space substantially exceeds the required 6,075 square feet (75 square feet per unit) required per Newport Beach Municipal Code Section 20.18.030. Approximately 4,340 square feet of open space is designated as Community Open Space. This space is intended to be a gathering place for residents and will include amenities such as a pool and spa, lounge areas, seating and gathering areas, shade structures, and an outdoor kitchen area.

2.4.1.3 Earth Friendly Elements

The project is proposed to include certain energy efficient elements, including:

- Each home equipped to have an option to add solar energy;
- Energy Star rated tankless water heaters;
- Energy Star rated high-efficiency appliances;
- Dual-glazed windows with ultra-violet coating offer insulation against cold and heat;
- Energy efficient heating and cooling system; and
- Pre-wire ready for electric vehicle chargers in garage.

Site Access

The site currently has three entry points along Placentia Avenue. The Project would consolidate access at a single driveway entrance along Placentia Avenue that is aligned with the centerline of Production Place. The entrance would include two 14-foot drive aisles separated by an 8-foot median for a total width of 36 feet. The main interior private streets would be 26 feet curb-to-curb. No gates are proposed at the entrance to the Project site. Because of the volume of traffic on Placentia Avenue, a Traffic Impact Analysis (TIA) was prepared (see Appendix G) to study the access points.

Parking

The development meets the minimum parking requirement of 2.5 parking spaces per unit. Based on the City of Newport Beach Zoning Code, Chapter 20.40, the parking requirement for multi-unit dwellings (detached) is 2.5 spaces per unit (2 spaces per dwelling unit and 0.5 spaces per dwelling unit for guest parking). Therefore, the 206 parking spaces proposed exceeds the 203 Code-required spaces. The typical drive aisle would be 24 feet for two-way traffic and provides back up space from garages and open parking spaces to allow vehicular mobility throughout the site.

Restrictive Covenants

The proposed project is intended to be a common interest development. A Homeowner's Association (HOA) will be formed with a Declaration of Covenants,

Conditions, and Restrictions (CC&R's) recorded with the county recorder. Restrictive Covenants will be developed to include:

- Parking. Uncovered parking spaces will be restricted to guest use. No long term parking will be permitted.
- Wet Utilities. All onsite sewer, water, and storm drains will be private systems. Provisions for long term maintenance and upkeep will be included.
- Street Improvement. All onsite streets will be private. Provisions for long term maintenance, upkeep, and emergency vehicle access will be included.
- Open Space. Provisions for long term maintenance and upkeep of all community open space will be included.
- Community Open Space. The main community open space will be designated for community amenities. Provisions for maintenance and upkeep will be included.
- Community Rules and Regulations. Rules and regulations will be put in place and enforced by the Board of Directors for the HOA. The rules and regulations will govern items such as guest parking provisions, pet restrictions, noise regulation of the community open space, and other items determined by the Board of Directors.

2.4.2 Tentative Tract Map No. 17772

Tentative Tract Map No. 17772 (TTM 17772) is proposed for condominium purposes for 81 single-family detached dwellings, common open space, landscaping, and private streets; refer to Exhibit 6.

2.4.3 Construction Activities and Grading

The proposed project includes demolition and removal of the existing mobile home park located on the project site. Prior to demolition of the existing structures, removal and/or abatement of asbestos containing building materials, lead containing paints, and any hazardous materials associated with the existing building materials shall be conducted by a qualified environment professional in consultation with the Newport Beach Fire Department. Once demolition and removals are completed, the project site would be graded and constructed in single-phase. If contaminated soils are encountered during grading activities, excavation and removal of contaminated soils would be required to comply with Federal, State, and local regulations.

The proposed project will require the import of approximately 12,315 cubic yards of soil. A Construction Access and Circulation Plan will be submitted to ensure that construction traffic will not impact Placentia Avenue and other public roadways in the site vicinity.

2.5 Project Phasing

Project construction is estimated to occur over a period of approximately 24 months, including demolition, removals, and project construction and development.

2.6 Project Approvals

The City of Newport Beach, as Lead Agency for the project, has discretionary authority over the project proposal. In order to implement this project, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

- Planning Commission approval of the Initial Study/Mitigated Negative Declaration;
- Planned Development Permit No. PL2015-001 to authorize the construction of 81 single-family detached dwellings, private streets, common open space, and landscaping, and to allow an increase in building height pursuant to the Height (H) Overlay;
- Traffic Study No. TS2014-007 as required by the City's Traffic Phasing Ordinance;
- Tentative Tract Map No. NT2014-002 for approval of Tentative Tract Map 17772 for the 81-unit single-family detached residential condominium project;
- Demolition Permits for on-site utilities and any other structures, as applicable;
- Grading and Building Permits to grade and construct the project;
- Site Plan approval from the Newport Beach Fire Department; and
- On-site and off-site utility plans and any improvements within the public right-of-way.

An aerial photographic view of the project site and surrounding area is provided on Exhibit 3 Local Vicinity Map Aerial Base. The project Site Plan is depicted on Exhibit 4. Exhibits 5a-5f illustrate building elevations and perspective views. The proposed Tentative Tract Map is shown on Exhibit 6.

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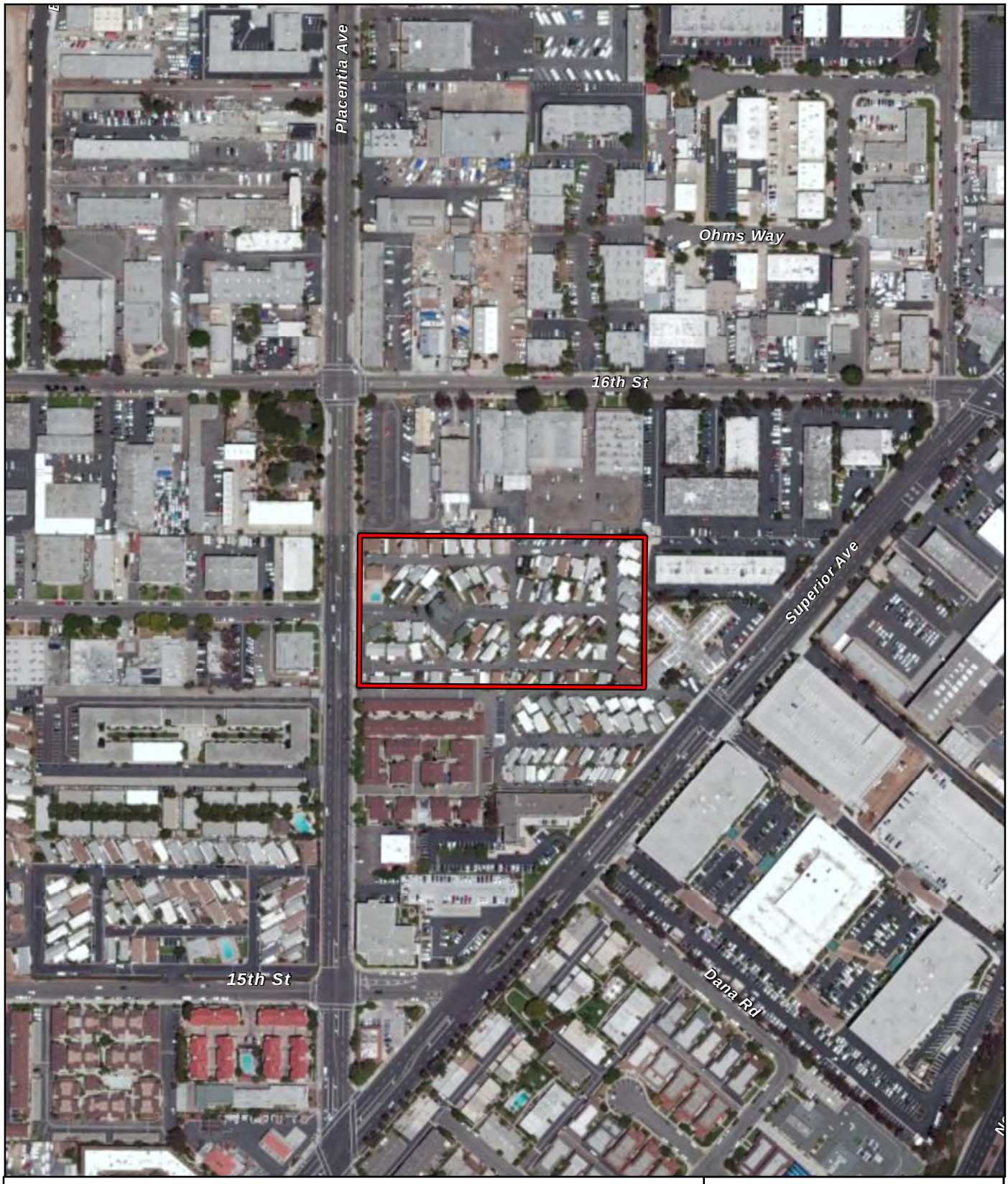

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Site Location

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Exhibit 3
Local Vicinity
Aerial Base

Ebb Tide Residential Project

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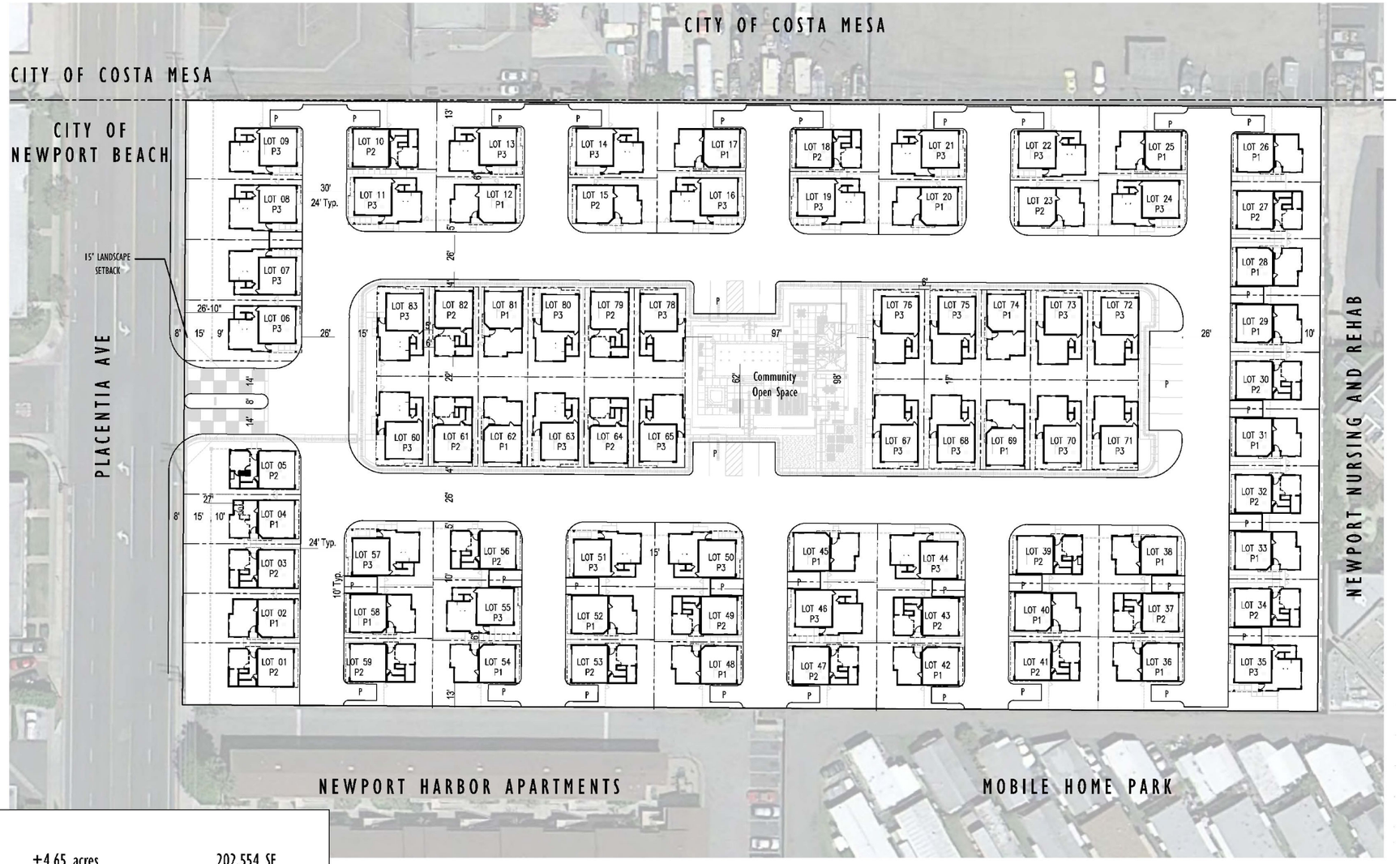

SITE SUMMARY		
ACRES	±4.65 acres	202,554 SF
TOTAL UNITS PROPOSED	±81 UNITS	
DENSITY PROPOSED	±17.4 DU/AC	
FLOOR AREA RATIO (F.A.R)	.94	191,100 SF TOTAL
TOTAL BUILDING FOOTPRINT AREA	63,285 SF	
LOT COVERAGE	31%	

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Exhibit 4
Site Plan

Ebb Tide Residential Project

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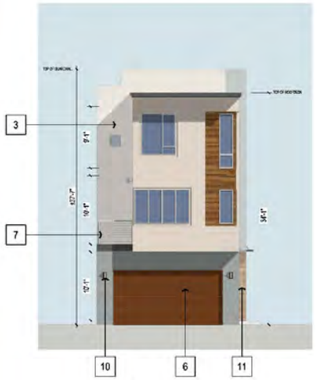

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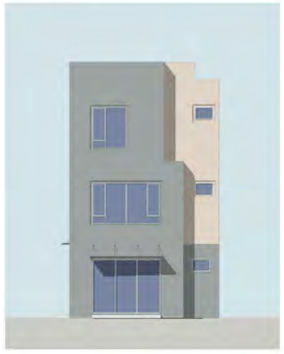

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MATERIAL LEGEND

1. FIBER CEMENT, STAINED LOOK SIDING
2. NOT USED
3. STUCCO, LIGHT SAND FINISH
4. VINYL GLAZING
5. FIBERGLASS ENTRY DOOR
6. METAL SECTIONAL GARAGE DOOR
7. METAL GUARDRAIL
8. METAL AWNING
9. NOT USED
10. DECORATIVE EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN

PLACENTIA AVE SITE

Ebb Tide LLC
PO Box 19583
Irvine, Ca 92623
949.943.7669

PLAN 1-A ELEVATIONS + PERSPECTIVE

Newport Beach, CA
KTGY # 2014-004 09.12.2014

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KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Exhibit 5a
Building Elevation and Perspective - Plan 1a

Ebb Tide Residential Project

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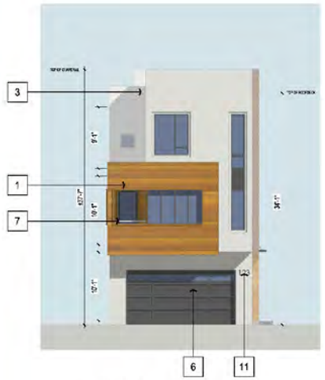

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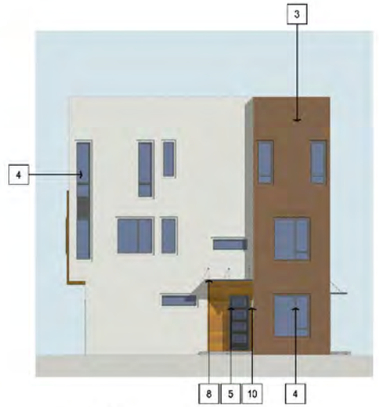

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MATERIAL LEGEND

1. FIBER CEMENT, STAINED LOOK SIDING
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7. METAL GUARDRAIL
8. METAL AWNING
9. NOT USED
10. DECORATIVE EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN

0 4 8 16

PLACENTIA AVE SITE

PLAN 1-B ELEVATIONS + PERSPECTIVE

A1.3

Ebb Tide LLC
PO Box 19583
Irvine, Ca 92623
949.943.7669

Newport Beach, CA
KTGY # 2014-004 09.17.2014

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Exhibit 5b
Building Elevation and Perspective - Plan 1b

Ebb Tide Residential Project

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PERSPECTIVE, N.T.S.

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MATERIAL LEGEND

1. FIBER CEMENT, STAINED LOOK SIDING
2. NOT USED
3. STUCCO, LIGHT SAND FINISH
4. VINYL GLAZING
5. FIBERGLASS ENTRY DOOR
6. METAL SECTIONAL GARAGE DOOR
7. METAL GUARDRAIL + WIRE MESH INSET
8. METAL AWNING
9. NOT USED
10. DECORATIVE EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN

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PLACENTIA AVE SITE

PLAN 2-A ELEVATIONS + PERSPECTIVE

A2.2

Ebb Tide LLC
PO Box 19583
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Newport Beach, CA
KTGY # 2014-0051 09.17.2014

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Exhibit 5c
Building Elevation and Perspective - Plan 2a

Ebb Tide Residential Project

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PERSPECTIVE, N.T.S.

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MATERIAL LEGEND

1. FIBER CEMENT, STAINED LOOK SIDING
2. NOT USED
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8. METAL AWNING
9. NOT USED
10. DECORATIVE EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN

PLACENTIA AVE SITE

Ebb Tide LLC
PO Box 19583
Irvine, Ca 92623
949.943.7669

PLAN 2-A ELEVATIONS + PERSPECTIVE

0 4 8 16

A2.2

Newport Beach, CA
KTGY # 2014-004 09.17.2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Exhibit 5d
Building Elevation and Perspective - Plan 2b

Ebb Tide Residential Project

AECOM

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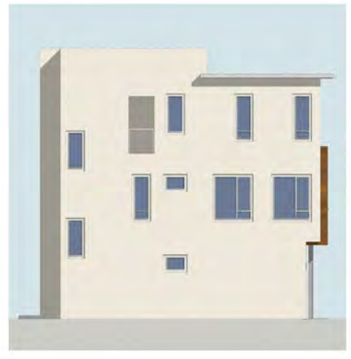
PERSPECTIVE, N.T.S.

FRONT

RIGHT

REAR



LEFT

MATERIAL LEGEND

1. FIBER CEMENT, STAINED LOOK SIDING
2. NOT USED
3. STUCCO, LIGHT SAND FINISH
4. VINYL GLAZING
5. FIBERGLASS ENTRY DOOR
6. METAL SECTIONAL GARAGE DOOR
7. METAL GUARDRAIL
8. METAL AWNING
9. NOT USED
10. DECORATIVE EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN

PLACENTIA AVE SITE

Ebb Tide LLC
PO Box 19583
Irvine, Ca 92623
949.943.7669

PLAN 3-A ELEVATIONS + PERSPECTIVE

Newport Beach, CA
KTGY # 2014-004 09.17.2014

0 4 8 16

A3.2

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

Exhibit 5e
Building Elevation and Perspective - Plan 3a

Ebb Tide Residential Project

AECOM

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PERSPECTIVE, N.T.S.

FRONT

RIGHT

REAR

LEFT

MATERIAL LEGEND

1. FIBER CEMENT, STAINED LOOK SIDING
2. NOT USED
3. STUCCO, LIGHT SAND FINISH
4. VINYL GLAZING
5. FIBERGLASS ENTRY DOOR
6. METAL SECTIONAL GARAGE DOOR
7. METAL GUARDRAIL
8. METAL AWNING
9. NOT USED
10. DECORATIVE EXTERIOR LIGHTING
11. ILLUMINATED ADDRESS SIGN

0 4 8 16

PLACENTIA AVE SITE

PLAN 3-B ELEVATIONS + PERSPECTIVE

A3.3

Ebb Tide LLC
PO Box 19583
Irvine, Ca 92623
949.943.7669

Newport Beach, CA
KTGY # 2014-004 09.17.2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

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Exhibit 5f
Building Elevation and Perspective - Plan 3b

Ebb Tide Residential Project

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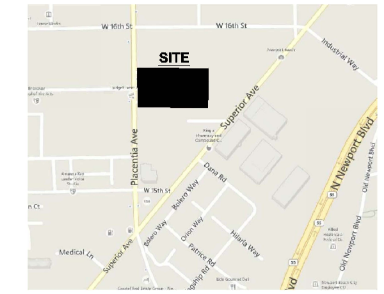
TENTATIVE TRACT NO. 17772

FOR CONDOMINIUM PURPOSES
COUNTY OF ORANGE CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TITLE REPORT
FIRST AMERICAN TITLE COMPANY
18500 VON KARMAN AVENUE STE 600
IRVINE, CA 92612
ORDER NO. NCS-648695-SA1
DATED: JANUARY 09, 2014

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 714 OF FIRST ADDITION OF NEWPORT MESA TRACT, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 8, PAGE 61 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPT ONE-HALF OF ALL OIL OR OTHER HYDROCARBONS SUBSTANCES, AS GRANTED TO HAZEL S. GREGG RECORDED JULY 14, 1953 IN BOOK 2537, PAGE 609, OFFICIAL RECORDS.

ALSO EXCEPT ONE-QUARTER OF ALL OIL OF OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM FRANK STEM AND SIDONIA STEM, HUSBAND AND WIFE, RECORDED SEPTEMBER 10, 1959 IN BOOK 4873, PAGE 433, OFFICIAL RECORDS.

ALSO EXCEPT THE WESTERLY 10 FEET OF SAID LAND CONDEMNED BY THE CITY OF NEWPORT BEACH UNDER SUPERIOR COURT CASE NO. 203614.

EASEMENTS

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.

PURPOSE: PUBLIC UTILITIES
RECORDED: AS BOOK 4511, PAGE 273, OF OFFICIAL RECORDS

DEVELOPERS INFORMATION

EBB TIDE LLC
PO BOX 19583
IRVINE, CA 92623
PHONE NO. 949-943-7669

SITE ADDRESS:

1560 PLACENTIA AVENUE, NEWPORT BEACH, CA

SEWER NOTE:

PROJECT IS PROPOSED TO GRAVITY SEWER TO THE PROPOSED OFF SITE CITY SEWER AND ON SITE PRIVATE SEWER SYSTEM.

WATER NOTE:

PROJECT IS PROPOSED TO BE SERVED BY THE COSTA MESA CONSOLIDATED WATER COMPANY. PROPOSED WATER LINES ARE CURRENTLY ADJACENT TO THE EXISTING SITE. ON SITE PROPOSED WATER LINE TO BE PUBLIC.

ENGINEER INFORMATION

C&V CONSULTING
27156 BURBANK
FOOTHILL RANCH, CA 92610
PHONE NO. 949-916-3800

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN FLOOD INSURANCE RATE MAP NUMBER FM06059C0268J, PANEL NOT PRINTED NO SPECIAL FLOOD HAZARD AREAS.

CURRENT ZONING PER NEWPORT BEACH, CA

(M-1-A) CONTROLLED MANUFACTURING

LAND AREA:

AREA (GROSS)

PARCEL 1	204,596 SQ. FT. = 4.70 ACRES
TOTAL	204,596 SQ. FT. = 4.70 ACRES

BASIS OF BEARINGS:

THE BEARING N 00°18'00" W FOR THE CENTERLINE OF PLACENTIA AVENUE AS SHOWN ON PARCEL MAP FILED IN BOOK 124, PAGES 24 TO 25 OF MISCELLANEOUS MAPS, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER, CALIFORNIA.

ELEVATION NOTE:

ELEVATIONS AS SHOWN HEREON HAVE BEEN TRUNCATE BY 100.00' TO ADJUST TO COUNTY OF ORANGE SURVEY DATUM ADD 100.00 TO ALL POSTED ELEVATIONS.

ASSESSOR'S PARCEL MAP NO.

APN: 424-131-189

OWNER:

THE TOTAH FAMILY PARTNERSHIP
34700 PACIFIC COAST HIGHWAY, STE 303
CAPISTRANO BEACH, CA 92624

UTILITY PURVEYORS

CABLE:
TIME WARNER
1-(800) 892-2253

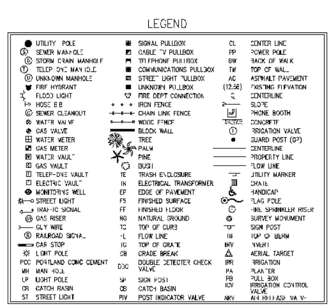
WATER:
MESA WATER DISTRICT
1965 PACENTIA AVENUE, COSTA MESA
(949) 631-1200

SEWER:
CITY OF NEWPORT BEACH
100 CIVIC CENTER DRIVE
(949) 644-3200

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON
(800) 655-4555

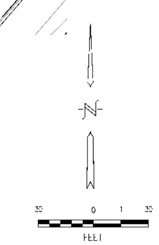
GAS:
THE GAS CO.
1919 S STATE COLLEGE BLVD
ANAHEIM, CA 92806
(714) 634-3106

TELEPHONE:
AT&T
1-(877) 213-1057



EARTHWORK SUMMARY
FOR PLAN CHECKING PURPOSES ONLY

	CUT		FILL
MASS EXCAVATION	2000 CY		15165 CY
OVER EXCAVATION	10000 CY	(+ SHRINK)	10500 CY
SHRINKAGE (5%)	--- CY		150 CY
SPOILS	1500 CY		00 CY
NET TOTALS	13500 CY		25815 CY
* FILL			12,315 CY
MAXIMUM DEPTH:	1 FT		3.0 FT



THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF NEWPORT BEACH.

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER
EBB TIDE LLC
PO BOX 19583
IRVINE, CA 92623
T. 949-943-7669

PREPARED BY :
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
27156 BURBANK
FOOTHILL RANCH, CALIFORNIA 92610
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER VINCENT W. SCARPATI No. 33520 Exp. 6/30/2016 CIVIL STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2014.

ENGINEER ______ DATE
RCE 33520 EXP. DATE 6-30-14

TENTATIVE TRACT MAP
17772
EXISTING CONDITIONS

SHEET 1 OF 3

SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: VS

CITY OF NEWPORT BEACH

I:\Ebb_Tide\MXD\Exhibit 6a Tentative Tract Map.mxd

Exhibit 6a
Tentative Tract Map

Ebb Tide Residential Project

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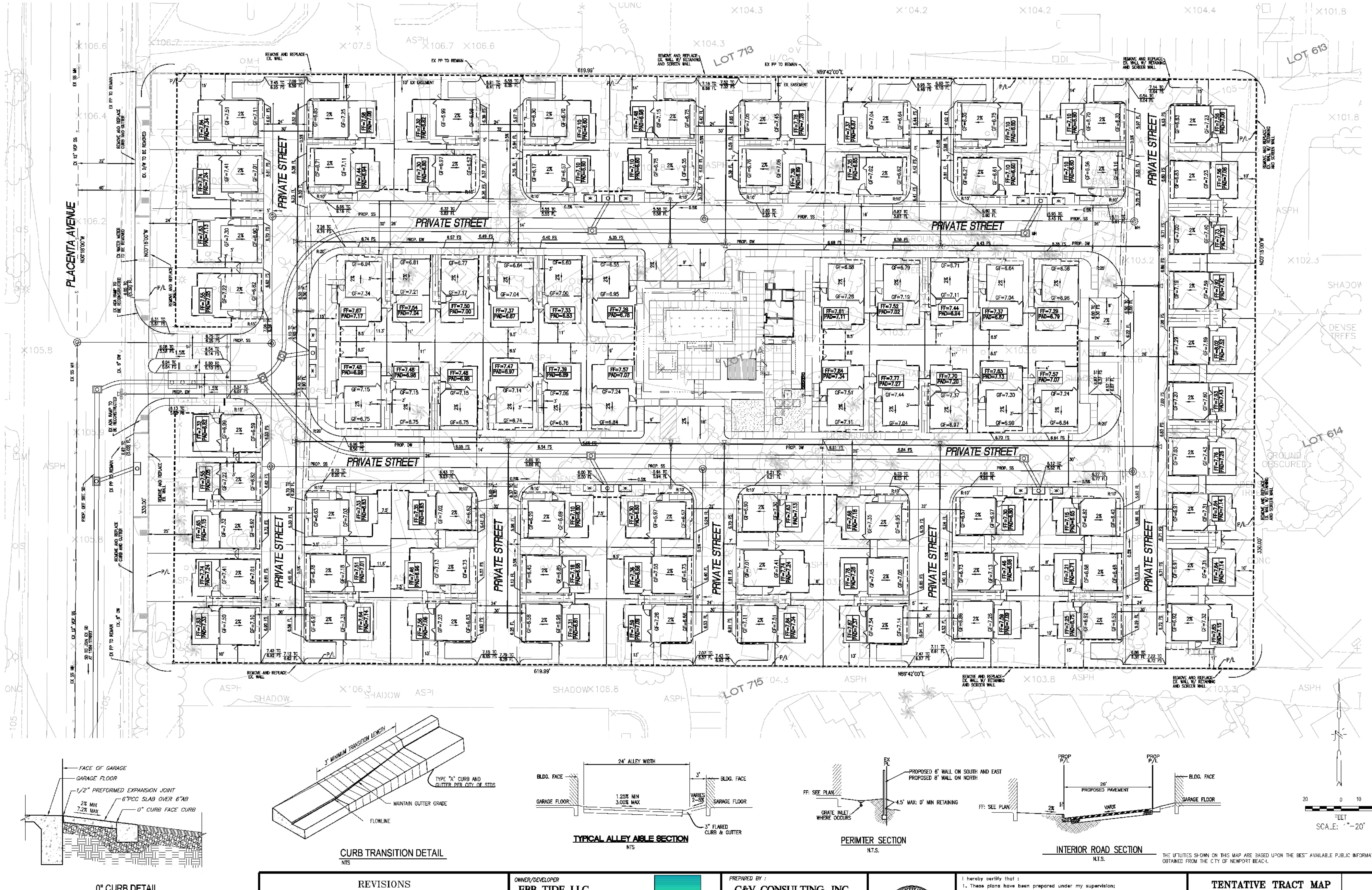
TENTATIVE TRACT NO. 17772

FOR CONDOMINIUM PURPOSES
COUNTY OF ORANGE CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF NEWPORT BEACH.

REVISIONS					
NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER
EBB TIDE LLC
PO BOX 19583
IRVINE, CA 92623
T. 949-943-7669

PREPARED BY :
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
27156 BURBANK
FOOTHILL RANCH, CALIFORNIA 92610

I hereby certify that :
1. These plans have been prepared under my supervision;
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3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2014.

ENGINEER ____________ RCE 33520 DATE EXP. DATE 6-30-14

TENTATIVE TRACT MAP 17772
CONCEPTUAL GRADING AND UTILITY PLAN
SHEET 2 OF 3
SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: VS
CITY OF NEWPORT BEACH

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Exhibit 6b
Tentative Tract Map

Ebb Tide Residential Project

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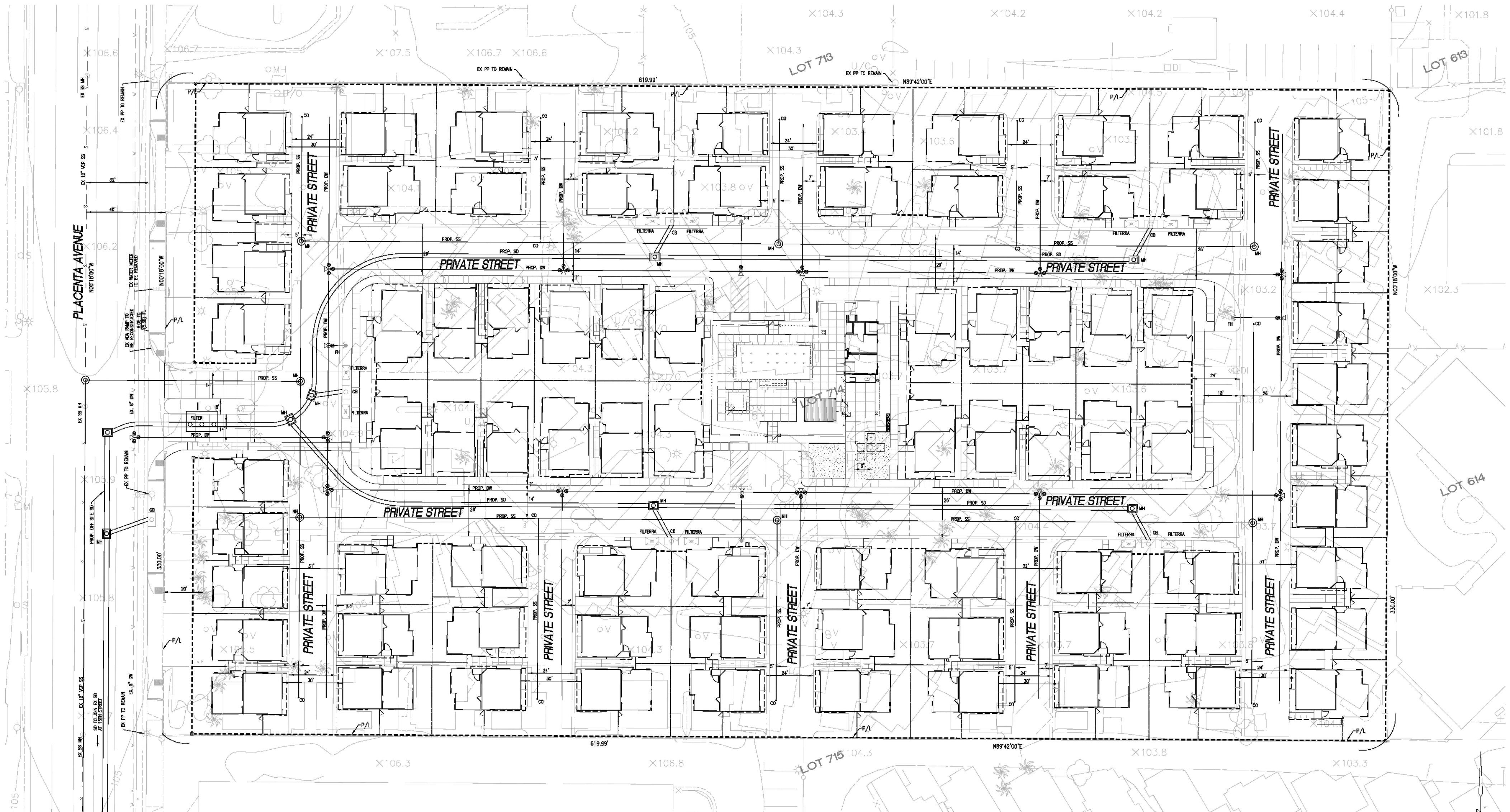
TENTATIVE TRACT NO. 17772

FOR CONDOMINIUM PURPOSES
COUNTY OF ORANGE CITY OF NEWPORT BEACH
STATE OF CALIFORNIA



STORM DRAIN NOTE: ALL STORM DRAIN WITHIN THE SUBJECT SITE WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA, ALL OFF SITE STORM DRAIN WITHIN THE PUBLIC RIGHT OF WAY WILL BE DEDICATED TO THE CITY.

20 0 10 20
FEET
SCALE: 1"=20'

THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF NEWPORT BEACH.

REVISIONS

NO	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER/DEVELOPER
EBB TIDE LLC
PO BOX 19583
IRVINE, CA 92623
T. 949-943-7669

PREPARED BY :
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
27156 BURBANK
FOOTHILL RANCH, CALIFORNIA 92610
T. 949.916-3800
F. 949.916-3805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER VINCENT W. SCARPATI No. 33520 Exp. 6/30/2016 CIVIL STATE OF CALIFORNIA

I hereby certify that :
1. These plans have been prepared under my supervision;
2. The grading shown hereon will not divert drainage from its natural downstream course or obstruct the drainage of adjacent properties;
3. Existing ground contours and elevations were obtained by field survey performed on MARCH 2014.

ENGINEER ______________ DATE ______
RCE 33520 EXP. DATE 6-30-14

TENTATIVE TRACT MAP 17772
CONCEPTUAL UTILITY PLAN
SHEET 3 OF 3
SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: VS
CITY OF NEWPORT BEACH

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Exhibit 6c
Tentative Tract Map

Ebb Tide Residential Project

AECOM

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3.0 Initial Study Checklist

3.1 Background

1. Project Title: Ebb Tide Residential Project at 1560 Placentia Avenue
2. Lead Agency Name and Address: City of Newport Beach Planning Division 100 Civic Center Drive Newport Beach, CA 92660
3. Contact Person and Phone Number: Fern Nueno, AICP Associate Planner (949) 644-3200 fnueno@newportbeachca.gov
4. Project Location: 1560 Placentia Avenue Newport Beach Orange County, CA
5. Project Sponsor's Name and Address: Ebb Tide, LLC PO Box 19583 Irvine, Ca 92623
6. General Plan Designation: Multiple Residential
7. Zoning: Multiple Residential (RM) with Height (H) Overlay
8. Other: Planning Application PA2014-110 The proposed Project consists of demolition of 73 existing mobile home spaces, three fixed structures (a central business office with laundry room, a resident club room with adjacent swimming pool, and a small residence), and related surface improvements to accommodate the development of 81 single-family detached condominium dwelling units with a net density of 17.4 dwelling units per acre. The 2/3 bedroom residences are three stories with roof decks and have attached two car garages. A total of 162 garage parking spaces are proposed and 44 guest parking spaces (206 parking spaces total, 2.5 per unit). Tentative Tract Map 17772 - Subdivision of a 4.70-acre property as a common interest development to allow private sale and ownership of the 81 dwelling units.
8. Description of the Project: See Section 2, Project Description
9. Surrounding Land Uses and Setting: See Section 2, Project Description
10. Other public agencies whose approval is required (e.g., permits): • South Coast Air Quality Management District • Santa Ana Regional Water Quality Control Board – Region 8

3.2 Environmental Factors Potentially Affected

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 "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.		
☐ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Services Systems	☐ Mandatory Findings of Significance

3.3 Lead Agency Determination

Lead Agency Determination

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 in Section 4, Environmental Analysis, have been added. 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 the proposal MAY have a significant effect(s) on the environment, but at least one effect 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.

Signed	City of Newport Beach Agency
Fern Nueno, Associate Planner Signer's Name, Title	Date

4.0 Environmental Analysis

Sections 4.1 through 4.18 analyze the potential environmental impacts associated with the project. The environmental issue areas that are evaluated are:

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

The environmental analysis in the following sections is patterned after the Initial Study Checklist recommended by the CEQA Guidelines, as amended, and used by the City of Newport Beach (City) in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less than significant impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less than significant with mitigation incorporated.** The development will have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially significant impact.** The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.The following is a discussion of potential project impacts as

identified in the Initial Study/ Environmental Checklist. Explanations are provided for each item.

4.1 Aesthetics

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Aesthetics *Would the project:*				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

4.1.1 Environmental Evaluation

Would the project:

a) Have a substantial adverse effect on a scenic vista?

No impact. As indicated on pages 10-17 of the General Plan, Natural Resources Element, the City has historically been sensitive to the need to protect and provide access to scenic resources within the City. The City's development standards, which include bulk and height limits in the area around the bay have helped the City in preserving scenic views.

The City has historically been sensitive to the need to protect and provide access to these scenic resources and has developed a system of public parks, piers, trails, and viewing areas. The City's development standards, including bulk and height limits in the area around the bay, have helped preserve scenic views and regulate the visual and physical mass of structures consistent with the unique character and visual scale of Newport Beach. As shown on General Plan Figure 4.1-1, Coastal Views West Newport Area (Map 1 of 3), the proposed Project is outside of the City's designated Shoreline Height Limitation Zone, which is intended to assist in the preservation of scenic views.

As there are no General Plan-designated scenic vistas/views located in the Project area, project implementation would have no impact on a designated scenic vista/view.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?

No Impact. The Project site is not located along a Caltrans-designated state scenic highway. No historic buildings or rock outcroppings are located at the project site. Therefore, Project implementation would not damage scenic resources within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than significant impact. The existing visual character or quality of the project site is defined by an aging 73-unit mobile home park with paved private roads and parking spaces with limited open space amenities. The mobile home park offers very little visual interest along its Placentia Avenue frontage, which includes a block wall and view of several mobile home units.

The existing visual character of the surrounding area is defined by a mix of uses, including residential uses to the south, industrial uses to the north and west, and commercial uses to the east.

A project is generally considered to have a significant visual/aesthetic impact if it substantially changes the character of the project site such that it becomes visually incompatible or visually obtrusive when viewed in the context of its surroundings.

The proposed residential Project reflects a high quality design and materials that are characterized by carefully detailed wood-like siding, steel elements, and clean sleek design lines. A typical front elevation contains, on average, five material changes and seven variations in horizontal planes. These designs would not be incompatible with the mix of uses and character of the Project's surroundings. A variety of landscape materials have been identified to enhance the visual quality of the site; refer to Exhibit 7, Schematic Overall Landscape Plan. The existing character and visual quality of the mobile home park site is shown in Exhibit 8, Site Photos.

On balance, the Project would enhance the visual character of the site and its surroundings relative to existing conditions

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

Less than significant impact.

Light Impacts. There are two primary sources of light: light emanating from building interiors that pass through windows and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light-sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Light spillage is typically defined as unwanted illumination from light fixtures on adjacent properties. The Project site is located within a mixed use area of residential, commercial, and industrial uses. Existing lighting conditions in the Project area include light emanating from mobile home interiors at the Project site, the surrounding residential, commercial and industrial land uses, as well as nearby street lighting. There are residential uses located south of the Project site. There are no additional sensitive land uses in the Project's immediate vicinity.

The proposed development would create new sources of light due to light emanating from residential building interiors and light from exterior sources (e.g., building illumination, security lighting, entry sign and landscape lighting).

The City of Newport Beach does not have a lighting ordinance defining the maximum light intensity. The proposed project would not include any flashing lights or high-intensity nighttime lighting that would adversely affect nighttime views in the area. It is anticipated that on-site lighting would be typical of residential development and no unusual types or number of lighting fixtures have been proposed.

The residential uses immediately south of the Project site will be separated from the project by existing 5' block walls and landscaping within required setbacks. No significant new lighting is proposed adjacent to the existing residential uses. Low voltage landscape lighting will be placed within the common open space areas within the project site.

The proposed project would not generate levels of light and glare that differ significantly from those that currently exist on site. Project compliance with NBMC standards would ensure that any spillover light impacts on surrounding uses are less than significant.

Glare Impacts. Buildings with large facades constructed of reflective surfaces (e.g., brightly colored building façades, metal surfaces, and reflective glass) could increase existing levels of daytime glare. The proposed architecture is a coastal contemporary design of wood like siding, steel elements, and clean sleek design lines. The Project would involve primarily non-reflective façade

treatments and the minimization of unrelieved glass surfaces. Additionally, the Project would be subject to compliance with NBMC Section 20.30.070 which provides standards in order to reduce the impacts of glare and light trespass from impacting adjacent residential properties. Compliance with the NBMC would ensure that the Project would not create a new source of substantial glare that would adversely affect daytime views in the area. A less than significant impact would occur in this regard.

LEGEND

1. R.O.W. per Civil Engineer.
2. Property line.
3. Intersection sight-line, City standards.
4. Existing concrete sidewalk, ramp & parkway, to remain.
5. Proposed wall / fence (per Wall & Fence Plan).
6. Proposed pilaster (per Wall & Fence Plan).
7. Proposed side/rear yard gate (per Wall & Fence Plan).
8. Proposed tree (per Planting Plan).
9. Proposed common area landscape (per Planting Plan).
10. Proposed project name lettering / signage wall or monument.
11. Private yard, homeowner installed & maintained.
12. Community Recreational Area (with pool, spa, restroom building, shade structure & entertainment counter), see Enlargement.
13. Vehicular enhanced paving (colored concrete or pavers).
14. 4' Wide walk crossing, natural color concrete.
15. Mailboxes (CBU, per local USPS specifications).
16. Natural colored concrete driveway with medium top-cast finish.
17. 3' Wide single-unit entry walk, natural colored concrete with med-top-cast finish.
18. 4' Wide shared walk, natural colored concrete with med-top-cast finish.
19. Guest parking ADA stall, per Civil Engineer.
20. Street gutter, per Civil Engineer.
21. Existing utility to remain.

0 15' 30' 60'
Scale: 1" = 30'

Schematic Overall Landscape Plan

3rd City Submittal Date: Mar. 18, 2015

L-1

Ebb Tide LLC
4 Park Plaza, Suite 1000
Irvine, CA 92614
949.943.7669

Placentia Ave. Site - Newport Beach PAD

studio Landscape Architecture

Exhibit 7
Schematic Overall Landscape Plan

Ebb Tide Residential Project

AECOM

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View of main entrance road into Ebb Tide Mobile Home Park from Placentia Ave. to the west.

View of surrounding commercial/industrial buildings to the northwest from Placentia Ave.

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0 300 Feet

Exhibit 8A
Site Photos

Ebb Tide Residential Project

AECOM

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View of typical mobile home, with landscaping.

View of Ebb Tide Mobile Home Park from across Placentia Avenue to the west.

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Exhibit 8B
Site Photos

Ebb Tide Residential Project

AECOM

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4.2 Agriculture and Forest Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Agriculture and Forestry 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.* *Would the project:*				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

4.2.1 Environmental Evaluation

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 Deptartment of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

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

No impact. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance. The Project site is currently developed with 73 mobile homes and three fixed strictures. Thus, project implementation would not result in the conversion of farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impact. The Project site is currently zoned Multiple Residential (RM). The Project site and surrounding lands are not zoned for agricultural use or part of a Williamson Act Contract. Therefore, Project implementation would not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No impact. The Project site is zoned Multiple Residential (RM). No forest land or timberland exists on the site. Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The Project site is developed with 73 mobile homes and three fixed structures. Thus, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use.

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

No impact. The Project site is developed with 73 mobile homes and three fixed structures and the surrounding area is designated for residential, commercial, and industrial uses. There are no agricultural or forest uses in the vicinity. Therefore, Project implementation would not involve changes in the existing environment that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

4.3 Air Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Air Quality *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) 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)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

4.3.1 Environmental Evaluation

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. A discussion of regional meteorology, relevant air quality policies, ambient air quality conditions, sensitive receptors, and assessment methodology is included in Appendix A.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than significant impact. The proposed Project consists of the demolition of 73 existing mobile home spaces, three fixed structures (a central business office with laundry room, a resident club room with adjacent swimming pool, and a small residence), and related surface improvements to accommodate the development of 81 single-family detached condominium dwelling units; each dwelling would include a two-car garage; and 44 open

guest parking spaces. The project site is located in Orange County, which is located in the South Coast Air Basin (Air Basin) and the Air Basin is governed by the South Coast Air Quality Management District (SCAQMD). The Air Basin is designated nonattainment for the state 1-hour and 8-hour ozone, 24-hour and annual respirable particulate matter (PM_{10}), and annual fine particulate matter ($PM_{2.5}$) standards. The area is also designated nonattainment for federal standards for O_3, $PM_{2.5}$, and Pb.

The applicable Air Quality Management Plan (AQMP) is the 2012 Air Quality Management Plan for the South Coast Air Basin (AQMP 2012). According to the SCAQMD CEQA Air Quality Handbook, the Project is consistent with the AQMP if the Project addresses two main criteria:

A. Criterion 1:

Criterion 1 Questions 1 and 2. Would the Project results in an increase in the frequency or severity of existing air quality violations? Would the Project cause or contribute to new air quality violations?

Based on the air quality analysis in Impact AIR b) below, the project would result in a less than significant carbon monoxide (CO) impacts during operation. Estimated project construction emissions would not exceed SCAQMD's localized significance threshold (LST) criteria. Therefore, the project development would not increase the frequency or severity of existing air quality violations in the Project's vicinity. The Project would therefore be consistent with the first and second questions of Criterion 1.

Criterion 1 Question 3. Would the Project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQP?

The Project would result in less than significant impacts with regard to long-term regional and localized pollutant concentrations during operations. The project would not delay the timely attainment of air quality standards or 2012 AQMP emissions reductions. The Project is consistent with the third question of Criterion 1.

B. Criterion 2:

Criterion 2 Question 1. Would the Project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

The Air Quality Management Plan's (AQMP) emission inventory is based on the population, housing, and employment growth projections developed within the General Plans for each of the cities and counties under the jurisdiction of the

SCAQMD. The General Plan's estimates of future population, housing, and employment growth are derived from the land use designations described in the General Plan. Since the AQMP's emissions inventory is based on the land use designations of the General Plan, if a project's land use is consistent with the General Plan it is likewise consistent with the AQMP.

The Project site is currently designated by the Land Use Element for Multiple-Unit Residential (RM), which allows a density of up to 18 dwelling units per acre. The proposed Project is consistent with this designation. Therefore, the project's emissions would be consistent with the emissions inventory used in the preparation of the AQMP.

Criterion 2 Question 2. Would the Project implement all feasible air quality mitigation measures?

As demonstrated in Impact AIR b) below, the Project would result in less than significant impact and would be consistent with the second question of Criterion 2.

Criterion 2 Question 3. Would the Project be consistent with the land use planning strategies set forth in the AQMP?

The Project is located within a developed portion of the City with proximity to transit and a mix of other uses, therefore the Project would not conflict with the City's or SCAG's policies. The project is consistent with the third question of Criterion 2.

In summary, the Project would not result in a significant localized or regional impact on the region's ability to meet State and Federal air quality standards. Therefore, this impact is less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than significant impact. This impact relates to localized criteria pollutant impacts. Particulate matter emissions (PM_{10}) are of concern during construction because of the potential to emit fugitive dust during earth-disturbing activities. In addition, SCAQMD has set localized significance thresholds (LST) for project construction emissions. CO emissions are of concern during project operation because operational CO hotspots are related to increases in on-road vehicle congestion. Each is discussed separately below.

4.3.1.1 Localized Construction Generated Dust Impacts

Since construction activities have the potential to emit fugitive dust (mainly PM_{10}) during grading activities, the Project would be required to adhere to standard SCAQMD regulations, such as implementing SCAQMD Rule 403 which requires fugitive dust generating activities to follow best available control measures to reduce emissions of fugitive dust. These best available control measures were included in the CalEEMod construction modeling and the results are given in Table 2 below.

4.3.1.2 Localized Significance Analysis

The SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts through localized significance thresholds (also referred to as a LST analysis). Localized significance thresholds represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. Localized significance thresholds were developed in recognition of the fact that criteria pollutants such as CO, NO_X, and PM_{10} and $PM_{2.5}$ in particular, can have local impacts at nearby sensitive receptors as well as regional impacts. The localized significance thresholds are developed for each source receptor area and are applicable to NO_X, CO, PM_{10}, and $PM_{2.5}$.

The Project is located within Source Receptor Area (SRA) 18, North Coastal Orange County. The Project would disturb approximately 4.70 acres. Therefore, based on the SCAQMD guidance on applying CalEEMod to LSTs, the LST thresholds for 5 acre were utilized for the construction LST analysis. The closest sensitive receptors to the Project site are residential uses located to the east and south, immediately adjacent to the project; and a commercial/retail complex to the northeast as well. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. As the nearest sensitive uses are directly adjacent to the east and south of the project site, the 25 meter construction LST values were used.

The localized assessment methodology limits the emissions in the analysis to those generated from onsite activities. The onsite emissions during construction and operation are compared with the localized significance thresholds and summarized in Table 2 and Table 3. As shown in Table 2, emissions during construction do not exceed the localized significance thresholds.

Table 2
Localized Significance Analysis (Construction)

Activity	Onsite Emissions (pounds per day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition	7	6	<1	<1
Site Preparation	55	41	11	7
Building Construction	29	19	2	2
Paving	17	13	1	1
Localized Significance Threshold	190	1,636	13	9
Threshold Exceeded?	No	No	No	No
Source: SCAQMD Localized Significance Threshold Methodology and CalEEMod, May 2015.				

The localized construction analysis uses thresholds that represent the maximum project emissions that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. If the project results in emissions that do not exceed the localized significance thresholds, these emissions would likewise not cause or contribute to a local exceedance of the appropriate ambient air quality standard. The localized construction phase analysis demonstrates that the project would not exceed the localized significance thresholds for CO, NO_x, PM_{10}, or $PM_{2.5}$. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction.

Table 3
Operations Phase Regional Emissions

Category	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
	(lbs./day)	(lbs./day)	(lbs./day)	(lbs./day)	(lbs./day)	(lbs./day)
Existing Mobile Homes	3	1	17	0	3	1
Proposed Project	8	3	52	0	9	5
Net Emissions (Project minus Existing Conditions)	5	2	35	0	6	4
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Source: SCAQMD CalEEMod, May 2015.						

Operational emissions from the project will not exceed the daily thresholds of significance established by the SCAQMD for the analyzed pollutants.

Therefore, this impact is considered to result in a less than significant impact to regional air quality as well as climate change.

4.3.1.3 Carbon Monoxide Hot Spot Analysis

Carbon monoxide (CO) "hot spot" thresholds ensure that emissions of CO associated with traffic impacts from a project in combination with CO emissions from existing and forecasted regional traffic do not exceed state or federal standards for CO at any traffic intersection impacted by the project. Project concentrations may be considered significant if a CO hot spot intersection analysis determines that project generated CO concentrations cause a localized violation of the state CO 1-hour standard of 20 ppm, state CO 8-hour standard of 9 ppm, federal CO 1-hour standard of 35 ppm, or federal CO 8-hour standard of 9 ppm.

As previously stated, the Project proposes 81-unit single-family detached residential units in place of a mobile home park. The Traffic Impact Analysis (TIA), prepared April 2015, states that proposed project generated trips would not cause significant impacts at any of the study intersections. Therefore, traffic impacts resulting from the proposed project would not require a CO hotspot analysis. Impacts from localized traffic would result in less than significant impacts to air quality.

In summary, the project would not generate a localized exceedance of the ambient air quality standards; therefore, the project would not contribute substantially to an existing or projected localized air quality violation. Impacts would be less than significant.

c) 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)?

Less than significant impact. This impact is related to regional criteria pollutant impacts. The non-attainment regional pollutants of concern are ozone, PM_{10}, and $PM_{2.5}$. Ozone is not emitted directly into the air, but is a regional pollutant formed by a photochemical reaction in the atmosphere. Ozone precursors, ROG and NO_X, react in the atmosphere in the presence of sunlight to form ozone. Therefore, the Air District does not have a recommended ozone threshold, but has regional thresholds of significance for ROG and NO_X.

Regional significance thresholds have been established by the SCAQMD because emissions from projects in the Air Basin can potentially contribute to

the existing emission burden and possibly affect the attainment and maintenance of ambient air quality standards. Projects within the Air Basin region with regional emissions in excess of any of the thresholds presented in Table 2 (for construction) and Table 3 (for operation) are considered to have a significant regional air quality impact.

4.3.1.4 Construction Emissions

The construction activities associated with the proposed project include: demolition, grading, trenching, building construction, and paving. Table 4 summarizes construction-related emissions.

The information shown in Table 4 indicates that the SCAQMD regional emission thresholds would not be exceeded for construction emissions. Therefore, the short-term construction emissions are considered to have a less than significant regional impact.

Table 4
Project Construction Air Pollutant Emissions

Source	Air Pollutant Emissions (pounds per day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Construction 2016	5	55	42	0.06	11	7
Construction 2017	8	46	36	0.06	4	3
Construction 2018	7	40	35	0.06	3	3
Construction 2019	6	36	34	0.06	3	2
Maximum Daily Emissions	8	55	42	0.06	11	7
SCAQMD Daily Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
The maximum daily emissions refer to the maximum emissions that would occur in one day; it was assumed that the grading activities do not occur at the same time as the other construction activities; therefore, their emissions are not summed.
VOC = volatile organic compounds NOX = nitrogen oxides CO = carbon monoxide
SOX = sulfur oxides PM10 and PM2.5 = particulate matter
Source: SCAQMD CalEEMod, May 2015

4.3.1.5 Operational Regional Emissions

Existing Use

An operational emissions inventory was conducted in order to account for existing mobile home park emissions at the site. The existing use was modeled as multiple-family residential uses. All other inputs were based on default values within the CalEEMod model.

Proposed Use

Operational emissions would be from motor sources and area sources (natural gas, hearth, landscape, consumer products, and architectural

coating). Motor sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Area sources would be generated due to an increased demand for electrical energy and natural gas with development of the Project.

The proposed Project would also be required to adhere to standard SCAQMD regulations, such as implementing SCAQMD Rule 445, which would prohibit permanently installed wood burning devices into any new development. The proposed Project would also be required to comply with Title 24 of the California Code of Regulations.

The net difference in air pollutant emissions between existing and proposed uses are shown in Table 3. The net change in emissions is then evaluated against the CEQA significance thresholds developed by the SCAQMD. The emissions shown in Table 3 indicate that the SCAQMD regional emission thresholds would not be exceeded for operational emissions. Therefore, the long-term operational emissions are considered to have a less than significant regional impact.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact with mitigation. This discussion addresses whether the project would expose sensitive receptors to naturally occurring asbestos, asbestos from building demolition, construction-generated fugitive dust (PM_{10}), construction-generated diesel particulate matter (DPM), construction or operational related toxic air contaminants (TACs), or operational CO hotspots.

4.3.1.6 Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers sensitive land uses to be where individuals who are more susceptible to the effects of air pollution are located. These sensitive land uses include residences, hospitals, or convalescent facilities (SCAQMD 2008a). The closest sensitive receptors are residential uses to the south of the Project site.

4.3.1.7 Naturally Occurring Asbestos (NOA)

Asbestos is a fibrous mineral which is both naturally occurring in ultramafic rock (a rock type commonly found in California), and used as a processed component of building materials. Because asbestos has been proven to cause a number of disabling and fatal diseases, such as asbestosis and lung

cancer, it is strictly regulated either based on its natural widespread occurrence, or in its use as a building material.

The California Department of Conservation, Division of Mines and Geology (DMG) has a published guide for generally identifying areas that are likely to contain NOA (DMG 2011). The DMG map indicates NOA are not known to occur within the project area. Therefore, disturbance of NOA during project construction is not a concern for the project.

4.3.1.8 Asbestos Containing Materials (ACM)

Asbestos is a fibrous mineral which is both naturally occurring in ultramafic rock (a rock type commonly found in California), and used as a processed component of building materials. Because asbestos has been proven to cause a number of disabling and fatal diseases, such as asbestosis and lung cancer, it is strictly regulated either based on its natural widespread occurrence, or in its use as a building material. In the initial Asbestos National Emission Standards for Hazardous Air Pollutants rule promulgated in 1973, a distinction was made between building materials that would readily release asbestos fibers when damaged or disturbed (friable) and those materials that were unlikely to result in significant fiber release (non-friable). The United States Environmental Protection Agency (EPA) has since determined that, severely damaged, otherwise non-friable materials can release significant amounts of asbestos fibers. Asbestos has been banned from many building materials under the Toxic Substances Control Act, the Clean Air Act, and the Consumer Product Safety Act. However, most uses of asbestos for building material are not banned. Therefore, the potential source of asbestos exposure for the project is the demolition activity of the existing structures.

SCAQMD's Rule 1403 specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, includes the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials (ACWM). The Rule further states that the District shall be notified of the intent to conduct any demolition or renovation activity (SCAQMD 2012). Compliance with SCAQMD, federal, and state regulations reduces the potential of asbestos-containing material exposure to a less than significant impact.

4.3.1.9 Construction: Fugitive Dust

Dust emissions from grading, trenching, or land clearing can create nuisances and localized health impacts related to fugitive dust. As previously discussed, the project would not exceed the LST thresholds of significance for construction-generated PM_{10} and $PM_{2.5}$. The LSTs were developed to assess air quality impacts to receptors proximate to the project site. Therefore, the project would not expose receptors to substantial fugitive dust concentrations from construction activities.

4.3.1.10 Construction: Diesel Particulate Matter

The project would generate diesel exhaust, a source of diesel particulate matter, during project construction. Diesel particulates are typically 2.5 microns ($PM_{2.5}$). Onsite emissions of both diesel particulate matter occur during construction from the operation of heavy-duty construction equipment and from vendor trucks that operate on project sites.

Project activities that would generate diesel particulate matter emissions are short-term in nature. Determination of risk from diesel particulate matter is generally considered over a 70-year exposure time. Guidance published by the CAPCOA (2009), Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction projects addressed in CEQA. Development of the project site would use a relatively small magnitude of diesel fueled construction equipment. In addition, the duration of exposure for those construction phases that involve diesel equipment would be approximately 1-2 years which is substantially below the 70 year time frame. Because of the short duration of construction vehicle usage as well as the small magnitude of diesel exhaust, health risks associated with the construction phase of the project is anticipated to result in less than significant impacts related to health risk.

4.3.1.11 Operation: CO Hotspot

As shown in Impact AIR b) above, the project would not create a localized CO hotspot. Therefore, the project would not expose receptors to substantial CO concentrations from operational activities.

4.3.1.1 Exposure to Toxic Air Contaminants (TAC)

Development of residential uses within specified distances of certain types of industrial uses (e.g., truck bays of existing distribution centers, existing chrome plating facilities, dry cleaning facilities, gas-dispensing facilities) can have the potential to expose sensitive receptors to toxic air contaminants

(TAC). An existing metal finishing facility, Hixson Metal Finishing at 829 Production Place, is located within 500 feet of the existing mobile home park on the project site. The Hixson facility has been documented through monitoring conducted by the South Coast Air Quality Management District as a source of chromium emissions (hexavalent chromium) which has substantially elevated the risk of cancer in the local area including the project site.

On April 3, 2014 SCAQMD staff informed Hixson Metal Finishing (Hixson) by letter that they were required to prepare an AB2588 Air Toxics Hot Spot Health Risk Assessment (HRA) and Risk Reduction Plan (RRP) pursuant to SCAQMD Rule 1402. HRAs estimate potential health risks over a lifetime of exposure to air toxins. For Hixson, the HRA and RRP were required in response to elevated levels of hexavalent chromium [Cr (VI)] that have been identified at monitors located on Hixson's property and at two adjacent properties (an apartment to the south and an industrial property to the north). On November 13, 2014, Hixson submitted its draft Health Risk Assessment to SCAQMD. After a preliminary review, SCAQMD staff submitted the HRA to the state Office of Environmental Health Hazard Assessment (OEHHA) for their concurrent review pursuant to Health and Safety Code 44361.

Based on the review of the HRA and OEHHA's comments, SCAQMD is approving the HRA with some modifications in methodology to reflect the recently updated OEHHA HRA Guidelines. Although monitoring has shown that offsite concentrations of hexavalent chromium have been decreasing since the HRA's inventory year of 2013 due to operational changes by Hixson, current emissions are still substantially above the risk limits set by Rule 1402. Assuming the facility's emissions in 2013 persisted for 30 years, people who live closest to the facility could have a maximum increase of 1,502 chances in one million of getting cancer. The proposed Ebb Tide Residential Project site falls within the 25-in-a-million residential cancer risk contour mapped by SCAQMD.

As Hixson's emissions exceed allowable limits, the facility must implement additional measures pursuant to an approved RRP to reduce the risk to acceptable levels within three years.

As the cancer risks identified in the approved Hixson HRA are greater than 25 per million, Hixson is required to provide the public an annual public notice advising of the elevated cancer risks until Rule 1402 compliance levels are achieved pursuant to Rule 1402(p) and SCAQMD's Public Notification Procedures. SCAQMD staff will continue to monitor the Hixson facility for

compliance with an approved RRP and reductions in concentrations to levels below risk limits.

4.3.1.2 Conclusion

The project would not expose receptors to substantial quantities or significant concentrations of asbestos from renovation or soils disturbance, construction-generated fugitive dust, construction- generated DPM, operational toxic air contaminants, or CO hotspots.

With regard to impacts from potential exposure to hexavalent chromium emissions, the proposed Ebb Tide Project would not expose sensitive receptors to substantial pollutant concentrations. This is because:

1) The proposed 81 single family unit residential Project replaces an existing 73-unit mobile home park at the site; no significant increase in the number of residential receptors at the site will occur relative to the existing conditions; and
2) Cancer risk levels at or near the project site would be substantially reduced with implementation of an approved Hixson Facility Risk Reduction Plan (RRP) and enforcement of SCAQMD Rule 1402 that requires the Hixson facility to reduce its risk below threshold within three years.

Although the Ebb Tide Project would not result in a substantial increase in population exposed to pollutant concentrations, initial buyer notification of various hazardous emissions or waste sources in proximity to the project is recommended.

Mitigation Measures

MM AQ-1 Residential Disclosure. The Applicant/Seller shall provide disclosure notice to initial home buyers/residents only clearly outlining the issues associated with living in a mixed-use environment that includes industrial/manufacturing uses. The language for this disclosure shall be specified by the Community Development Director. Copies of each signed disclosure shall be made available for review upon written request of the City.

MM AQ-2 Prior to occupancy of the first residential unit, the Project Applicant shall provide evidence to the City that incremental cancer risk levels associated with operation of the existing metal finishing facility at 829 Production Place do not exceed the SCAQMD recommended cancer risk threshold of 10 in

one million (1.0E-05) at the Project Site. In the event that the risk threshold is not met, the Project Applicant shall install Minimum Efficiency Reporting Value (MERV) filters rated 14 or better with the ventilation systems at all residential units and inform property owners of subsequent maintenance and replacement schedules per filter specifications.

e) Create objectionable odors affecting a substantial number of people?

Less than significant impact. The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. Additionally, these types of land uses are not located in the Project's vicinity. Therefore, impacts are less than significant.

Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore would not reach a level where it is considered to be a public nuisance at the nearest sensitive receptors. Impacts are less than significant.

4.4 Biological Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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 wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

4.4.1 Environmental Setting

The Project site is currently developed as a 73-unit mobile park. Approximately 90% of the site is covered by impervious surfaces The area surrounding the Project site is developed with residential, commercial, and industrial uses.

Environmental Evaluation

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?

No impact. The project site contains limited ornamental landscaping. The project site is fully developed/disturbed with no native soils. No suitable habitat for any special-status plant or wildlife species occurs within the project-site. Therefore, project implementation would not impact either directly or through habitat modifications, any plant or wildlife species identified as a candidate, sensitive, or special status.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact. There are no riparian habitats or other sensitive natural communities located within the Project area identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, there would be no impacts to any of these habitat types.

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?

No impact. The project is devoid of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Therefore, there would be no impact to any federally protected wetlands under the Clean Water Act.

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 wildlife nursery sites?

No impact. The project site is fully developed with residential uses in an urban setting. The site and surrounding areas do not provide habitat for the movement of any native resident or migratory fish or wildlife species. Therefore, there is no potential for the site to serve as a migration corridor for wildlife and no impact would occur.

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

No impact. The Project site does not contain any protected biological resources or tree species that are considered sensitive. The City does not have a tree preservation ordinance relating to trees on private property. Project implementation would not conflict with any local policies or ordinances.

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?

No impact. In July of 1996, the City of Newport Beach became a signatory agency in the Orange County Central-Coastal Natural Communities Conservation Plan (NCCP) Subregional Plan. However, the proposed Project site is not within the jurisdiction of the NCCP or any other adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, Project implementation would not conflict with the provisions of an approved local, regional, or state habitat conservation plan.

4.5 Cultural Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural Resources *Would the project:*				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

4.5.1 Environmental Evaluation

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less than significant impact. Section 10564.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant," if it meets one of the following criteria:

i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii. Is associated with the lives of persons important in our past;

iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

iv. Has yielded, or may be likely to yield, information important in prehistory or history. The City's historic and cultural resources are illustrated on General Plan Exhibit HR 1, Historic Resources. The Project site is not identified as a historically/culturally significant resource.

The Project site is developed with a 73-unit mobile home park, which structures located at 1560 Placentia Avenue. None of the existing buildings on the Project site are listed in the National Register of Historic Places or on the California Register of Historical Resources. According to General Plan EIR Figure 4.4-1, the proposed Project site is not identified as containing any historical resources (Newport Beach, 2006b, Figure 4.4-1). In addition, pursuant to the criteria used by the California State Parks Office of Historic Preservation (OHP), the existing structures are not eligible for inclusion on the California Register of Historical Resources because:

1) They are not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2) They are not associated with the lives of persons important to local, California or national history;
3) They do not embody the distinctive characteristics of a type, period, region or method of construction or represent the work of a master or possess high artistic values; and
4) They have not yielded, nor do they have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The existing structures also are not included in the City's Historic Resources Inventory, any other local register of historical resources, nor are they identified as significant in any historical resource surveys (Newport Beach, 2006b, Figure 4.4-1). Therefore, the proposed Project would have a less than significant impact to historic resources as defined by CEQA Guidelines §15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than significant impact with mitigation incorporated. Ground disturbing activities, such as grading or excavation could disturb previously unidentified subsurface archaeological resources. However, the Project site consists of, and is surrounded by, developed land that has been permanently

altered due to the construction of below and aboveground improvements (i.e., buildings, driveways, hardscapes, and utilities). Additionally, the Project site has already been subject to disruption and contains thin layers of artificial fill materials; refer to Response 4.6.1.b. Given the highly disturbed condition of the site, the potential for Project implementation to impact an unidentified archeological resource is considered low. The Project would be subject to compliance with Mitigation Measure MM CUL-1, which provides direction in the event archeological resources are unearthed during Project subsurface activities. Therefore, Project implementation would result in a less than significant impact involving an adverse change in the significance of an archaeological resource.

Mitigation Measure

MM CUL-1 In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant impact with mitigation incorporated. As noted above, the Project site has already been subject to extensive disruption and contains artificial fill materials. Additionally, there is no evidence of unique geologic features on the Project site. Given the highly disturbed condition of the site, the potential for Project implementation to impact an as yet unidentified paleontological resource is considered remote. The Project would be subject to compliance with Mitigation Measure CUL-2, which provides direction in the event paleontological resources are unearthed during Project subsurface activities. Therefore, Project implementation would result in a less than significant impact involving the potential destruction of a paleontological resource.

Mitigation Measure

MM CUL-2 In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than significant impact. The probability that construction of the Project would impact any human remains is low, given the degree of past disturbance of the site, as it is developed with a mobile home park. In the event that human remains are encountered during earth removal or disturbance activities, the California Health and Safety Code Section 7050.5 requires that all activities cease immediately and a qualified archaeologist and Native American monitor be contacted immediately. The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as consultant on how to proceed with the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) would reduce potential impacts involving disturbance to human remains to less than significant levels.

4.6 Geology and Soils

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

A Due Diligence Geotechnical Investigation was prepared for the Project site by Associated Soils Engineering, Inc. (Due Diligence Geotechnical Investigation, 1560 Placentia Avenue, Newport Beach, California, March 15, 2014), refer to Appendix B. The purpose of the Geotechnical Investigation was to evaluate the

Project site soil conditions and provide preliminary geotechnical engineering conclusions and recommendations.

4.6.1 Environmental Evaluation

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? Refer to Division of Mines and Geology Special Publication 42.

No impact. Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely along active faults, and typically occurs during earthquakes of magnitude five or higher. Ground rupture only affects the area immediately adjacent to a fault.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the site evaluation. Additionally, the Geotechnical Investigation concluded that fault related surface rupture at the Project site is considered low since no active faults are known to cross the site. Therefore, Project implementation would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

ii. Strong seismic ground shaking?

Less than significant impact. Southern California is considered a seismically active region. Moderate to strong earthquakes can occur on numerous local faults. Southern California faults are classified as: active; potentially active; or inactive. Faults from past geologic periods of mountain building but do no display any evidence of recent offset, are considered "inactive" or "potentially active." Faults that have historically produced earthquakes or show evidence of

movement within the past 1,000 years are known as “active faults.” No know active faults traverse the Project site. The nearest known active fault to the Project site is the onshore segment of the Newport-Inglewood Fault, which is located approximately 0.8 miles southwest of the Project site.

The principal seismic hazard to the subject property is strong ground shaking from earthquakes produced by local faults. It is likely that the project site will be subject to ground shaking by future earthquakes produced in Southern California. A moderate to large magnitude earthquake on a regional fault could cause moderate to severe seismic shaking in the City, thus exposing people or structures on the Project site to potential substantial adverse effects, including the risk of loss, injury, or death. The possibility of moderate to high ground acceleration or shaking in the City may be considered as approximately similar to the Southern California region, as a whole. The intensity of ground shaking on the Project site would depend upon the magnitude of the earthquake, distance to the epicenter, and the geology of the area between the epicenter and the Project site. A large portion of the site is covered with asphalt pavement ranging in thickness from 3.5 to 6.5 inches. Each mobile home unit is situated on a concrete slab on undetermined thickness, but each slab is estimated to be at leach four (4) inches thick.

While not identified in exploratory borings, man-made fill deposits may be encountered during grading. Such soil deposits should not be relied upon for structural support. Terrace deposits consisting of silty-sandy clays and silt were identified in the upper five (5) to ten (10) feet from ground surface, with silty to clayey sands below. Below three (3) feet from existing grades the soils are dense and considered suitable for foundation support. The Newport Inglewood Fault, which is the near source fault to the Project site, is a Type B1 fault with a magnitude of 6.9. Based on these factors, the Geotechnical Investigation states that the site seismic characteristics were evaluated per the guidelines set forth in the 2013 California Building Code (CBC).

Numerous controls would be imposed on the proposed development through the permitting process. Pursuant to NBMC Title 15, Building and Construction Codes, the City has adopted various codes, including the 2013 Edition of the California Building Code. In addition, the provisions of the various Codes specified in NBMC Title 15, as amended by the City, constitute the City’s “Building Regulations.” Therefore, the City would regulate the proposed development (and lessen potential seismic and geologic impacts) through compliance with the City’s Building Regulations, as well as the Alquist-Priolo Earthquake Fault Zoning Act and local land use policies. Additionally, the Geotechnical Investigation concluded development of the site as currently

planned is considered feasible from a geotechnical standpoint, provided that the recommendations stated therein are implemented. Therefore, the effects of strong ground shaking would be sufficiently mitigated for the proposed development, since it would be designed and constructed in conformance with the City's Building Regulations, current engineering standards, and the Geotechnical Investigation recommendations.

Compliance with the City's Building Regulations would ensure that Project implementation would result in a less than significant impact due to the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

Less than significant impact. Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Earthquake waves cause water pressures to increase in the sediment and the sand grains to lose contact with each other, leading the sediment to lose strength and behave like a liquid. The soil can lose its ability to support structures, flow down even very gentle slopes, and erupt to the ground surface to form sand boils. Many of these phenomena are accompanied by settlement of the ground surface - usually in uneven patterns that damage buildings, roads, and pipelines. The three factors that are required for liquefaction to occur are:

1. Loose, granular sediment typically "made" land and beach and stream deposits that are young enough (late Holocene) to be loose.
2. Saturation of the sediment by groundwater (water fills the spaces between sand and silt grains).
3. Strong ground shaking areas have to be shaken hard enough for susceptible sediment to liquefy.

The California Geological Survey produces seismic hazard maps as part of the Seismic Hazards Zonation Program that identifies zones of required investigation for liquefaction (and earthquake-induced landslides). The liquefaction zones are areas where historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required. The site is not located within a Seismic Hazard Zone of required investigation for liquefaction, as mapped by the California Geologic Survey. Liquefaction generally occurs within 50 feet of the surface during strong ground shaking within loose granular soils located below the groundwater table. Due to the depth to groundwater being more than 50 feet below the surface, the potential for liquefaction and seismically-induced settlement would be negligible.

Prior to the issuance of Grading Permits, the Project Applicant will provide the City of Newport Beach Building Division with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction will be performed in accordance with the requirements of the City's Building Regulations applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report subject to review by the City of Newport Beach Building Division.

Therefore, Project implementation would result in a less than significant impact due to the exposure of people or structures to potential substantial adverse effects involving liquefaction. The City would regulate the proposed development (and further minimize any potential liquefaction hazard) through compliance with City Building Regulations.

iv. Landslides?

No impact. The City of Newport Beach General Plan, Figure S2 Seismic Hazards illustrates the areas within the City that have the potential for landslides to occur. According to the Seismic Hazards Map, the proposed Project is not located in an area subject to landslides. In addition, due to the limited area of minor relief and the overall flat nature of the site, the potential for seismically-induced landslides is remote. Therefore, Project implementation would result in no impact involving seismically-induced landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. Exploratory borings were conducted on the Project site, as part of the Geotechnical Investigation. The earth materials encountered within the borings were classified as terrace deposits consisting of silty-sandy clays and silt, and thin layers of artificial fill, not differentiated with this study (refer also to Appendix B).

The Project site is at an elevation of approximately 103 feet above mean sea level. The regional topographic gradient is to the west. The Project proposes to remove the existing mobile home sites, including concrete pads, etc., and in its place construct a residential development. Project implementation would result in ground-disrupting activities such as excavation and trenching for foundations and utilities; soil compaction and site grading; and the erection of new structures, all of which would temporarily disturb soils. The exposure of previously covered soils during these activities could lead to increased onsite erosion and offsite sediment transport, because disturbed soils are

susceptible to higher rates of erosion from wind, rain, and runoff of dewatering discharge or dust control water than undisturbed soils.

Earth-disturbing activities associated with Project construction could result in substantial soil erosion or the loss of topsoil. As concluded in Response 4.9.a, the Project would be subject to compliance with the National Pollutant Discharge Elimination System (NPDES) permitting process, since one or more acres of soil would be disturbed. Following compliance with NPDES regulatory requirements, Project implementation would result in a less than significant impact involving soil erosion or the loss of topsoil.

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?

Less than significant impact. Refer to Responses 4.6.a.2 and 4.6.a.3 above for discussions of potential impacts related to liquefaction and earthquake-induced landslides, respectively. As the site is relatively level, there is very low potential for landslides or slope instabilities. Additionally, the Project site is not located within a Seismic Hazard Zone of required investigation for liquefaction, as mapped by the California Geological Survey and the Project site has a low potential for liquefaction, the potential for lateral spreading is also very low. Following compliance with the City's Building Regulations Project implementation would not expose people or structures to potential substantial adverse effects involving unstable geologic units or soils.

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?

Less than significant impact. The Geotechnical Investigation results indicate that the site soils are anticipated to have "Medium" expansion potential. According to the Geotechnical Investigation, consideration for potential medium soil expansion shall be incorporated in the design and construction of the Project. The effects of expansive soils would be sufficiently alleviated for the proposed buildings, because they would be designed and constructed in conformance with the City's Building Regulations. Compliance with the Building Regulations would ensure that Project implementation would not create substantial risks to life or property from expansive soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact. The Project does not propose the use of septic tanks. The Project would connect to the existing City sanitary sewer system for wastewater disposal.

4.7 Greenhouse Gas Emissions

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Greenhouse Gas Emissions *Would the project:*				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

4.7.1 Environmental Evaluation

Would the project:

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

Less than significant impact. The SCAQMD has prepared recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
    - All land use types: 3,000 MTCO2e per year
    - Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year
- Tier 4 has the following options:

- Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
- Option 2: Early implementation of applicable AB 32 Scoping Plan measures
- Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans
- Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans

- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD discusses its draft thresholds in the following excerpt (SCAQMD 2008b):

> The overarching policy objective with regard to establishing a GHG [greenhouse gas] significance threshold for the purposes of analyzing GHG impacts pursuant to CEQA is to establish a performance standard or target GHG reduction objective that will ultimately contribute to reducing GHG emissions to stabilize climate change. Full implementation of the Governor's Executive Order S-3-05 would reduce GHG emissions 80 percent below 1990 levels or 90 percent below current levels by 2050. It is anticipated that achieving the Executive Order's objective would contribute to worldwide efforts to cap GHG concentrations at 450 ppm, thus, stabilizing global climate.

As described below, SCAQMD staff's recommended interim GHG significance threshold proposal uses a tiered approach to determining significance. Tier 3, which is expected to be the primary tier by which the AQMD will determine significance for projects where it is the lead agency, uses the Executive Order S-3-05 goal as the basis for deriving the screening level. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to some type of CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact.

Therefore, the policy objective of staff's recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change. Further, a 90 percent emission capture rate sets the emission

threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for less than one percent of future 2050 statewide GHG emissions target (85 $MTCO_2e$/yr). In addition, these small projects would be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory.

In summary, the SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus, stabilizing global climate.

For this Project, the 3,000 MTCO2e per year for mixed use screening threshold is used as the significance threshold, in addition to the qualitative thresholds of significance set forth below from Section VII of Appendix G to the CEQA Guidelines.

4.7.1.1 Project Impact

Project-related GHG emissions would include emissions from direct and indirect sources. The Project would result in direct and indirect emissions of Carbon dioxide (CO_2), Nitrous oxide (N_2O), and Methane (CH_4). Direct Project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Operational GHG emissions are primarily based on energy emissions from natural gas usage and automobile emissions. The CalEEMod model, used to generate the GHG emissions, relies upon trip data within the project's Traffic Study and project specific land use data. Table 5 below presents the estimated CO_2, N_2O, and CH_4 emissions for the existing uses, for the construction emissions amortized over 30 years, and the Project's operational emission. As shown in Table 5, the proposed Project would generate 713 metric tons per year more GHGs than what occurs under the existing conditions. However, as provided in Table 5, the Project's estimated GHG emissions fall below the SCAQMD threshold of 3,000 $MTCO_2e$ per year. Therefore, this impact would be less than significant.

Table 5
Estimated Greenhouse Gas Emissions

Source	Emissions (Metric Tons per year)			Total MTCO2e
	CO2	CH4	N2O	
Existing Emissions				
Area	1	1	<1	1
Energy	179	<1	<1	180
Mobile	406	<1	<1	406
Waste	7	<1	<1	15
Water	29	<1	<1	33
Total Existing Emissions	621	<1	<1	635
Proposed Emissions				
Construction (total of 280 MT/year which would be amortized over 30 years)	58	<1	<1	58
Area	25	<1	<1	26
Energy	296	<1	<1	298
Mobile	884	<1	—	885
Waste	20	<1	<1	44
Water	33	<1	<1	38
Total Proposed Emissions	1,316	<1	<1	1,349
Net Increase over Existing	-205	<1	<1	713
GHG Threshold (MTCO2e)	—	—	—	3,000
Significant Impact?	—	—	—	No

[1] Proposed project CO_2e emissions includes both construction and operations phase GHG emissions. Total GHG emissions from construction activities were amortized over a 30-year time frame and added to the annual operations phase emissions as per SCAQMD's Interim CEQA Greenhouse Gas Significance Threshold.
Source: SCAQMD CalEEMod, May 2015.

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant impact. There are currently no adopted local or regional greenhouse gas reduction plans applicable to the proposed project. However as discussed in Section 4.7a) above, the Air District is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration which the proposed project does not exceed. As shown in the discussion in Section 4.7a) above, the proposed Project would not exceed the SCAQMD's threshold of significance for greenhouse gases.

On December 7, 2012, the SCAQMD adopted the 2012 AQMP, which is a regional and multi-agency effort (SCAQMD, California Air Resources Board [CARB], SCAG, and the U.S. Environmental Protection Agency [USEPA]). The 2012 AQMP incorporates the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation

Plan/Sustainable Communities Strategy (RTP/SCS); updated emission inventory methodologies for various source categories; and SCAG's latest growth forecasts. On December 20, 2012, the 2012 AQMP was submitted to CARB and the USEPA for concurrent review and approval for inclusion in the State Implementation Plan (SIP). The 2012 AQMP was approved by the CARB on January 25, 2013.

The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State air quality standards. For a project to be consistent with the AQMP, the pollutants emitted from the project should not (1) exceed the SCAQMD CEQA air quality significance thresholds or (2) conflict with or exceed the assumptions in the AQMP. As shown in Table 2 and Table 5, pollutant emissions from the Project would be less than the SCAQMD thresholds and would not result in a significant impact. No conflict with the 2012 RTP/SCS or 2012 AQMP would result from the proposed Project.

The Scoping Plan states, "The 2020 goal was established to be an aggressive, but achievable, mid-term target, and the 2050 GHG emissions reduction goal represents the level scientists believe is necessary to reach levels that would stabilize climate" (ARB 2008). The year 2020 GHG emission reduction goal of AB 32 corresponds with the mid-term target established by Executive Order S-3-05, which aims to reduce California's fair-share contribution of GHGs in 2050 to levels that would stabilize the climate.

4.7.1.2 Project Construction

Construction of the proposed project is estimated to generate GHGs. Construction emissions were quantified for demolition, grading, trenching, building construction, paving, and the application of architectural coatings. GHG emissions produced during the approximately two year construction phase of the project are from construction vehicle exhaust. SCAQMD assessment methodology allocates the GHG emissions generated over the construction period and amortizes them over the life of the project (30 years). The combination of construction and operations phase emissions is then evaluated against the SCAQMD GHG significance threshold. Therefore, construction emissions would not conflict with the AB 32 Scoping Plan.

4.7.1.3 Project Operation

The Scoping Plan identifies recommended measures for multiple GHG emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission

reduction target. Most of the measures target the transportation and electricity sectors and are implemented through regulatory action by state agencies. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 GHG target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards.
- Achieving a statewide renewable energy mix of 33 percent.
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system.
- Establishing targets for transportation-related GHG emissions for regions throughout
- California and pursuing policies and incentives to achieve those targets.
- Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard.
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

Because the project would result in a slight increase in GHG emissions when compared to existing conditions, and the project's emissions when considered alone would still not result in an exceedance of the SCAQMD's significance threshold, the proposed project would not conflict with the Scoping Plan's recommended measures and would not impede implementation of the Scoping Plan.

In conclusion, the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for reducing the emissions of GHGs because the proposed project would generate low levels of GHGs (less than the Air District's threshold (see Section 4.7a), above), and would not impede implementation of the Scoping Plan, or conflict with the policies of the Scoping Plan. Therefore, the impact would be less than significant.

4.8 Hazards and Hazardous Materials

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hazards and Hazardous Materials *Would the project:*				
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?	☐	☐	☐	☒

A Phase I Environmental Site Assessment (Phase I ESA) was prepared for the Project site by Ecobility Corporation (Phase I Environmental Site Assessment, March 7, 2014); refer to Appendix C. Phase I ESAs are intended to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of a property, as well as regulatory noncompliance that may have occurred at a property. The goal of a Phase I ESA is to identify the presence or likely presence of any hazardous substances or petroleum products on a property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property. Ecobility's ESA was prepared in conformance with the scope and limitations of ASTM Practice E 1527-13. The Phase I ESA revealed evidence of Recognized Environmental Conditions (RECs) in connection with the Subject Property.

4.8.1 Environmental Evaluation

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact. Exposure of the public or the environment to hazardous materials could occur through the following: improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; and/or fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

The Project involves an 81-unit residential development. The secondary activities that would occur at the residential units (e.g., building and landscape

maintenance) would involve the use of limited quantities of hazardous materials. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized by the proposed residential use. As there are currently residential uses at the Project site, there would be only a slight increase in the use of household cleaning products and other materials routinely used in building maintenance.

Overall, the future residents would be required to comply with applicable laws and regulations that would reduce the risk of hazardous materials use, transportation, and disposal through the implementation of established safety practices, procedures, and reporting requirements. Therefore, Project implementation would result in less than significant impacts

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?

Less than significant impact with mitigation incorporated.

Phase I Environmental Site Assessment (ESA)

The following summarizes the findings of the Phase I ESA:

Site Description. The Subject Property is located north of 15th Street and south of the intersection of 16th West Street and Placentia Avenue. The Subject Property is comprised of one rectangular parcel (APN: 424-131-189) of land developed with the Ebb Tide Mobile Home Park. The surface is paved with asphalt with small landscaped areas around the perimeter of the individual mobile homes. Concrete parking areas adjoining individual mobile homes were observed throughout the mobile home park. A pool with an activities building is located in the northwest portion of the property along the west property boundary and an office, laundry room and mailboxes are located near the entrance to the mobile home park. The property totals approximately 4.70 acres. Access to the property is from Placentia Avenue to the west.

Site Vicinity. The Project site is located in a dense urban area of Newport Beach.

Storage Tanks. Review of a regulatory agency database search for the property and surrounding area performed by Environmental Data Resources (EDR) indicated no current underground storage tanks (USTs) or aboveground storage tanks (ASTs) associated with the Property.

Polychlorinated Biphenyls (PCBs). Based on the Phase I ESA prepared for this project, Appendix C, the Subject Property was inspected for the presence of liquid-cooled electrical units (transformers, light ballasts and capacitors) that may be potential sources of PCBs. A Southern California Edison (SCE) power pole with one transformer was observed on the east side of the office building. The transformer appeared to be in good condition with no staining or leakage observed on the transformer or on the ground in the vicinity of the power pole. The transformer is owned by Southern California Edison, the local utility, who would be responsible in the event of a release. No other potential PCB containing equipment was observed on-site. The presence of the transformer is not considered a REC to the Subject Property.

Lead–Based Paint. Given the age of the existing buildings (as early as the 1960s), the presence of lead-based paint (LBP) is considered possible. An LBP survey is recommended, prior to any renovations that would result in disturbance of suspect material, to ensure proper removal and disposal. In addition, prior to any activities with the potential to disturb the materials, it is recommended that identified LBP be removed in accordance with all applicable laws.

Asbestos Containing Materials (ACMs). Given the age of the existing buildings on the Site (as early as the 1960s), the presence of asbestos-containing materials ("ACM") is considered possible. Prior to any renovations that would result in disturbance of suspect material, it is recommended that a comprehensive pre-demolition ACM survey should be completed in accordance with the sampling criteria of the Asbestos Hazard Emergency Response Act (AHERA), and that a certified asbestos abatement contractor be retained to remove ACM in accordance with all applicable laws.

Pesticide Issues. The subject property was historically used for agricultural purposes (1927 to 1953). There is a potential that agricultural chemicals, such as pesticides, herbicides, and fertilizers, were used on-site. Agricultural chemicals tend to accumulate in the near surface soils. As the property has been redeveloped, which typically involves grading of the first few feet of soil, it is likely that the agricultural chemicals, if any were present, have been diluted to below regulated levels.

Radon Gas. Based on research included in the Phase I ESA, Appendix C, the average radon concentration for Orange County is between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by USEPA. On-site radon sampling was not performed as a part of the assessment.

Methane Gas. Based on research included in the Phase I ESA, Appendix C, the property is not known to be located in proximity (1,000 feet) to a former landfill/oil well. Thus, there is a very low potential for methane at the subject property.

Mold. No visible or olfactory indications of the presence of mold or significant water damage were identified at the subject property.

Site Listing Review. According to the Federal and State database search performed by Environmental Data Resources, Inc., the Project site is not identified as a site of known or suspected environmental contamination. Based on the Phase I ESA conducted in general accordance with ASTM E 2600-10, the adjoining property to the north (775-777 West 16th Street) was identified as an existing vapor encroachment condition (VEC) to the Subject Property.

Leaking Underground Storage Tank Sites. Due to the media affected and current case status, sites within an eighth mile do not represent an environmental concern to the Project site, and no further investigation is recommended.

Underground Storage Tank Databases. Due to lack of any reported releases, these facilities are considered unlikely to represent an environmental concern to the site.

City of Newport Beach Building Records Review. No environmental concerns were identified in review of building permits.

Newport Beach Fire Department. No record of hazardous material usage or fire life safety violations were found.

Phase II ESA

The Phase I ESA (see Appendix C) identified RECs on the Subject Property, which were further evaluated in the Phase II ESA (Appendix C), as shown below. These RECs were listed as follows:

- According to a *Supplemental Site Investigation Report*, for the adjoining property to the north known as the AEA Investment property (775-777 W. 16th Street), local groundwater has been impacted by tetrachloroethene (PCE) and trichloroethene (TCE) in upgradient, on-site, and downgradient locations (Environ, 2013). The highest PCE and TCE concentrations in soil, soil vapor and groundwater were reported in the vicinity of a sump located in the southeast corner of the industrial property. This sump is less than 20 feet from the northern boundary of

the Subject Property. Environ states that soil-gas data collected beneath the buildings on the adjoining property were below site-specific risk based target concentrations (RBTCs) except for two locations where TCE concentrations exceeded commercial RBTCs. The report indicates that groundwater and soil vapor are impacted with chlorinated solvents, specifically PCE and TCE and that migration onto the Subject Property has occurred. The presence of PCE and TCE in on-site soil vapor and groundwater and beneath the adjoining and Subject Property is considered a vapor encroachment condition (VEC) and REC to the Subject Property.

- A 2,000 to 3,000 gallon concrete sump is located along the north property boundary. The sump is used to collect stormwater runoff and pump it via an above ground piping system to Placentia Avenue. Many of the residents use the area adjacent to the sump to wash their cars. No surface staining was observed during the site reconnaissance. The on-site sump is considered a VEC and REC to the Subject Property.

A field assessment was conducted as a part of the Phase II ESA in order to collect sufficient information to verify the presence of the suspected RECs. The scope of work included sampling shallow soils for petroleum hydrocarbons, VOCs, and metals in the vicinity of the RECs. Soil-gas samples were collected across the Project site and analyzed for VOCs.

Chemicals of Concern (COCs)

Push Drilling and Soil Sampling

Drilling and sampling activities were conducted by Strongarm Environmental Services in February of 2014. As outlined in the Phase II ESA, 17 borings were drilled, four (4) of which were drilled to 35 feet below ground surface. These four borings were clustered in the area of the onsite stormwater sump along the property boundary to the north. One of these borings was drilled as close as feasible to the sump on the adjoining property that is the suspected source of soil and groundwater contamination. The remaining borings were drilled to a depth of 15 feet below ground surface. As noted in the Phase II ESA, one boring sample was selected and sent to a laboratory for analysis per EPA Method 5035. During drilling, a field organic vapor analyzer (OVA) equipped with a photoionization detector (PID) was used to measure VOC levels in the collected samples. Soil-gas testing was also conducted at 16 locations across the Project site to analyze for VOCs.

Laboratory Testing Results

Soil Samples

The laboratory results of the soil samples show that total petroleum hydrocarbons (TPH) was not detected above the laboratory's reporting limit in any of the samples analyzed. The only VOCs detected in the soil samples analyzed were PCE, TCE, and tert butyl alcohol (TBA). These constituents were not detected in the shallower sediments with the exception of a low concentration of PCE at two (2) feet in one sample. VOC concentrations were compared to the U.S. Environmental Protection Agency Region 9 residential soil Regional Screening Levels (RSLs). Because RSLs were not available for TPH and TBA, the San Francisco Bay RWQCB Environmental Screening Levels (ESLs) where groundwater is a current or potential source of drinking water and is deeper than three (3) meters were used for comparison to these compounds. The concentration of TBA exceeded the ESL of 75µg/kg. None of the remaining samples had detectable concentrations of VOCs above their respective residential soil RSL or ESL.

Two (2) foot soil samples were collected and analyzed for CCR Title 22 metals for further characterization. Eight (8) of the 17 metals were detected in the soils. These included barium, cobalt, chromium, copper, lead, nickel, vanadium, and zinc. These concentrations were compared with the California Human Health Screening Levels (CHHSLs) developed by the California Environmental Protection Agency (2005). With the exception of chromium, all concentrations were significantly lower than the residential CHHSLs. Total chromium was detected from 7.9 µg/kg to 18 µg/kg. California does not have published residential CHHSLs for total chromium, only chromium III and chromium VI. As noted in the Phase II ESA, total chromium is generally made up of approximately 99 percent chromium III and one (1) percent chromium VI. Chromium III has a residential CHHSL of 100,000 µg/kg and chromium VI has a CHHSL of 17 µg/kg. The highest concentration detected is 18 µg/kg. Based on the percent chromium VI typically found in total chromium, there is a low probability that chromium VI is present at concentrations in excess of the residential CHHSL.

Soil-Gas Samples

The results of the soil-gas sample analyses identified four (4) constituents on the Project site, with concentrations above the laboratory's reporting limit. These include PCE, TCE, toluene, and chloroform. As stated in the CHHSL guidance document, for the purposes of estimating risk, only the five (5) foot samples are used (see Appendix C). Chloroform was only detected in one (1) sample at this depth and the concentration was only slightly above the

laboratory's reporting limit of 50µg/m. California does not have a residential CHHSL so the soil-gas ESL was used as a screening level for chloroform. The residential ESL for chloroform in soil-gas is reported at 230 µg/m, which is over four (4) times higher than the reported concentration. The single detection of this compound and its low concentration make it not a likely chemical of concern.

Toluene was detected in 13 samples analyzed and concentrations ranging from 100 to 910 µg/m. These concentrations are significantly lower than the residential CHHSL for toluene of 135,000 µg/m.

PCE and TCE are the primary COCs on the property. Concentrations in soil-gas ranged from less than 100 µg/m to 1600 µg/m of PCE and from less than 100 µg/m to 8100 µg/m of TCE. Concentrations of one or both of these constituents were detected in 25 of the 30 soil-gas samples. PCE exceeded the residential CHHSL of 180 µg/m in eleven (11) samples and TCE exceeded the residential CHHSL of 528 µ g/m in twelve (12) samples. Lower concentrations of these compounds were found in samples collected from five (5) feet bgs except at one (1) location along the northern property boundary in the eastern portion of the property where higher concentrations were found at five (5) feet bgs.

Groundwater

Groundwater beneath the site has previously been documented as impacted with significant concentrations of chlorinated solvents including TCE and PCE. The general increase in TCE and PCE concentrations in the soil gas with depth suggest that groundwater is the likely source of these vapors. No evidence was found in the historic data reviewed or the Phase I ESA reconnaissance of the presence or use of these chemicals or on-site activities that would suggest the use of these chemicals on the Project site. Offsite contributors of the groundwater contamination have been identified including the AEA Investment property immediately north of the Project site. PCE and TCE found in the deeper soils, though higher than the US EPA groundwater RSLs, were lower than the San Francisco Bay reference ESLs and generally lower than concentrations detected in groundwater. Insufficient information was available to assess if impacted soil in the northern portion of the property has impacted groundwater. However, the concentrations detected in the deep soil samples collected from the 35-foot borings are generally lower than concentrations found in groundwater north of the property boundary and in the central portion of the Project site, suggesting that these soils are not a significant source of groundwater contamination beneath the property.

Risk Screening Analysis

As a result of the concentrations of TCE and PCE exceeding the residential CHHSLs in several samples, a Risk Screening Analysis was conducted to estimate both the carcinogenic and non-carcinogenic risk associated with these constituents. This analysis was only conducted on the five (5) foot samples where one or more of the VOCs exceeded the residential CHHSLs.

Less than 1,000 feet west of the Subject Property is Hixson Metal Finishing another known contributor of PCE and TCE to soil and groundwater. This site is currently under investigation by DTSC. A review of available reports suggests that the contamination is migrating southward and cross gradient from the Subject Property. These results are summarized in the Phase II ESA and should generally be considered representative within the limitations of the data. However, a final determination of acceptability is made by government agencies with jurisdiction over the property.

Prior to construction the proposed Project will be required to comply with the following Uniform Codes and/or standard conditions:

During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Sections 1529 and 1532.1, which provide exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris, lead-contaminated debris, and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the Newport Beach Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities.

Prior to investigations, demolition, or renovation, all activities shall be coordinated with Dig Alert (811).

Overall, strict compliance with the established regulatory framework and the specified Mitigation Measures would ensure that the proposed Project implementation would result in a less than significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Mitigation Measures

MM HAZ-1 Prior to demolition activities, a Soil Management Plan (SMP) shall be prepared to address the removal of the stormwater sump in the northern portion of the property and any impacted soil that may be encountered during excavation and grading. As part of the plan, the sump should be removed and disposed in accordance with local and state regulations.

MM HAZ-2 During grubbing and grading operations, a qualified environmental professional shall be on-site to identify issues that may arise. The SMP shall be used as guidance during this task.

MM HAZ-3 Preventative barriers and venting systems shall be installed beneath each structure. The venting system shall be capable of conversion to an active system should monitoring results dictate.

MM HAZ-4 Utility trench dams shall be installed in all utility trenches that extend beneath the building foundations.

MM HAZ-5 Prior to Project completion, an operation and maintenance plan (O&M) shall be prepared for the Project site that includes protocols for monitoring, data acquisition, performance evaluation, and reporting activities associated with the mitigation program. A firm and contractor experienced in the design and installation of vapor mitigation measures shall be employed. Selection, design, construction, operation and monitoring of these mitigation measures shall be in accordance with DTSC vapor intrusion guidance documents.

MM HAZ-6 During construction, stormwater runoff shall be permanently controlled to prevent runoff from adjoining properties entering the Project site.

MM HAZ-7 Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Newport Beach Fire Department;
- Secure the area(s) in question; and
- Implement required corrective actions, including remediation if applicable.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than significant impact. Carden Hall, a private coeducational school for pre-kindergarten through eighth grade at 1541 Monrovia, is located approximately ¼-mile west of the project site. Due to the nature of the allowable uses, it is not anticipated that the residential development would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in reportable quantities. Therefore, Project implementation would result in less than significant impacts involving hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste.

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?

Less than significant impact. A review of Federal, state and local regulatory databases was conducted to assess the Subject Property and known or suspected sites of environmental contamination within the search distance from the Subject Property, as specified in ASTM Standard E 1527-13. The Subject Property was not listed on any federal, state or local regulatory databases.

Compliance with the established regulatory framework would ensure that Project implementation would not result in a significant hazard to the public or the environment.

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?

Less than significant impact. The Project site is approximately 3.8 miles southwest of John Wayne Airport, and is located outside of the Runway Protection Zones (Clear Zones), Safety Zones, and the FAR Part 77 Notification Surface. In addition, the proposed Project would not require notification to the FAA in accordance with Section 77.9 of the FAR because the proposed project does not include construction or alteration of the site listed under Section 77.9. Additionally, the proposed project would not require notification to the FAA in accordance with Section 77.13 of the FAR because the proposed project would not exceed the notice criteria under Section

77.17. Therefore, Project implementation would not result in an airport-related safety hazard for people residing at the proposed residential development.

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?

No impact. The Project site is not located within the vicinity of a private airstrip. Therefore, Project implementation would not result in an airstrip-related safety hazard for people residing at the proposed residential development.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact. The City's comprehensive Emergency Management Program includes an Emergency Operations Plan (EOP). The EOP provides guidance for the City of Newport Beach's response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting the City of Newport Beach. This plan does not address ordinary day-to-day emergencies or the established departmental procedures used to cope with such incidents. Rather, this multi-hazard plan concentrates on management, concepts and response procedures relative to large-scale disasters. The EOP considers the City's evacuation routes in its planning.

The City of Newport Beach is designated as a Tsunami Ready City by the National Weather Service. In order to achieve this designation, the City created a specific Tsunami Response Plan which is an Annex to the EOP. As a part of this plan evacuation routes are identified, signage is placed along the evacuation routes, Outdoor Emergency Warning Siren Systems are placed in the tsunami inundation area, and a public education campaign is conducted. The proposed project does not have any characteristics that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impact would occur.

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

No impact. The Project site is located within an urban area and not adjacent to wildlands. Therefore, Project implementation would not expose people or structures to a significant risk involving wildland fires.

4.9 Hydrology and Water Quality

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality *Would the project:*				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality *Would the project:*				
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?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

4.9.1 Environmental Evaluation

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less than significant impact. Impacts related to water quality range over three different periods:

- During the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- Following Project completion, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

A reduction of impervious surfaces would be considered a water quality benefit, as impervious surfaces do not allow for rain and runoff to infiltrate into the ground. Infiltration both reduces the amount of flow that is capable of washing off additional pollutants and filter water removing potential pollutants. These changes have the potential to affect long-term water quality.

The Project site is currently consists of one parcel totaling 4.70 acres. The property currently contains pre-manufactured mobile homes, with the majority of the site being paved or impervious cover. According to the project Preliminary Water Quality Management Plan (WQMP), 90 percent of the Project site is currently impervious cover. The Project involves the construction of 81 residential units that would include approximately 29 percent pervious cover. Thus, an estimated 71 percent of the site would be covered with impervious surfaces. This would be a reduction of approximately 19 percent when compared to the existing site condition. Therefore, following construction the proposed condition would represent a water quality benefit.

Project implementation would reduce the amount of impervious surfaces onsite.

National Pollutant Discharge Elimination System

As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharges from construction activities disturbing one acre or more of land. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is within the jurisdiction of the Santa Ana RWQCB (SARWQCB).

Short-term Construction

Dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. To obtain coverage for discharges under the General Construction Permit, dischargers are required to electronically file the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and other compliance related documents required by the General Permit and mail the appropriate permit fee to the State Water Board.

The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP is required to contain a site map(s), which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the Project site. The SWPPP is required to list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for “non-visible”

pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. The Project would disturb one or more acres, thus, would be required to obtain coverage under the Construction General Permit and prepare a SWPPP.

Additionally, pursuant to NBMC Chapter 14.36, Water Quality, all new development and significant redevelopment within the City must be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP), including but not limited to the Development Project Guidance; and any conditions and requirements established by the development services department and the public services department which are reasonably related to the reduction or elimination of pollutants in storm water runoff from the Project site. Prior to the City's issuance of a Grading or Building Permit for the Project, the Community Development Department and Municipal Operations Department would review the plans and impose terms, conditions, and requirements, as needed, in accordance with NBMC Section 14.36. Additionally, the NBMC Chapter 19.24 addresses drainage protocols within the City during construction of new projects.

Overall, the Project's demolition and construction activities would be subject to compliance with NPDES requirements, which include obtaining coverage under the General Construction Permit by filing the Permit Registration Documents (i.e., a NOI and SWPPP, among others), as well as the pertinent provisions of the NBMC. Compliance with the NPDES and NBMC requirements would reduce the Project's construction related impacts to water quality to a less than significant level.

Long-Term Operations

The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer (drain) systems (MS4s). Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. The MS4 permits require the discharger to develop and implement a Storm Water Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). MEP is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify what BMPs will be used to address certain program areas. The program areas include public education and outreach; illicit discharge detection and

elimination; construction and post-construction; and good housekeeping for municipal operations.

The Orange County Flood Control District, the County of Orange, and the City of Newport Beach, along with 51 other incorporated cities therein (Permittees) discharge pollutants from their MS4s. Storm water and non-storm water enter and are conveyed through the MS4 and discharged to surface water bodies of the Orange Region. These discharges are regulated under countywide waste discharge requirements contained in Order No. R8-2009-0030 (as amended by Order No. R8-2010-0062), Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County, which was approved on May 19, 2011. Order No. R8-2009-0030, which serves as an NPDES permit, has expired but remains in effect until the Orange Water Board adopts a new permit.

The Permit requires the development and implementation of a program addressing storm water pollution issues in development planning for private projects. The primary objectives of the municipal storm water program requirements are to: 1) effectively prohibit non-storm water discharges; and 2) reduce the discharge of pollutants from storm water conveyance systems to the MEP (MEP statutory standard). The County Model Water Quality Management Plan (WQMP) was developed as part of the municipal storm water program to address storm water pollution from new Development and Redevelopment by the private sector. This WQMP contains a list of the minimum required BMPs that must be used for a designated project. Additional BMPs may be required by ordinance or code adopted by the Permittees and applied generally or on a case by case basis. The Permittees are required to adopt the Program's requirements in their own water quality regulations. Developers must incorporate appropriate WQMP requirements into their project plans. Each Permittee would approve the project plan as part of the development plan approval process and prior to issuing Grading and Building Permits for projects covered by the model WQMP requirements.

The Model WQMP describes the process for preparing Conceptual or Preliminary WQMPs and final Project WQMPs for certain new development and significant redevelopment projects called "Priority Projects." The Project site is located in the South Orange County (SOC) Permit Area. A project is considered a Priority Project in the South Orange County (SOC) Permit Area, if it results in new development that creates 10,000 sq. ft. or more of impervious surface. This category includes commercial, industrial, residential

housing subdivisions, mixed-use, and public projects on private or public property that falls under the planning and building authority or the Permittees.

The Project would create approximately 144,618 sq. ft. of impervious surface, and thus, would meet the criteria of a Priority Project. As such, in order to mitigate storm water pollution from the proposed development, the Project has prepared a Preliminary WQMP (Appendix D) that specifies the proposed BMPs. Further, as noted above, the proposed development would be undertaken in accordance with the Orange County Drainage Area Management Plan (DAMP), including but not limited to the Development Project Guidance; and any conditions and requirements established by the development services department and the public services department which are reasonably related to the reduction or elimination of pollutants in storm water runoff from the Project site.

Prior to the City's issuance of a Grading or Building Permit for the Project, the Community Development Department and Municipal Operations Department would review the plans and impose terms, conditions, and requirements, as needed, in accordance with NBMC Section 14.36. Additionally, the NBMC Chapter 19.24 addresses drainage protocols within the City during construction of new projects.

Overall, the Project would be subject to compliance with the Orange County DAMP, which includes preparation of a WQMP that specifies the proposed BMPs. Compliance with NPDES, DAMP, and NBMC requirements would reduce the Project's long-term impacts to water quality to less than significant levels.

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?

Less than significant impact. According to General Plan EIR Exhibit 4.8-2, Water Supply Agency Boundaries, Mesa Consolidated Water District (Mesa Water) supplies water to the Project site. In compliance with legislative requirements, Mesa Water has prepared their 2010 Urban Water Management Plan (UWMP). The UWMP provides information on the present and future water resources and demands, and assesses Mesa Water's water resource needs. According to the UWMP, Mesa Water's main sources of water supply are groundwater pumped from wells within the Lower Santa Ana River Groundwater Basin (Orange County Basin) and imported water from

Metropolitan Water District of Southern California through Municipal Water District of Orange County. Mesa relies on approximately 15,900 acre-feet of groundwater from the Orange County Basin each year. This local source of supply meets approximately 82 percent of Mesa's total annual demand.

As concluded in Response 4.17.d, the Project would result in a less than significant increase in water demand. According to the UWMP, the base per capita water use is 178.9, which would result in approximately 3,149 gallons of additional water usage per day. Mesa Water has concluded they are capable of meeting the water demands of their customers in normal, single dry, and multiple dry years between 2015 and 2035. Further, Mesa Water's groundwater supply is anticipated to significantly increase with completion of the Colored Water Treatment Facility expansion. Therefore, Project implementation would not substantially deplete groundwater supplies.

The Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, since the site is not located within a groundwater recharge area and would not decrease the site's permeable surface. Project implementation would result in a less than significant impact involving groundwater.

c) Substantially alter the existing drainage pattern of 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?

Less than significant. The City's storm water collection system includes catch basins, drainage basins, pumping stations, and force mains. As part of the development of the proposed project, construction activities including demolition, grading, paving, and site improvements may result in loose sediment, which can be picked up by surface water or wind into nearby storm drains and into waterways.

Preparation of a Strom Drain Plan, SWPPP, and WQMP would ensure that substantial erosion or siltation would not occur on- or off-site. Further, no stream or river traverses the Project site or is located in its vicinity, thus, Project implementation would not result in substantial erosion or siltation on- or off-site and would not substantially alter the drainage pattern of the area.

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?

Less than significant impact. Project implementation would not substantially alter drainage patterns relative to existing conditions. Further, no stream or river traverses the Project site or is located in the vicinity of the site. Project implementation would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The Project's drainage facilities would be subject to review and approval by the City Engineer, and payment of the current City Drainage Fee as a condition of, approval. Therefore, the Project would result in less than significant impacts.

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?

Less than significant impact. The proposed project would be served by the City's stormwater drainage system. Construction activities such as demolition, grading, and paving could introduce additional pollutants and sediment into water runoff and flow into nearby storm drains. As part of development of the proposed project, a SWPPP in compliance with the NPDES requirements of the Clean Water Act would be prepared. Projects that comply with NPDES requirements would not result in a significant impact related to changes in the quantity, rate, or quality of stormwater runoff from the site. Finally, continuous use and operation of the site would not create or contribute runoff water that would exceed the capacity of existing stormwater drains on the project site. Therefore, impacts would be less than significant.

f) Otherwise substantially degrade water quality?

Less than significant impact. Refer to Response 4.9.a. above.

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?

No impact. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). A Special Flood Hazard Area is defined as the area that will be inundated by the flood event having a one (1) percent chance of being equaled or exceeded in any given year. The one-percent annual chance flood is also referred to as the base flood or 100-year flood.

The Project site has been placed in Zone X, pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel not printed as there are no special flood hazard areas, Map No. 06059C0268J.

Zone X (unshaded) is an area of minimal flood hazard. It includes the areas located outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood. The Project is not located within a Special Flood Hazard Area. Therefore, Project implementation would not place housing within a Special Flood Hazard Area.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No impact. Refer to Response 4.9.g.

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?

Less than significant impact. The Project site is not located within the inundation area of a levee or dam, or the City's Coastal Hazards areas that are subject to coastal storm surges, according to General Plan Figure S1, Coastal Hazards. Therefore, Project implementation would not expose people or structures to a significant risk involving flooding associated with the failure of a levee or dam, or coastal storm surges.

j) Inundation by seiche, tsunami, or mudflow?

No impact. A seiche is an earthquake or slide-induced wave that can be generated in an enclosed body of water of any size from swimming pool, to a harbor, or lake. There is no enclosed body of water that is located in the vicinity of the Project site.

A tsunami is a sea wave generated by an earthquake, landslide, volcanic eruption, or even by a large meteorite hitting the ocean. An event such as an earthquake creates a large displacement of water resulting in a rise or mounding at the ocean surface that moves away from this center as a sea wave. Tsunamis generally affect coastal communities and low-lying (low-elevation) river valleys in the vicinity of the coast. Buildings closest to the ocean and near sea level are most at jeopardy. According to General Plan Figure S1, the Project site is not located within an area subject to a tsunami,. According to the California Geological Survey Orange County Tsunami Inundation Maps, the Project site is not located within a tsunami inundation area.

Potential risk from mudflow (i.e., mudslide, debris flow) does not exist within the Project area, as steep slopes are not located on or in proximity to the Project site.

Therefore, Project implementation would not expose people or structures to potential hazards from inundation by seiche, tsunami, or mudflow. No impact is anticipated.

4.10 Land Use and Planning

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use and Planning *Would the project:*				
a) Physically divide an established community?	☐	☐	☐	☒
b) 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?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?	☐	☐	☐	☒

4.10.1 Environmental Evaluation

Would the project:

a) Physically divide an established community?

No impact. The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community of between a community and outlying area. The project site is located in the western portion of Newport Beach and is surrounded by residential, commercial, and industrial uses. The project site is currently developed with 73 pre-manufactured mobile homes. The project would remove the existing structures and paved areas and construct an 81-unit residential development. None of the activities associated with project implementation would physically divide an established community

b) 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?

Less than significant impact.

City of Newport Beach General Plan

The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies and objectives that guide new development.

The City of Newport Beach General Plan Land Use Map identifies the land use designation of the Project site as Multiple Residential (RM). The RM designation is intended to provide primarily for multi-family residential development containing attached or detached dwelling units. According to the General Plan, these areas should be designed to convey a high quality architectural character in accordance with General Plan principles. This designation permits both single-family and multiple-family dwellings; however the proposed Project does not permit more than one unit per number lot within the subdivision. The Project site will be developed consistent with the General Plan and with the regulations set forth herein and with all applicable ordinances, standards, and policies of the City of Newport Beach.

The Project responds favorably to several key General Plan Land Use Element goals and objectives:

- **Goal LU 3, Organization and Form of Uses:** A development pattern that retains and complements the City's residential neighborhoods, commercial and industrial districts, open spaces, and natural environment.
- **Policy LU 3.2, Growth and Change:** Enhance existing neighborhoods, districts, and corridors, allowing for re-use and infill with uses that are complementary in type, form, scale, and character. Changes in use and/or density/intensity should be considered only in those areas that are economically underperforming, are necessary to accommodate Newport Beach's share of projected regional population growth, improve the relationship and reduce commuting distance between home and jobs, or enhance the values that distinguish Newport Beach as a special place to live for its residents. The scale of growth and new development shall be coordinated with the provision of adequate infrastructure and public services, including standards for acceptable traffic level of service.
- **Policy LU 3.3, Opportunities for Change:** Provide opportunities for improved development and enhanced environments for residents in the following districts and corridors:
    - West Newport Mesa: re-use of underperforming commercial and industrial properties for offices and other uses that support Hoag Hospital's medical activities, improvement of remaining industrial properties adjoining the City of Costa Mesa, accommodation of nonwater marine-related industries, and development of residential in proximity to jobs and services

Consistency: The Land Use Element identifies the West Newport Mesa area as an area that would benefit from revitalization. The proposed Project is consistent with General Plan goal to implement a development pattern that retains and complements the City's residential neighborhoods, commercial and industrial districts, open spaces, and natural environment.

The 81-unit residential development on the 4.70-acre site results in a density of approximately 17.4 dwelling units per acre, which is consistent with the RM designation and density.

The proposed Project would replace an aging mobile home park with a well planned residential development. The project reflects a quality design and includes coastal contemporary architecture with varied building materials, textures and colors, attractive landscaped project common areas and private open space (Exhibit 8, Overall Schematic Landscape Plan).

The character of the surrounding area is defined by a mix of uses, including residential uses, commercial uses, and industrial uses. The proposed Project would not be incompatible with the mix of uses and character of its surroundings, and would maintain the quality of the environment.

City of Newport Beach Municipal Code Title 20, Planning and Zoning

The City's Official Zoning Map identifies RM (Multiple Residential) zoning for the Project site. With City adoption of the Height (H) Overlay District to the Multiple Residential (RM) Zoning District, the Project fully conforms to the RM Zone development standards as discussed below, including Site Coverage, Maximum Floor Area, Building Height, Setbacks, Density, Open Space, and Parking.

City of Newport Beach Local Coastal Program

As shown in the Coastal Land Use Plan, Map 1, the proposed Project is not located within the Local Coastal Plan boundary. Therefore, the proposed Project would result in no impacts related to consistency with local costal programs.

Development Standards

Density, Site Coverage, Maximum Floor Area and Open Space. The Project proposes approximately 17.4 dwelling units per acre, within the 18 dwelling unit per acre maximum density standard. No Site Coverage requirements are imposed by the RM standard, therefore the Project is consistent. The floor area limit is 1.75 times the buildable area. The buildable area is the area of the development site excluding the required minimum

setbacks. The total maximum floor area is 309,750 square feet. Up to 200 square feet of floor area per required parking space devoted to enclosed parking is not included in the total gross floor area. The total gross floor area for all dwelling units is 191,900 square feet, which is below the RM floor area limit. The Project proposes 9,061 sq. ft. of common open space (122 sq. ft./DU), which is greater than the 6,075 sq. ft. (75 sq. ft./DU) required. In addition, the Project proposes 32,270 sq. ft. (393 sq. ft./DU) of private open space (5% of gross sq. ft. required) and 46,470 sq. ft. of roof deck space. The Project required setbacks for RM properties are as follows:

- Front: 20 ft.
- Side (interior, each): 15 ft.
- Rear: 10 ft.

As part of the Planned Development Permit, the project would provide a front setback in excess of 20 feet and would provide side setbacks between 13 feet and 14 feet.

According to the Height Overlay District requirements (see Appendix I), subject to Planned Development Permit approval (or Site Development Review), the maximum building height is 40 feet for a flat roof and 45 feet for a sloped roof, with a maximum of three stories. The Project proposes flat roof decks at 34’1” with an approximate overall height of 37’7” to the top of the roof deck parapet or guardrail.

Parking. The project proposes 206 total parking spaces consistent with the RM zoning parking requirement. Each residence is provided a two car garage. In addition, 44 guest parking spaces are provided at a rate of 0.6 spaces per dwelling unit while only 41 guest spaces are required by RM zoning.

Compatibility with the Surrounding Land Uses. The residential project is proposed on a site surrounded by residential, commercial and industrial uses. The property to the southwest is an apartment development facing Placentia Avenue and is two-stories with sloped roofs and heights estimated at 28 feet. The property to the southeast is an adjacent mobile home park. The properties directly to the north are within the City of Costa Mesa’s *Mesa West Bluffs* Plan and are identified as areas of potential revitalization by encouraging the development of mixed-use urban villages. The area is targeting live/work units with residential densities up to *15-20* dwelling units per acre and heights up to 60 feet. Residential lofts in the Mesa West Bluffs Plan are limited to 13 dwelling units per acre. (Mesa West Bluffs Plan, 2009, p.8).

Within 400 feet of the southerly property line and 250 feet of the easterly property there are four story medical office buildings exceeding 38 feet in height.

The proposed residential use would replace an existing mobile home park at a site that is surrounded by residential uses of similar or higher densities, and commercial and industrial uses. The proposed project would not be incompatible with surrounding land uses.

c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

No impact. Refer to response 4.4.f.

4.11 Mineral Resources

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

4.11.1 Environmental Evaluation

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?

No impact. The project site is not located within a state-designated Mineral Resource Zone (MRZ). In addition, as indicated by the City of Newport Beach General Plan, Figure 4.5.4, Mineral Resource Zones, the Project site is located in MRZ-3. The General Plan identifies MRZ-3 as areas containing mineral deposits of undetermined significance. Furthermore, the Project site is developed with residential uses and does not support mineral extraction operations. This condition precludes the possibility of related impacts. No impact would occur.

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?

No impact. The Newport Beach General Plan identifies the Project site as MRZ-3, which is defined as areas containing mineral deposits of undetermined significance. In addition, the Project site is developed with residential uses and does not support mineral extraction operations. This condition precludes the possibility of related impacts. No impacts would occur.

4.12 Noise

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Noise *Would the project:*				
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?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

4.12.1 Environmental Evaluation

Would the project:

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?

Less than significant impact. The Noise Ordinance for the City of Newport Beach specifies limits on exterior noise exposure for various land uses. Those limits are listed within their Noise and Land Use Compatibility Matrix, see Table 7. Within this matrix, for residential land uses, noise exposure

levels in the range of 60 dB to 65 dB CNEL are considered to be Normally Compatible while noise levels in the range of 65 dB to 70 dB CNEL are considered to be Normally Incompatible.

As stated in the Noise Assessment prepared for this Project (Appendix F), per the General Plan policies related to noise, the City of Newport Beach has adopted an exterior noise standard of 65 dB CNEL for residential land uses and an interior noise standard of 45 dB CNEL for noise sensitive residential land use. These are the noise standards that will be applied to the proposed Project.

Table 7
City of Newport Beach Noise and Land Use Compatibility Matrix

Land Use Category	Community Noise Equivalent Level (CNEL)						
	<55	**55-60**	**60-65**	**65-70**	**70-75**	**75-80**	**>80**
Residential – Single Family, Two Family, Multiple Family	A	A	B	C	C	D	D

Notes:
Zone A: Clearly Compatible – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
Zone B: Normally Compatible – New construction or development should be undertaken only after detailed analysis of the noise reduction requirements and are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.
Zone C: Normally Incompatible – New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.
Zone D: Clearly Incompatible – New construction or development should generally not be undertaken
Source: Newport Beach, 2006

The City of Newport Beach has also adopted Community Noise Control policies and standards as part of the NBMC in order to limit unnecessary, excessive and annoying noise in the City. These policies contain the noise standards that pertain to non-transportation noise sources, and are taken the Noise Element of the General Plan. These standards are presented in Table 8.

Table 8
City Noise Ordinance Standards – Residential

Land Use Category	Allowable Noise levels (dBA)			
	Interior [a,b]		Exterior [a,b]	
	Interior Noise Level (Leq) 7am to 10pm	Interior Noise Level (Leq) 10pm to 7am	Exterior Noise Level (Leq) 1am to 10pm	Exterior Noise Level (Leq) 10pm to 7am
Residential – Single Family, Two Family, Multiple Family (Zone I)	45	40	55	50
Residential – Portions of Mixed Use Developments (Zone III)	45	40	60	50

Notes:
[a] If the ambient noise level exceeds the resulting standard, the ambient shall be the standard.
[b] It shall be unlawful for any person at any location within the incorporated area of the City to create any noise or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such a person which causes the noise level when measured on any other property, to exceed either of the following:

- The noise standard for the applicable zone for any fifteen-minute period;
- A maximum instantaneous noise level equal to the value of the noise standard plus twenty dBa for any period of time (measured using A-weighted slow response.
- In the event the ambient noise level exceeds the noise standard, the noise standard applicable to said category shall be increased to reflect the maximum ambient noise level.
- The noise standard for the residential portions of the residential property falling within one hundred feet of a commercial property, if the intruding noise originates from that commercial property.
- If the measurement location is on a boundary between two different noise zones, the lower noise level standard applicable to the noise zone shall apply.

Source: Newport Beach General Plan Noise Element.

Policy N 1.2, Noise Exposure Verification for New Development states:

Applicants for proposed projects that require environmental review and are located in areas projected to be exposed to a CNEL of 60 dBA and higher, as shown on Figure N4, Figure N5, and Figure N6, may conduct a field survey, noise measurements, or other modeling in a manner acceptable to the City to provide evidence that the depicted noise contours do not adequately account for local noise exposure circumstances due to such factors as, topography, variation in traffic speeds, and other applicable conditions. These findings shall be used to determine the level of exterior or interior, noise attenuation needed to attain an acceptable noise exposure level and the feasibility of such mitigation when other planning considerations are taken into account. (Imp 2.1)

The existing ambient noise environment around the project site is dominated by traffic noise emanating from Placentia Avenue. Per the Noise Assessment

(Appendix F), there were no distinguishable noise sources of concern from the industrial facilities to the north or the commercial/industrial activities to the southeast. In addition, no significant noise events were recorded along Placentia Avenue. Therefore, noise impacts resulting from Placentia Avenue and the surrounding properties would be less than significant.

Using the TIA (Appendix G) analysis and data collected from the Orange County Transportation Agency traffic flow map, the existing, future, and project related average daily traffic (ADT) volumes were obtained for the three roadways located nearest to the Project site. These roadways include: Placentia Avenue, which runs along the west side of the Project and provides vehicular access to the site; 16th Street, which runs east and west approximately one block north of the Project; and Superior Avenue which runs northeast and southwest near the southeast corner of the Project.

The future year for the project according to the TIA is 2019. The growth rate of traffic on the streets adjacent to the project is expected to be approximately one-percent annually. The future traffic volumes for the year 2019 were calculated based on this growth rate. The project is expected to generate a total of 426 new trips above the levels that exist today. All trips generated by the project are expected to use Placentia Avenue, forty-percent of them are expected to use 16th Street, and twenty-percent of them are expected to use Superior Avenue.

The increase in noise level along these roadways was calculated in order to determine the potential for impact due to project related traffic. As stated in the Noise Assessment (Appendix F), the Project is expected to generate a maximum increase in noise of 0.2 dB for any of the roadways in the Project area.

As stated in the Noise Assessment (Appendix F), the level of increase in noise due to both increases in Project-related traffic and changes in traffic due to normal growth in the area would be a maxim increase of 0.4 dB for any of the in the Project area due to the combination of growth in the area and the project. Since both of these projected increases in noise level will be less than the most restrictive standard stated in the ordinance of 1 dB, there will be no impact due to the project on the land uses in the vicinity of the Project.

According to the Noise Policies listed in the Noise Assessment (Appendix F), all of the dwelling units within the project must meet the interior noise standard of 45 dB CNEL. In order to meet this standard, each of the dwelling units adjacent to Placentia Ave. will need to provide at least 21 dB of outdoor-to-indoor noise reduction. The Project proposes a 6’ high block wall along the

rear yards of homes along Placentia Avenue. Calculations need to be conducted to show that the proposed dwelling units will provide sufficient noise mitigation from exterior noise sources to meet this interior noise standard. Prior to issuance of building permits for homes along Placentia Avenue, the applicant will ensure that sound at the second floor bedrooms will be attenuated against projected roadway noise levels to meet City interior noise standards.

During construction, the contractor shall ensure that construction activity complies with the City's noise ordinance. Exceptions may be made for activities that will not generate noise audible from offsite, such as painting and other quiet indoor work.

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

Less than significant impact. The metric for measuring groundborne noise and vibration is peak ground velocity (measured in inches per second). During the site preparation and construction phase, which includes minor demolition and site excavation activities, groundborne vibration and groundborne noise may occur. However, these excavation activities do not include activities known to induce strong vibration effects, such as those produced by tunneling or blasting.

Ground vibration generated by construction equipment spreads through the ground and diminishes in strength with distance. The effects of ground vibration can vary from no perceptible effects at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and slight damage to nearby structures at the highest levels. At the highest levels of vibration, damage to structures is primarily architectural (e.g., loosening and cracking of plaster or stucco coatings) and rarely results in structural damage. The ground vibration levels associated with common construction equipment are shown in Table 9.

Table 9
Representative Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity at 25 feet (in/sec)
Large Bulldozers	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003
Source: Federal Transit Administration, 2006	

For most structures, a peak particle velocity (PPV) threshold of 0.5 inch per second is sufficient to avoid structural damage (with the exception of fragile historic structures or ruins, of which there are none within the project's vicinity).

Ground vibration generated by the proposed construction activities would include the use of jackhammers, bulldozers, loaded trucks, and other mobile equipment. During the construction process, some activities involving the use of this equipment could occur as close as 40 feet to existing structures. However, most ground vibration during construction would consist of onsite truck activity, which typically generates levels less than 0.08 inch per second PPV, at 25 feet. As shown in Table 9, at that distance, the maximum PPV from anticipated project-related construction equipment is 0.089 inch per second, which is substantially less than the maximum threshold of 0.5 inch per second.

Long-term operation of the proposed projects would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration.

Construction and development of the Project are anticipated to result in vibration levels that would not exceed the PPV threshold of 0.5 inch per second. Furthermore, since long-term operation of the proposed projects would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration, impacts related to groundborne vibration levels will be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than significant impact. The project's potential to substantially increase ambient noise levels on area roadways is determined by the definition of the term "substantial." "Substantial" is not defined in the CEQA Guidelines; however, research into the human perception of sound level increases indicates the following:

- A 1-dBA, or less, increase is difficult to perceive,
- A 3-dBA increase is just perceptible,
- A 5-dBA increase is clearly perceptible, and
- A 10-dBA increase is perceived as being twice as loud.

Under typical outdoor ambient conditions, where constantly varying noise levels are occurring over time, people typically cannot clearly perceive increases in ambient noise levels until that increase is around 3 dBA.

Considering the sound level perception thresholds and noise standards discussed above, a potentially significant increase in ambient noise levels would occur if noise generated by the project would permanently increase outdoor noise levels by 3 dBA or more.

The project will consist primarily of single family residential uses that do not typically generate significant levels of noise. Most commonly, parking areas are the source of the highest emitted noise levels; however, the Project's parking areas will be separated by the proposed structures.

Considering the project site is already in residential use and surrounded by residential, commercial, and industrial uses, a 3 dBA increase is highly unlikely, and the project will not substantially alter the ambient environmental setting or its surroundings.

Therefore, with regard to a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, impacts will be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than significant impact. While there are no Project components that could result in substantial periodic increases in ambient noise levels, construction of the Project could generate a temporary increase in noise, corresponding to the particular phase of building construction and the noise-generating equipment used during construction. Typical noise levels for individual pieces of construction equipment are summarized in Table 10.

Table 10
Typical Construction Equipment Noise Levels

Type of Equipment	Typical Noise Level (dBA) at 50 feet
Grader	85
Pneumatic Tools	85
Scraper	84
Compactor	83
Concrete Breaker	82
Dozer	82
Concrete Pump	81
Crane, Mobile	81
Generator	81
Water Pump	81
Front-end Loader	79
Air Compressor	78
Backhoe	78
Asphalt Paver	77
Trucks	74 to 81
Source: Federal Transit Administration - Construction Noise Handbook Table: 9.1, 2011.	

Certain pieces of construction equipment can generate noise levels of 90 dBA or louder at a distance of 50 feet; however, the loudest piece of equipment anticipated for use during the construction process is the grader at 85 dBA. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Although there could be relatively high, single-event noise exposure potential in close proximity to the equipment that could result in potential short-term intermittent annoyances, the effect in long-term ambient noise levels would be small when averaged over the total time period.

Providing construction is carried out in accordance with the NBMC, which exempts such activities between the hours of 7:00 a.m. and 6:30 p.m. Monday through Friday and Saturday between the hours of 8:00 a.m. and 6:00 p.m., excluding Sunday federal holidays, temporary construction noise is exempted from the daytime standard.

Since temporary project-related construction activities are not expected to exceed maximum applicable noise levels and are expected to be carried out during allowable construction hours, impacts related to the temporary increase in ambient noise levels would be less than significant.

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?

Less than significant impact. The airport located nearest to the project site is John Wayne Airport (JWA), in excess of three miles to the northeast. Although not within a two-mile radius, according to Figure 19 of the Orange County Airport Land Use Commission Land Use Plan for John Wayne Airport (OCALUC), the project site is located within the JWA Airport Environs Land Use Plan Airport Planning Area.

According to page N-9 of the General Plan Noise Element:

> The California Department of Transportation (Caltrans) has established guidelines in the California State Noise Standard to control residential area noise levels produced by aircraft operations, which use the State's airports. Under these guidelines, residential noise sensitive areas exposed to an average CNEL of greater than the 65 dBA define the Noise Impact Area.

Noise contours resulting from operations at John Wayne Airport are indicated in Appendix D of the OCALUC on a figure titled John Wayne Airport Impact Zones. This figure indicates the airport's most recent noise contours for the 65 and 60 dBA CNEL impact zones.

The project site approximately 2 miles outside of the nearest point of the 60 dBA CNEL zone. The nearest point of the 65 dBA CNEL zone is over 2.5 miles from the Project site.

Since the Project is located a considerable distance outside of JWA's lowest reported Noise Impact Area and it is the nearest airport to the project site, the potential for the project to expose people residing or working in the project are to excessive noise levels is less than significant.

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?

Less than significant impact. The nearest airfield is the JWA, a public airfield, located more than three miles from the project site. Its potential for impacts is discussed under item "e," above. According to the OCALUC, there are no private airstrips within Orange County. There is, however, a heliport/helipad at HOAG hospital, which is located approximately 0.3-miles south of the Project site. The use of this helipad is limited to emergency medical purposes or the transportation of critically ill patients in immediate need of medical care to and from the hospital.

Since the project site is not located within the vicinity of a private airstrip and the HOAG heliport is only used for limited emergency operations, there would be a less than significant impact resulting from the Project to expose people residing or working in the project area to excessive noise levels from such a source.

4.13 Population and Housing

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Population and Housing *Would the project:*				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

4.13.1 Environmental Evaluation

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than significant impact. A project could induce population growth in an area, either directly (for example, by proposing new homes and/or business) or indirectly (for example, through extension of roads and/or other infrastructure). The Project involves construction of an 81-unit residential development in place of the existing 73-unit mobile home development. At less than 18 dwelling units per acre, the Project is consistent with the allowable Multiple Residential (RM) density in the General Plan.

As of 2012, the City's average household size was 2.2. Based on this average household size, Project implementation could result in a population increase of approximately 17 persons. The potential population growth is insignificant, representing less than one-tenth of one percent increase over the City's existing 2012 population of 85,990 persons. Therefore, Project implementation would not induce substantial population growth within the City.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No impact. The closure of the existing mobile home park was reviewed as a separate process from the proposed project subject to a Relocation Impact Report (RIR) reviewed by the City of Newport Beach for consistency with state law. Consistent with state law, an RIR is required to include a discussion of the impact of the closure on the displaced residents. It provides a summary of applicable state law requirements, description of current park conditions and resident profile, replacement housing and moving cost descriptions, proposed mitigation measures, and relocation plan. The RIR identifies alternative sites to which homeowners might relocate their mobile homes (should they choose to do so), other alternative housing options available for homeowners and renters, and relocation benefits and assistance the applicant is offering to mitigate the impact of closure upon the residents.

The closure process is resulting in the displacement of 73 mobile home units from the Project site, including units affordable to low income households. According to the 2014-2021 Housing Element (Table H12), over 375 restricted/assisted affordable housing units are located within Newport Beach, and additional unrestricted affordable housing opportunities are available within the community. The City has facilitated affordable housing development using a variety of mechanisms (such as Affordable Housing Fund monies, density bonuses, inclusionary housing requirements, Community Development Block Grant (CDBG) funds, fee waivers, land grants, and other supports). This includes units that are affordable to low income households.

Moreover, the City has identified opportunities for approximately 4,612 new housing units in the community (up to 3,237 units excluding the Banning Ranch area)(Housing Element Table H32). These sites represent realistic opportunities for the City to: 1) increase dwelling unit capacity at a range of product types and densities, 2) meet its Regional Housing Needs Assessment (RHNA) targets, and 3) provide new opportunities for affordable housing including low income units.

As the Project provides a net increase of eight dwelling units on the site and ample available housing in Newport Beach and other nearby communities remains available for residents displaced in the closure process, the Project would not displace substantial numbers of existing housing and there are no impacts.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No impact. The relocation of existing mobile home park residents is occurring as a separate process from the proposed project subject to an RIR reviewed by the City of Newport Beach for consistency with state law. In determining the impact of the closure on the residents, the RIR addressed the availability of adequate replacement housing in mobile home parks and relocation costs. The RIR identifies financial assistance provided to the residents for relocation of existing mobile homes or payments to assist with securing replacement housing and moving costs.

The Project would not displace substantial numbers of people, would include a net increase of eight dwelling units, and there are no impacts.

4.14 Public Services

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Public Services *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

4.14.1 Environmental Evaluation

Would the project:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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?

Less than significant impact. The Newport Beach Fire Department provides services relating to fire protection and pre-hospital medical emergencies, technical rescues, traffic accidents, vehicle extrications, hazardous materials incidents, beach rescues, high rise incidents, wildland fires, major flooding, and disaster operations. The NBFD is comprised of five divisions: Emergency Medical Services Division; Fire Operations Division; Life Safety Services Division; and Marine Operations Division. In addition, the City has a Fire Training Section. There are three paramedic rescue ambulances, eight fire engines, and two aerial ladder trucks, and staff on duty 24 hours a day, seven days a week. These fire personnel respond from eight fire stations strategically located within the City. The closest station to the Project is Lido Fire Station Number 2, located at 475 32nd St., approximately 1 mile from the Project site. Depending on the nature, size, and location of the alarm, units from multiple stations will respond. According to the General Plan EIR page 4.11-6, the goal of the Newport Beach Fire Department is that a three- to four-person engine company arrive within a five minute response time to 90

percent of all structure fire calls in the City, and within a ten minute response time to the remaining ten percent.

The Project does not propose new or physically altered fire protection facilities. The Project involves construction of an 81-unit residential development in place of the 73-unit mobile home park that exists on the property. Therefore, Project implementation would result in a net increase of 8 dwelling units, with a resultant increase in the demand for fire protection services. However, Project implementation is not anticipated to increase Newport Beach Fire Department response times to the Project site or surrounding vicinity, or require construction of new or physically altered fire protection facilities.

The Project's design would be subject to compliance with the requirements set forth in the 2015 California Fire Code (and all amendments), including the provision of fire sprinkler systems throughout buildings, as noted in NBMC Title 9, Fire Code. The development would also be subject to compliance with the fire provisions specified in the 2010 California Building Code and all incorporated amendments, and the 2009 International Fire Code. The Project plans would be reviewed and approved by the Newport Beach Building Division and Fire Department, which would ensure adequate emergency access, fire hydrant availability, sufficient capacity for fire flows, and compliance with all applicable codes and standards.

The Project would be subject to compliance with NBMC Title 9 Fire Code. Compliance with the City's discretionary review process and standard Fire Department conditions of approval would ensure that Project implementation would result in a less than significant impact to fire protection services.

b) Police protection?

Less than significant impact. The Newport Beach Police Department (NBPD) provides police protection services to the City from their headquarters located at 870 Santa Barbara Drive. The NBPD is composed of four divisions: Chief of Police Division; Patrol/Traffic Division; Support Services Division; and Detective Division. The NBPD is comprised of 280 personnel, of which 109 are sworn officers, 85 are civilians, 1 Chief, 3 Captains, 7 Lieutenants, 22 Sargeants, and 53 seasonal and part-time personnel. As stated in the City's General Plan EIR, the City's existing police protection service ratio is 1.7 officers for every 1,000 people, based on the City's January 2005 population of 85,120 persons.

The Project does not propose new or physically altered police protection facilities. The Project involves construction of an 81-unit residential

development in place of the 73-unit mobile home park that exists on the property. As discussed in Response 4.13.a, Project implementation would result in a net increase of 8 dwelling units, with a resultant increase in the demand for police protection services. However, Project implementation is not anticipated to increase NBPD response times to the Project site or surrounding vicinity, or require construction of new or physically altered police protection facilities. In addition, the Project plans would be reviewed and approved by the Newport Beach Community Development Department, which would ensure adequate safety and crime prevention measures are provided. Compliance with the City's discretionary review process and standard conditions of approval would ensure that Project implementation would result in a less than significant impact to police protection services.

c) Schools?

Less than significant impact. The Project site is situated within the Newport-Mesa Unified School District (NMUSD) (grades K thru 12). The Project site is located in the Newport Heights Elementary School, Horace Ensign Intermediate School, Newport Harbor High School service areas, with school enrollments of approximately 611 students, 1,202 students, and 2,471 students, respectively.

The Project does not propose new or physically altered school facilities. The Project involves construction of an 81-unit residential development in place of the 73-unit mobile home park that exists on the property. Project implementation would result in a net increase of 8 dwelling units. Based on the NMUSD student generation factor of 0.26 students per dwelling unit, Project implementation would generate a net increase of approximately 3 students over the current use. As the Project is anticipated to generate a nominal increase in the student population, it is anticipated that the NMUSD schools would have the capacity to accommodate these students and construction of new or physically altered school facilities would not be required. Thus, less than significant impacts to school facilities would occur.

Assembly Bill 2926 (AB 2926) passed in 1986 allows school districts to collect impact fees from developers of new residential and commercial/industrial building space. Senate Bill 50 (SB 50) and Proposition 1A, both of which passed in 1998, provided a comprehensive school facilities financing and reform program. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate, and reinstates the school facility fee cap for legislative actions (e.g., General Plan amendments, specific plan adoption,

zoning plan amendments). According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation."

The NMUSD collects $1.84 per square foot of residential uses from developers. The Project Applicant would be subject to payment of this development fee, which would fully mitigate any potential impact to NMUSD school facilities. Therefore, Project implementation would result in a less than significant impact in this regard.

d) Parks?

Less than significant impact. In the City of Newport Beach, there are approximately 286 acres of developed public parks and approximately 90 acres of active beach recreation area, for a total of 376.8 acres. According to Section 19.52.040 (Parkland Standard) of the NBMC, the City's standard for permanent public open space is five acres per 1,000 residents.

The Project does not propose new or physically altered park facilities. The Project involves construction of an 81-unit residential development in place of the 73-unit mobile home park that exists on the property. Project implementation would result in a net increase of 8 dwelling units, with a resultant population increase of approximately 18 persons. Based on a parkland demand factor of 5 acres per 1,000 residents, Project implementation would generate a demand for approximately 0.09 acres of parkland.

NBMC Title 19 Chapter 19.52, Park and Recreation Dedications, establishes procedures for requiring park and recreational facilities in conjunction with residential subdivisions. More specifically, NBMC Section 19.52.070, Fee in Lieu of Dedication, specifies that "Where a fee is required to be paid in lieu of land dedication, such fee shall be computed by multiplying the acreage of land which would otherwise have been required to be dedicated pursuant to Section 19.52.050 times the fair market value per acre, as established by periodic appraisal prepared by the City."

According to the City of Newport Beach Parkland Impact Fee Schedule, the current fee per new residential unit $26,125.00. As permitted by NBMC Section 19.52.070, the Applicant would pay this Parkland Impact Fee in lieu of dedication of 0.09 acres of parkland. The proposed Project would receive credit for the existing 73-unit mobile home park and would be required to pay the Parkland Impact Fee for the net difference of eight-units. Compliance with NBMC Title 19 Chapter 19.52 would ensure that Project implementation would result in a less than significant impact on parks.

e) Other public facilities?

Less than significant impact. There are four public libraries within the City of Newport Beach. The nearest public library to the Project site is the Mariners Branch located approximately 1.5 miles east, at 1300 Irvine Avenue, Newport Beach, CA 92660.

The Project does not propose new or physically altered library facilities. As noted previously, Project implementation would result in a net increase of 8 dwelling units, with a resultant population increase of approximately 18 persons. Given the Project's nominal growth in population (less than one tenth of one percent over existing conditions), construction of new or physically altered library facilities would not be required.

4.15 Recreation

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Recreation *Would the project:*				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

4.15.1 Environmental Evaluation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than significant impact. Project implementation would not increase the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project includes onsite open space amenities such as a pool and spa, lounge areas, seating and gathering areas, shade structures, and an outdoor kitchen area for use by the residents. Any increased demands for recreational facilities would be mitigated through compliance with NBMC requirements and the provision of onsite landscaping and yard areas; refer to Response 4.14.d.

The Project does not propose new or physically altered park facilities. The Project involves construction of an 81-unit residential development in place of the 73-unit mobile home park that exists on the property. Project implementation would result in a net increase of 8 dwelling units, with a resultant population increase of approximately 18 persons. Based on a parkland demand factor of 5 acres per 1,000 residents, Project implementation would generate a demand for approximately 0.09 acres of parkland.

NBMC Title 19 Chapter 19.52, Park and Recreation Dedications, establishes procedures for requiring park and recreational facilities in conjunction with

residential subdivisions. More specifically, NBMC Section 19.52.070, Fee in Lieu of Dedication, specifies that "Where a fee is required to be paid in lieu of land dedication, such fee shall be computed by multiplying the acreage of land which would otherwise have been required to be dedicated pursuant to Section 19.52.050 times the fair market value per acre, as established by periodic appraisal prepared by the City."

According to the City of Newport Beach Parkland Impact Fee Schedule, the current fee per new residential unit $26,125.00. As permitted by NBMC Section 19.52.070, the Applicant would pay this Parkland Impact Fee in lieu of dedication of 0.09 acres of parkland. Compliance with NBMC Title 19 Chapter 19.52 would ensure that Project implementation would result in a less than significant impact involving parkland demand.

According to the City's General Plan, the Project site is located within Service Area 1, which includes the West Newport area. Several parks are located in the vicinity of the Project site including Sunset View Park, Channel Place Park, Newport Shores Park, Sunset Ridge Park, West Newport Park, and Heller Park. The West Newport Community Center's current location is planned to be closed and a new community center is currently being proposed at a new location in the West Newport area.

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

Less than significant impact. The Project includes onsite open space amenities such as a pool and spa, lounge areas, seating and gathering areas, shade structures, and an outdoor kitchen area. The provision of these recreational amenities is integral to the project design and would not result in an adverse physical effect on the environment; refer to Response 4.14.d. Additionally, the Project does not propose new or physically altered park facilities. The Project involves construction of an 81-unit residential development in place of the 73-unit mobile home park that exists on the property. Project implementation would result in a net increase of 8 dwelling units, with a resultant population increase of approximately 18 persons.

4.16 Transportation/Traffic

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities	☐	☐	☒	☐

This section is based on the Traffic Impact Analysis (TIA) for the Ebb Tide Residential Project at 1560 Placentia Avenue, Newport Beach (DKS Associates, April 17, 2015), which is included as Appendix G, Traffic Impact Analysis. The TIA evaluated the previously prepared Project description, which included a more conservative 83-unit development. This analysis will be based on that conservative analysis. The TIA

evaluated all study intersections. Based on a review of the Traffic Phasing Ordinance (TPO) for the City of Newport Beach, and the City of Costa Mesa General Plan the acceptable level of service (LOS) for all study intersections is LOS D. For intersections under the Congestion Management Program (CMP), the acceptable LOS is LOS E. A cumulative projects list is provided in Appendix I.

4.16.1 Existing Conditions

The existing land use includes a residential development (mobile home park). Existing traffic volumes at all study intersections in the City of Newport Beach were collected in 2012 and 2013. These counts were obtained from the City and were adjusted by applying a 1% growth rate (on arterials only) per year based on the rates obtained from the city. The counts were adjusted by adding growth rate until the year 2014. For intersections in the City of Costa Mesa and the project driveway, the counts were conducted in December 2014. The peak hours were determined by combining the four highest adjacent 15 minute periods during the AM peak period (7:00-9:00 AM) and the PM peak period (4:00-6:00 PM) at the intersections. As shown in the TIA, all intersections in evaluated operate at LOS D or better. Table 11 summarizes the Existing (2014) Intersection LOS. Note that a total of 83 dwelling units were assumed for the proposed Project.

Table 11
Existing (2014) Intersection Level of Service Summary

Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
		Delay (sec)/ V/C	LOS	Delay (sec)/ V/C	LOS
1. Placentia Avenue/Superior Avenue	Signalized	0.563	A	0.673	B
2. Newport Boulevard/Hospital Road	Signalized	0.578	A	0.679	B
3. Orange Street/West Coast Highway	Signalized	0.649	B	0.653	B
4. Superior Avenue-Balboa Blvd/West Coast Highway	Signalized	0.653	B	0.669	B
5. Newport Boulevard SB Ramps/West Coast Highway	Signalized	0.873	D	0.659	B
6. Riverside Drive/West Coast Highway	Signalized	0.771	C	0.789	C
7. Tustin Avenue/West Coast Highway	Signalized	0.761	C	0.609	B
8. Dover Drive/West Coast Highway	Signalized	0.618	B	0.681	B
9. Placentia/Production Place*	Unsignalized	20.0	C	20.0	C
10. Placentia Avenue/16th Street	Signalized	0.366	A	0.350	A
11. Superior Avenue/16th Street-Industrial Way	Signalized	0.456	A	0.378	A
12. Newport Boulevard/Industrial Way	Signalized	0.609	B	0.565	A
Notes: * Evaluated using HCM methodology Source: Ebb Tide Residential TIA, 2015					

4.16.2 Environmental Evaluation

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?

Less than significant impact. As stated in the TIA, Trip generation estimates for the proposed project were developed using ITE trip rates Per the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition. The trip generation table was obtained from the City of Newport Beach. A summary of the trip generation rates and resulting vehicle trips from the proposed project is presented in Table 12. For analysis, the existing trip credit

from the Mobile Home Park was applied to the trip generation for the proposed project.

Table 12
Project Trip Generation Summary

Land Use	ITE Code	Size		Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Trip Rates										
Single Family Dwelling (Detached)	210	Per	DU	9.52	0.19	0.56	0.75	0.63	0.37	1.00
Mobile Home Park	240	Per	DU	4.99	0.09	0.35	0.44	0.37	0.22	0.59
Trip Generation										
Existing Use (For Credit)										
Existing Mobile Home Park	240	73	DU	364	7	26	33	27	16	43
Total				364	7	26	33	27	16	43
Proposed Project										
Single Family	210	83	DU	790	16	46	62	52	31	83
Total Trips				**790**	**16**	**46**	**62**	**52**	**31**	**83**
Net Change in Trips				**426**	**9**	**20**	**29**	**25**	**15**	**40**

Note: ITE – Institute of Transportation Engineers
Source: Ebb Tide Residential TIA, 2015.

Based on the thresholds for significant impacts of the proposed Project, the trips generated from the proposed Project would not cause significant impacts at any of the study intersections. No significant traffic impacts are forecast and no traffic mitigation is required.

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?

No Impact. The purpose of the Congestion Management Program (CMP) is to develop a coordinated approach to managing and decreasing traffic congestion by linking the various transportation, land use, and air quality planning programs throughout the County, consistent with that of the SCAG. The CMP requires review of substantial individual projects, which might on their own impact the CMP transportation system. Specifically, the CMP Traffic Impact Analysis (TIA) measures impacts of a proposed development project on the CMP Highway System (CMPHS). Development projects that generate more than 2,400 daily trips are subject to a TIA for CMP evaluation. For projects that will directly access or be in close proximity to a CMP Highway System link, a reduced threshold of 1,600 trips per day is used.

As concluded in Response 4.16.a, the trips generated from the proposed Project would not cause significant impact on any of the study intersections. In addition the proposed Project would not meet the criteria for CMP traffic impact analysis. Therefore, no further CMP traffic analysis is warranted and a less than significant impact would occur.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No impact. The Project involves an 81-unit residential development. Project implementation would result in a net increase of 8 dwellings, with a resultant population increase of approximately 18 persons. Due to the residential nature and limited size of the proposed development, Project implementation would not result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact. The Project's single access point on Placentia Avenue will be designed to provide adequate sight distance and safe ingress and egress. The internal private streets providing access to the proposed units are designed as 26 feet curb face to curb face, which would meet the two-way drive standards and emergency requirements. Emergency access to the proposed units would be provided via the same project entry driveways along the west property boundary. Construction access and circulation plans will be reviewed and approved by the City Traffic Engineer to assure that construction traffic will not adversely impact Placentia Avenue and other roadways in the vicinity.

As concluded in response 4.16.a above, no traffic mitigation is required for the Project, since no significant traffic impacts would occur with Project implementation. The Project does not propose or require improvements to roadways or intersections, and would not substantially increase hazards due to any design feature or incompatible uses.

e) Result in inadequate emergency access?

Less than significant impact. Refer to Responses 4.8.g. and 4.14.a.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less than significant impact. The Project site is served by the Orange County Transportation Authority (OCTA), a multi-modal transportation agency

that provides countywide bus and paratransit service, and Metrolink rail service, among other services. The bus line located nearest the Project site is located at Placentia Avenue and Production Place.

The project would not conflict with the Bicycle Master Plan approved by the City in 2014. The project would include limited work within the public right-of-way and would be consistent with Title 13, Streets, Sidewalks and Public Property, and other applicable City policies.

Based on CMP guidelines, person transit trips are typically estimated using a 1.4 factor to convert total vehicle trips to person trips, and a 3.5 percent factor to convert person trips to total transit trips. As concluded in Response 4.16.a, the Project transit trips can be accommodated by existing transit service in the Project vicinity, no significant CMP transit impacts are forecast to occur, and Project implementation would not conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities.

4.17 Utilities and Services Systems

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Utilities and Services Systems *Would the project:*				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

4.17.1 Environmental Evaluation

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than significant impact. The Regional Water Quality Control Board, Santa Ana Region, issued a National Pollutant Discharge Elimination System (NPDES) permit, which includes the City as a Permittee. That NPDES permit implements federal and state law governing point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. Implementation of the proposed Project would only nominally increase wastewater generation, thus, nominally increasing the demand for wastewater treatment; refer to Response 4.17.b. Therefore, given the nature and scope of the proposed development, Project implementation would not cause an exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board.

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?

Less than significant impact.

Water

The Project site is located within the Mesa Consolidated Water District (Mesa Water) service area and specifically within their Division Area 1. Mesa Water provides water service to an 18-square-mile area that includes the City of Newport Beach (as well as parts of Costa Mesa and parts of unincorporated Orange County). In compliance with legislative requirements, Mesa Water has prepared their 2010 Urban Water Management Plan (UWMP). The UWMP provides information on the present and future water resources and demands, and assesses Mesa Water's water resource needs.

Water Supplies and Demand

According to the UWMP, Mesa Water's main sources of water supply are groundwater pumped from wells within the Orange County Basin and imported water from Metropolitan Water District of Southern California through Municipal Water District of Orange County.

The Project involves construction of an 81-unit, residential development in place of the 73-unit mobile home park that exists on the property. Project implementation would result in a net increase of 8 dwellings, with a resultant population increase of approximately 18 persons. Project implementation would generate a demand for approximately 3,148.64 gallons per day (based on water use factors of 178.9 gallons per capita per day for residential uses). The increase in water demand would place an incremental increase in the

demand for water supplies and treatment facilities. The increase is not considered substantial, since the Project is consistent with the site's General Plan land use designation and City General Plans form the basis for evaluating the service area's future water demands. Mesa Water has concluded they are capable of meeting the water demands of their customers in normal, single dry, and multiple dry years between 2015 and 2035.

Water Treatment

According to the UWMP, groundwater is pumped from six wells that pump clear water from the Orange County Basin and two wells that pump colored water. The colored water is treated at the Colored Water Treatment Facility (CWTF) and imported water is treated at the Diemer Filtration Plant, then delivered to Mesa Water through the imported water connections. As concluded above, the proposed Project would result in a negligible increase in water demand, thus, resulting in a negligible impact on the existing water treatment facilities. Therefore, Project implementation would not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Water Conveyance

The proposed Project would result in a negligible increase in water demand and no significant impact on the existing water conveyance facilities. The Applicant would be responsible for construction of all water conveyance facilities pursuant to current State and local Uniform Codes, City Ordinances, Public Works standards, and Water Division criteria. Therefore, the Project would not require the construction of new water conveyance facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Wastewater

The Project site is located within the Orange County Sanitary District (Sanitary District) service area. The Sanitary District boundaries include a 479-square mile area of central and northwest Orange County.

Wastewater Generation

The increase in wastewater generation would place an incremental increase in the demand for wastewater conveyance and treatment facilities. The Project is consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the County Sanitation's NPDES wastewater discharge permits; refer also to the Wastewater Treatment Section below.

Wastewater Conveyance

The Sanitary District's facilities include 572 miles of pipes throughout the service area, two treatment/reclamation plants, and 15 off-site pump stations. As concluded above, the proposed Project would result in a negligible increase in wastewater generation, thus, resulting in a negligible impact on the existing wastewater conveyance facilities. The Applicant would be responsible for construction of all wastewater conveyance facilities pursuant to current State and local Uniform Codes, City Ordinances, and Public Works standards. The Sanitary District would issue a Sewer Service Confirmation Letter indicating that they will serve sanitary sewer to the proposed development. Service to the Project would be conditioned upon approval of sewer infrastructure construction plans by the Sanitary District's Engineers, processing of easements (if necessary), and payment of all applicable fees. Therefore, the Project would not require the construction of new wastewater conveyance facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. A less than significant impact would occur in this regard.

Wastewater Treatment

Wastewater collected by the Sanitary District is sent to the Sanitation District's plants for treatment and disposal. County Sanitation is responsible for collecting, treating, and disposing the wastewater generated within their 479-square mile service area. Wastewater is treated at County Sanitation's treatment plants in Fountain Valley and Huntington Beach. According to County Sanitation's treatment plant operational data, the combined effluent treated at both plants (2004-2005) totaled approximately 244 million gallons daily (average). County Sanitation operates under an NPDES ocean discharge permit issued by the California Regional Water Quality Control Board. The Project's increase in wastewater generation is not considered substantial, since the Project is consistent with the site's General Plan land use designation and City General Plans form the basis for issuance of the NPDES wastewater discharge permits. Project implementation would not cause the treatment plants' operating capacities to be exceeded. Therefore, a less than significant impact would occur in this regard.

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?

Less than significant impact. There are currently no Storm Drain facilities on Placentia Avenue. The Project proposes to install a 30" system from an

existing junction structure on 15th Street to the front of the Project site. Private Storm Drain facilities would be installed within the Project site and connect to the new main on Placentia Avenue. A culvert will be added at the entrance of the Project site on Placentia Avenue to collect storm water from Placentia Avenue, per the request of the Public Works Department. Storm drain plans will be reviewed by the City Engineer and constructed in compliance with City standards. No significant environmental effects would occur.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less than significant impact.

Senate Bill 610

SB 610 requires a detailed report regarding water availability and planning for additional water supplies be included with the environmental document for specified projects. Under SB 610, water supply assessments are required to be included in environmental documentation for certain projects, as defined in Water Code 10912[a], subject to CEQA. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply.

Thus, no future action is necessary under the provisions of SB 221 and SB 610. All projects that meet any of the following criteria require the water availability assessment:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 sq ft of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 sq ft of floor space;
- A proposed hotel and motel having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or an industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 sq ft of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project.

Senate Bill 221

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has sufficient water supply available to serve it. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply. SB 221 applies to any subdivision, defined as:

- A proposed residential development of more than 500 dwelling units (if the PWS has more than 5,000 service connections); or
- Any proposed development that increases connections by 10 percent or more (if the PWS has fewer than 5,000 connections).

The Project does not satisfy the criteria outlined above, thus, preparation of a Water Supply Assessment, in order to verify that sufficient water supplies are available to serve the Project from existing entitlements/resources, is not warranted and a less than significant impact would occur in this regard.

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?

Less than significant impact. Refer to Response 4.17.b.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than significant impact. The Project site would continue to be served by the Frank R. Bowerman Sanitary Landfill. The Bowerman Landfill currently has a Maximum Daily Load of 8,500 tons. Project implementation would result in a net increase of 8 dwelling units, with a resultant population increase of approximately 18 persons. Demolition and construction activities associated with the proposed development would generate construction debris. The residential development's operational activities would also slightly increase the volume of solid waste generated over existing conditions. Based on the generation rate of 4 pounds per dwelling unit per day, it is estimated that the proposed Project would generate approximately 6 tons of solid waste per year. The increased solid waste generation would contribute to incrementally shortening the lifespan of the landfills identified above. However, given Project's scale, and the City's continue compliance with the existing regulatory framework for reducing solid waste disposal volumes, it is anticipated that the sufficient landfill capacity will be available to meet the Project's waste disposal needs. A less than significant impact on permitted landfill capacity would occur.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less than significant impact. In 1989, the Legislature adopted the California Integrated Waste Management Act of 1989 (AB 939), in order to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." AB 939 established a waste management hierarchy: Source Reduction; Recycling; Composting; Transformation; and Disposal. The law also required that each county prepare a new Integrated Waste Management Plan and each city prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. The SRRE is required to identify how each jurisdiction will meet the mandatory state waste diversion goal of 50 percent by the year 2000. The Act mandated that California's 450 jurisdictions (i.e., cities, counties, and regional waste management compacts), implement waste management programs aimed at a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. If the 50 percent goal was not met by the end of 2000, the jurisdiction was required to submit a petition for a goal extension to Cal Recycle.

Senate Bill (SB) 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

SB 1016, Wiggins, Chapter 343, Statutes of 2008 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. The bill repealed the board's two-year process, requiring instead that the board make a finding whether each jurisdiction was in compliance with the act's diversion requirements for calendar year 2006 and to determine compliance for the 2007 calendar year, and after, based on the jurisdiction's change in its per capita disposal rate. The board is required to review a jurisdiction's compliance with those diversion requirements in accordance with a specified schedule, which is conditioned upon the board finding that the jurisdiction is in compliance with those requirements or has implemented its source reduction and recycling element and household hazardous waste element. The bill requires the board to issue an order of compliance if the board finds that the jurisdiction has failed to make a good faith effort to implement its source reduction and recycling element or its household hazardous waste element, pursuant to a specified procedure.

The per capita disposal rate is a jurisdiction-specific index, which is used as one of several “factors” in determining a jurisdiction’s compliance with the intent of AB 939, and allows CalRecycle and jurisdictions to set their primary focus on successful implementation of diversion programs. Meeting the disposal rate targets is not necessarily an indication of compliance. CalRecycle Jurisdiction Diversion/Disposal Rate Detail reports that Newport Beach Disposal Rate Targets for the most complete Reporting Year (2011) were 9.6 pounds per day (PPD) per Resident.

Participation in the City’s recycling programs during Project construction and operation would ensure that the Project would not conflict with federal, state, and local statutes and regulations related to solid waste. A less than significant impact would occur in this regard. Refer also to Response 4.17.f.

4.18 Mandatory Findings of Significance

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mandatory Findings of Significance *Would the project:*				
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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

4.18.1 Environmental Evaluation

Would the project:

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?

Less than significant impact. The Project site and its surroundings are fully developed, and there are no biological resources present in the vicinity. Therefore, the Project does not have the potential to degrade the quality of

the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

The Project site is not identified as containing any historic or culturally significant resources. Therefore, Project implementation would not eliminate important examples of the major periods of California history.

The Project site has already been subject to extensive disruption, and contains artificial fill materials. Given the highly disturbed condition of the site, the potential for Project implementation to impact an as yet unidentified archeological resource is considered remote. Therefore, Project implementation would not eliminate important examples of the major periods of California prehistory.

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)?

Less than significant impact. For the environmental issues analyzed in this Initial Study/Mitigated Negative Declaration, there would be no impact that would be individually limited, but cumulatively considerable.

In accordance with CEQA Guidelines Section 15183, this environmental analysis was conducted to determine if there were any Project-specific effects that are peculiar to the Project or its site. No Project-specific significant effects peculiar to the Project or its site were identified that could not be mitigated to a less than significant level. The Project would not induce substantial population growth or significant traffic volumes. The Project would contribute to environmental effects in the areas of air quality, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, and noise. However, these would not be cumulatively considerable, since they are site-specific and City Standard Conditions and mitigation measures incorporated herein would mitigate any potential impacts associated with these environmental issues. Other related projects that could contribute to cumulative effects would be required to prepare the appropriate CEQA environmental documentation on a project-by-project basis. Therefore, the Project does not have impacts that are individually limited, but cumulatively considerable.

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

Less than significant impact with mitigation incorporated. Previous sections of this Initial Study/Mitigated Negative Declaration reviewed the Project's potential impacts related to air quality, cultural resources, hazards/hazardous materials, and noise, among other environmental issue areas. As concluded in these previous discussions, the Project would result in less than significant environmental impacts with implementation of recommended mitigation measures. Therefore, with implementation of the specified mitigation, the Project would cause less than significant adverse effects on human beings.

Mitigation Measures

Refer to Sections 4.1 through 4.17 above

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5.0 Inventory of Standard Conditions and Mitigation Measures

5.1 Mitigation Measures

5.1.1 Air Quality

MM AQ-1 **Residential Disclosure.** The Applicant/Seller shall provide disclosure notice to initial home buyers/residents only clearly outlining the issues associated with living in a mixed-use environment that includes industrial/manufacturing uses. The language for this disclosure shall be specified by the Community Development Director. Copies of each signed disclosure shall be made available for review upon written request of the City.

MM AQ-2 Prior to occupancy of the first residential unit, the Project Applicant shall provide evidence to the City that incremental cancer risk levels associated with operation of the existing metal finishing facility at 829 Production Place do not exceed the SCAQMD recommended cancer risk threshold of 10 in one million (1.0E-05) at the Project Site. In the event that the risk threshold is not met, the Project Applicant shall install Minimum Efficiency Reporting Value (MERV) filters rated 14 or better with the ventilation systems at all residential units and inform property owners of subsequent maintenance and replacement schedules per filter specifications.

5.1.2 Cultural Resources

MM CUL-1 In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

MM CUL-2 In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities

5.1.3 Hazards and Hazardous Materials

MM HAZ-1 Prior to demolition activities, a Soil Management Plan (SMP) shall be prepared to address the removal of the stormwater sump in the northern

portion of the property and any impacted soil that may be encountered during excavation and grading. As part of the plan, the sump should be removed and disposed in accordance with local and state regulations.

MM HAZ-2 During grubbing and grading operations, a qualified environmental professional should be on-site to identify issues that may arise. The SMP shall be used as guidance during this task.

MM HAZ-3 Preventative barriers and venting systems shall be installed beneath each structure. The venting system shall be capable of conversion to an active system should monitoring results dictate.

MM HAZ-4 Utility trench dams shall be installed in all utility trenches that extend beneath the building foundations.

MM HAZ-5 Prior to Project completion, an operation and maintenance plan (O&M) shall be prepared for the Project site that includes protocols for monitoring, data acquisition, performance evaluation, and reporting activities associated with the mitigation program. A firm and contractor experienced in the design and installation of vapor mitigation measures shall be employed. Selection, design, construction, operation and monitoring of these mitigation measures shall be in accordance with DTSC vapor intrusion guidance documents.

MM HAZ-6 During construction, stormwater runoff shall be permanently controlled to prevent runoff from adjoining properties entering the Project site.

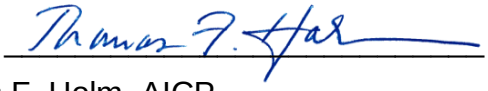
MM HAZ-7 Visual inspections for areas of impact to soil shall be conducted during site grading. If unknown or suspect materials are discovered during construction by the contractor that are believed to involve hazardous wastes or materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the City Engineer and Newport Beach Fire Department;
- Secure the area(s) in question; and
- Implement required corrective actions, including remediation if applicable.

6.0 Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Newport Beach prepare a Mitigated Negative Declaration for the Ebb Tide Residential Project. We find that the project could have a significant effect on a number of environmental issues, but that the specified mitigation measures would reduce such impacts to a less than significant level. We recommend that the second category, which specifies preparation of a Mitigated Negative Declaration, be selected for the City's determination; refer to Section 3.3, Lead Agency Determination.

Date: June 26, 2015

Signed: 

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Appendix A
Air Quality Impact Analysis

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Appendix B
Due Diligence Soils Report

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Appendix C

Phase I Environmental Site Assessment/
Phase II Environmental Site Assessment

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Appendix D

Preliminary Water Quality Management Plan

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Appendix E

Hydrology & Hydraulics Study

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Appendix F
Noise Assessment

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Appendix G
Traffic Impact Analysis

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Appendix H
Shadow Study

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Appendix I

Height Overlay District Requirements/
Cumulative Projects List

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