

MINUTE ITEM

This Calendar Item No. C19  
was approved as Minute Item  
No. 19 by the State Lands  
Commission by a vote of 3  
to 0 at its 9/25/84  
meeting.

CALENDAR ITEM

A 58  
S 34

C 19

09/25/84  
W 23478  
Townsend  
PRC 6732

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT: City of Huntington Beach  
Department of Public Works  
2000 Main Street  
Huntington Beach, California 92648

AREA, TYPE LAND AND LOCATION:  
An .06-acre parcel of sovereign land located  
in the City of Huntington Beach, Orange County.

LAND USE: Easement for waterline and storm drain.

TERMS OF PROPOSED LEASE:  
Initial period: 49 years beginning  
September 26, 1984.

CONSIDERATION: The public health and safety, with the State  
reserving the right at any time to set a  
monetary rental if the Commission finds such  
action to be in the State's best interest.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
Filing fee and Processing costs have been  
received.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

AB 894: N/A.

CALENDAR ITEM NO. C19 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Mola Development Corporation has requested that the State Lands Commission grant to the City of Huntington Beach two easements for a City waterline and storm drain, over State-owned land, in connection with the development of Mola Development Corporation's Tract 11716 in the City of Huntington Beach. Although the water facility initially will only service the Mola Tract 11716, the easement will be useful in the future development of the adjacent state's property contiguous to Tract 11716. Mola also anticipates constructing a fire hydrant on the State's property which will be required for possible development of the property as a marina. Staff of the Commission has reviewed the proposal and recommends that the benefit to the State warrants the granting of the easements.

Construction of the improvements shall commence no later than September 26, 1984 and be completed no later than June 30, 1985.

2. The annual rental value of the site is estimated to be \$1,882.
3. A Negative Declaration was prepared and adopted for this project by City of Huntington Beach. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:

City of Huntington Beach.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

(REVISED 09/24/84)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY CITY OF HUNTINGTON BEACH AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE ISSUANCE TO THE CITY OF HUNTINGTON BEACH OF A 49-YEAR GENERAL LEASE - PUBLIC AGENCY USE BEGINNING SEPTEMBER 26, 1984; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR TWO EASEMENTS FOR A CITY WATERLINE AND STORM DRAIN ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

## EXHIBIT "A"

Land Description

W 23478

Two ten foot wide easements for storm drain and waterline purposes within the 2.95 acre parcel of land vested in the State of California, being within the northwest quarter of Fractional Section 19, T5S., R11W, SBM, in the Rancho La Bolsa Chica in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 51, Page 13 of Miscellaneous Maps of said county, the centerlines of said ten foot wide easements being described as follows:

Parcel 1 (Storm Drain)

BEGINNING at point in the southeasterly line of said State of California parcel distant thereon N 77° 57' 42" E 47.56 feet from the intersection of said southeasterly line with the southwesterly prolongation of the southeasterly line of the land described in deed to the Orange County Flood Control District by deed recorded in Book 4364, Page 451 of Official Records; thence N 59° 00' 00" E 90.67 feet to a point herein referenced as point "A"; thence continuing N 59° 00' 00" E 3.50 feet to the beginning of a tangent curve concave southerly having a radius of 22.50 feet; thence northeasterly, easterly and southeasterly 31.64 feet along the arc of said curve through a central angle of 80° 34' 33"; thence S 40° 25' 27" E, 12.48 feet to a point in the southeasterly line of said state parcel described as S 66° 30' 47" W 140.77 feet, said point being N 66° 30' 47" E 45.52 feet from the southerly terminus of said course.

ALSO, beginning at point "A" as referenced above; thence N 15° 37' 43" E, 55.00 feet.

Parcel 2 (Waterline)

BEGINNING at a point in the southeasterly line of said State of California parcel distant thereon N 77° 57' 42" E, 95.32 feet from the intersection of said southeasterly line with the southwesterly prolongation of the southeasterly line of the land described in deed to the Orange County Flood Control District by deed recorded in Book 4364, Page 451 of Official Records; thence N 58° 50' 00" E, 31.09 feet; thence S 68° 14' 10" E, 5.00 feet to a point herein referenced as point "B"; thence continuing S 68° 14' 10" E, 9.15 feet to a point in the southeasterly boundary of said state parcel distant thereon N 66° 30' 47" E 11.65 feet from the southerly terminus of the course described as S 66° 30' 47" W 140.77 feet.

ALSO, beginning at point "B" as referenced above; thence N 21° 45' 50" E, 55.00 feet.

END OF DESCRIPTION

REVIEWED SEPTEMBER 13, 1984 BY BOUNDARY AND TITLE UNIT.

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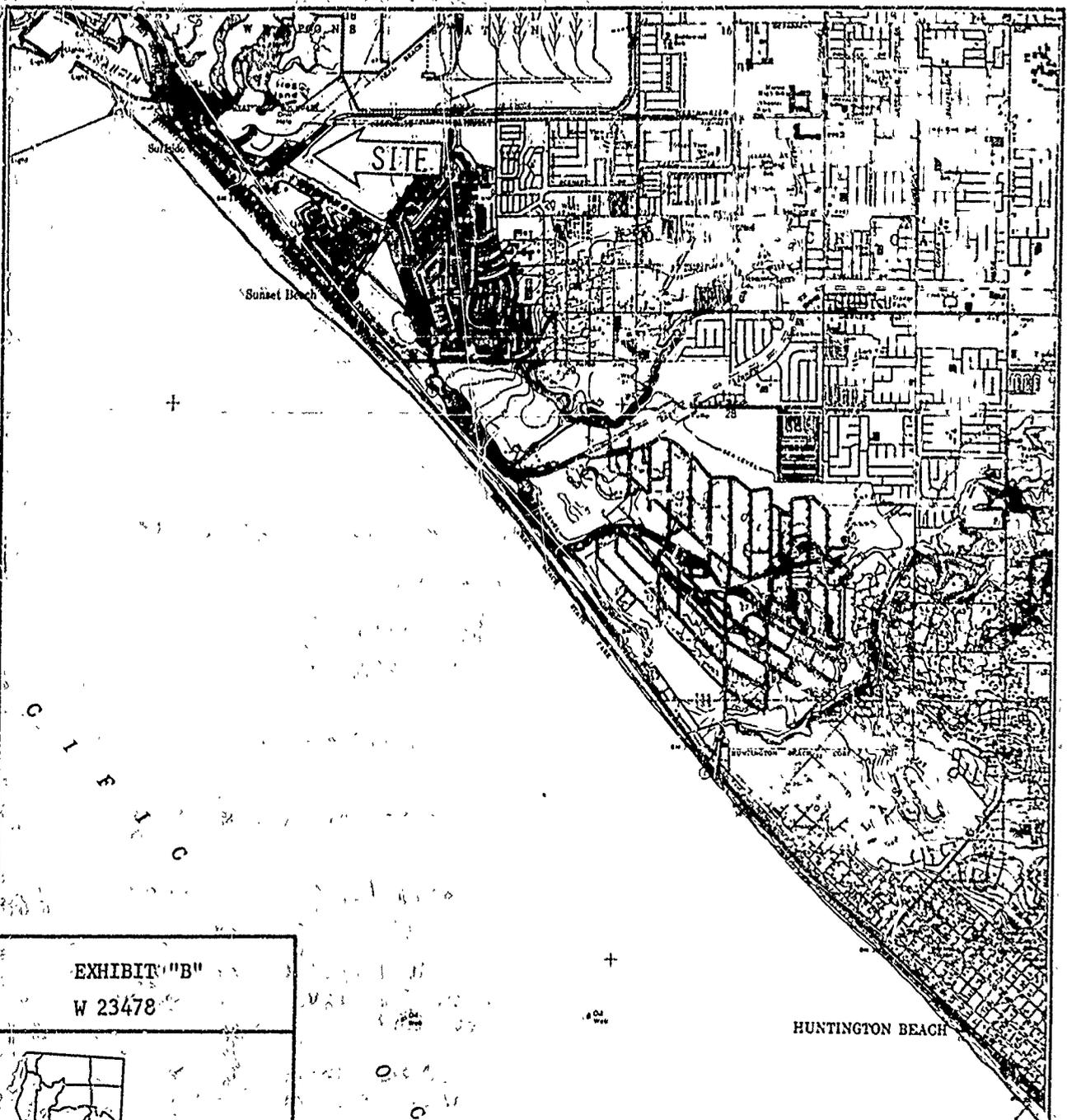


EXHIBIT "B"  
W 23478



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EXHIBIT C  
NOTICE OF DETERMINATION

NOTICE IS HEREBY GIVEN THAT A DETERMINATION  
HAS BEEN MADE WITH RESPECT TO THE BELOW  
DESCRIBED PROJECT.

APPLICANT: Mola Development Corporation

ADDRESS: 808 Adams Avenue, Huntington Beach, CA 92648

PROJECT TITLE: NEGATIVE DECLARATION NO. 83-30

PROJECT DESCRIPTION: 17 single family lots, 1 lot for condominium  
purposes (60 condominiums), 5 common area lots including both public and  
private parking spaces and both public and private boat slips.

LOCATION: Southwest end of Countess Drive, 1,000 ft. southwest of  
Edinger Av. 1e.

The above described project was: Approved on SEPTEMBER 24, 1983

Disapproved on \_\_\_\_\_

By PLANNING COMMISSION  
Discretionary Body

The project \_\_\_\_\_ will, X will not, have a significant effect on the  
environment.

If approved, having a significant effect, a statement of overriding  
considerations is attached.

( ) An Environmental Impact Report was prepared for this project  
pursuant to the provisions of CEQA (EIR # \_\_\_\_\_).

(X) A Negative Declaration was prepared for this project pursuant  
to the provisions of CEQA. A copy of the Negative Declaration  
(Environmental Clearance Report) is attached.

The EIR is available for review at the City of Huntington Beach  
Department of Development Services Environmental Resources Section.

9-30-83  
Date Mailed

Arnold Zepher  
Signed

\_\_\_\_\_  
Title

Removal Date \_\_\_\_\_

Added 9/25/84

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ENVIRONMENTAL CLEARANCE REPORT  
CITY OF HUNTINGTON BEACH, CALIFORNIA

APPLICANT: Mola Development Corporation

ADDRESS: 1708 Adams Avenue, Huntington Beach, CA 92648

PROJECT TITLE: NEGATIVE DECLARATION NO. 113-30

PROJECT DESCRIPTION: 17 single family lots, 1 lot for condominium purposes (48 condominiums), 5 common area lots including both public and private parking spaces and both public and private boat slips.

PROJECT LOCATION: Southwest end of Countess Drive, 1,000 ft. southwest of Edinger Avenue.

An initial study has been conducted by the City of Huntington Beach Department of Development Services. The initial study consisted of a review of the Environmental Information Form submitted by the project sponsor and is supported by adequate data to support the findings stated below. Based on the initial study, it has been found:

**EIR REQUIRED**

The proposed project may have a significant effect on the environment and therefore, an Environmental Impact Report must be prepared. The EIR is to be prepared by: \_\_\_\_\_ a designated consultant, or: \_\_\_\_\_ the Department of Development Services staff.

**TENTATIVE  
NEGATIVE  
DECLARATION**

The proposed project will not have a significant effect on the environment. Therefore, it is recommended that no Environmental Impact Report be required for this project.

Any comments on the Tentative Negative Declaration shall be submitted to the City of Huntington Beach Department of Development Services for copy and inclusion in the report to the discretionary body. All comments and/or information pertaining to the Tentative Negative Declaration should be filed in writing with the Department of Development Services no later than 5:00 P.M. on the tenth day following the posting of this document.

8-11 1983  
Date of Posting

**FINAL  
NEGATIVE  
DECLARATION**

The Negative Declaration was adopted by the  
PLANNING COMMISSION

on September 20 1983.

SIGNED: \_\_\_\_\_

*Amad Zelydy*

TITLE: \_\_\_\_\_

Added 9/25/84

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CITY OF HUNTINGTON BEACH  
 DEVELOPMENT SERVICES DEPARTMENT  
 P. O. Box 190  
 Huntington Beach, CA. 92648  
 Tel: (714) 536-6271

SCH # 83081701  
 023725  
 HUNTINGTON BEACH  
 DEVELOPMENT SERVICES

JUL 29 1983

P. O. Box 190  
 Huntington Beach, CA 92648

ENVIRONMENTAL INFORMATION FORM  
 Fee - \$115.00

FOR CITY USE ONLY

Date Received: \_\_\_\_\_

Project Number: NO 83-30

Department of Origin: \_\_\_\_\_

Other Applications or Permit Numbers:  
100 83-24  
11 1176

Mola Development Corporation  
 Applicant/Authorized Agent

808 Adams Avenue  
 Huntington Beach, California 92648

Mailing Address

Jim Palin - Paul Cook  
 5437  
 714-536-2547

Telephone

Crocker National Bank  
 Property Owner

19000 MacArthur Boulevard  
 Irvine, California 92715

Mailing Address/Telephone

1.0 Project Information (please attach Plot Plan and submit photographs of subject property)

1.1 Nature of Project: Give complete description of the proposed project.  
 17 single family lots, 1 lot for condominium purposes (60 condominiums), 5 common area lots including both public and private parking spaces and both public and private boat slips.

2 Location of Project: (Address, nearest street intersections)  
 Southwest end of Countess Drive, 1,000' southwest of Edinger Avenue.

Assessor's Parcel Number: 178-070-01

Added 9/25/84

A-30-408A7  
 CALENDAR PAGE  
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What is the present zoning on the property? R2-PD

1.5 What is the surrounding land use to the:

North	<u>CF-R</u>
South	<u>CF-R</u>
East	<u>CF-R &amp; R2</u>
West	<u>CF-R</u>

1.6 If the project is commercial or industrial give a complete description of activities and other pertinent information including but not limited to estimated employment per shift and any potential hazardous materials which may be used, etc.

N/A

1.7 If the project is residential, indicate number, types and size of units and associated facilities.

17 Single Family Dwellings --- 11 @ 2,400 s.f. and 6 @ 2,800 s.f.  
60 Condominium Units --- 12 @ 1,200 - 1,250 s.f. and 48 @ 870 - 1,045 s.f.

1.8 If the project is institutional, indicate the major function, estimated employment per shift and maximum occupancy.

N/A

1.9 Project land area (acres) 5.15 Gross Number of parking spaces 309

1.10 Square feet of building area approximately 100,000 s.f. Number of floors Condos - 4 SF = 2

1.11 Height of tallest structure involved in the project 42 ft.

Environmental Setting

Drainage and Flood Control

a) Please describe how on-site drainage will be accommodated. The Single Family lots will drain to the rear, where area drains will pick up the water and outlet it into a 6 ft. wide drainage and landscape easement. All other water onsite will sheet flow towards catch basins or into the same drainage easement. Said drainage easement and catch basins will discharge into Bolsa Chica Channel.

Land Form

- a) Is the site presently graded? Yes
- b) Indicate the gross cubic yards of grading proposed 10,000, the acres of land to be graded 3.5, the amount of earth to be transported on the site 10,000, and the amount of earth to be transported off the site 0
- c) What will be the maximum height and grade of cut or fill after grading is completed? 3 ft.

2.3

Soils

- a) Type of soils on the subject site? (Submit soils report if available). Blue/Grey Sandy Clay

2.4

Vegetation

- a) Attach a map indicating the location, type and size of trees located on the site. Indicate below the number, type and size of trees to be removed as a result of the project.
- Site is currently void of trees.

2.5

Water Quality

- a) Does any portion of the project abut or encroach on beaches, estuaries, bays, tidelands, or inland water areas? Yes
- b) Describe how the project will effect any body of water. See accompanying Site Plan showing proposed boat slips.

2.6

Air Quality

- a) If the project is industrial, describe and list air pollution sources and quantity and types of pollutants emitted as a result of the project.

N/A

Noise

- a) Describe any adjacent off-site noise sources (i.e., airports, industry, freeways). Boat motors and occasional channel dredging.
- b) What noise will be produced by the project? If available, please give noise levels in decible measurement and typical time distribution when noise will be produced. Construction noise during construction of the project.

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5. How will noise produced by the project compare with existing noise levels?

Not significant.

4.8 Traffic

Approximately how much traffic will be generated by the project:  
(check one)

0-50 vehicular trips per day \_\_\_\_\_

50 - 250 vehicular trips per day \_\_\_\_\_

250 - 500 vehicular trips per day \_\_\_\_\_

over 500 vehicular trips per day approximately 680 per day.

3.0 Public Services and Facilities

3.1 Water

a) Will the project require installation or replacement of new water lines? Yes

b) Please estimate the daily volume in gallons required to serve the project.  
25,000 gallons per day.

3.2 Sewer

a) Will the project require installation or replacement of new sewer lines? Yes

b) Please indicate the approximate amount of sewage generated from the project.  
18,000 gallons per day.

3.3 Solid Waste

a) If the project is industrial, describe the type and amount (pounds/day) of solid waste generated by the project.

N/A

4.0 Social

4.1 Population Displacement

a) Will any residential occupants be displaced by the project activities? No

b) Describe briefly the type of buildings or improvements to be demolished by the project.

N/A

Added 9/25/84

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5.0 Mitigating Measures

5.1 Are there measures included in the project which may conserve nonrenewable resources (e.g. electricity, gas, water)? Please describe. Standard Uniform Building Code requirements and State Legislation.

5.2 Are there measures included in the project which would protect or enhance flora and fauna? Please describe. There is currently no flora or fauna present on the site. Flora will be enhanced through landscaping to be installed with the development.

5.3 Are there measures proposed in the design of the project to reduce noise pollution? Please describe.  
No

5.4 Are there measures proposed in the design of the project (e.g. architectural treatment and landscaping) which have been coordinated with design of the existing community to minimize visual effect? Please describe.  
Yes, see attached architectural plans.

5.5 Are there measures proposed in the design of the project to reduce water pollution? Please describe.

N/A

5.6 Are there measures proposed which would reduce air pollution? List any Air Pollution Control District equipment required.

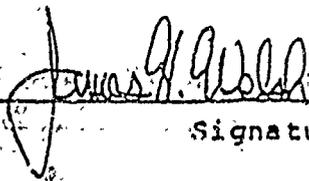
N/A

5.7 Are there measures or facilities designed into the project to facilitate resource recovery and/or energy conservation (e.g. solar heating, special insulation, etc.)? Please describe.  
Standard Uniform Building Code requirements and State Legislation.

6.0 Alternatives

6.1 Are there alternatives to the project which may result in a lesser adverse environmental effect? Please explain all project alternatives on an attached sheet. See attached sheet.

I hereby certify that the information herein is true and accurate to the best of my knowledge.



Signature

July 29, 1983

Date Filed

Added 9/25/84

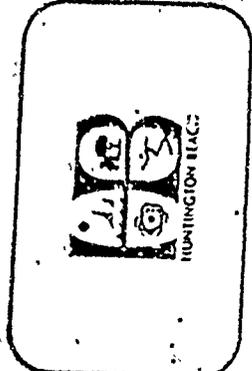
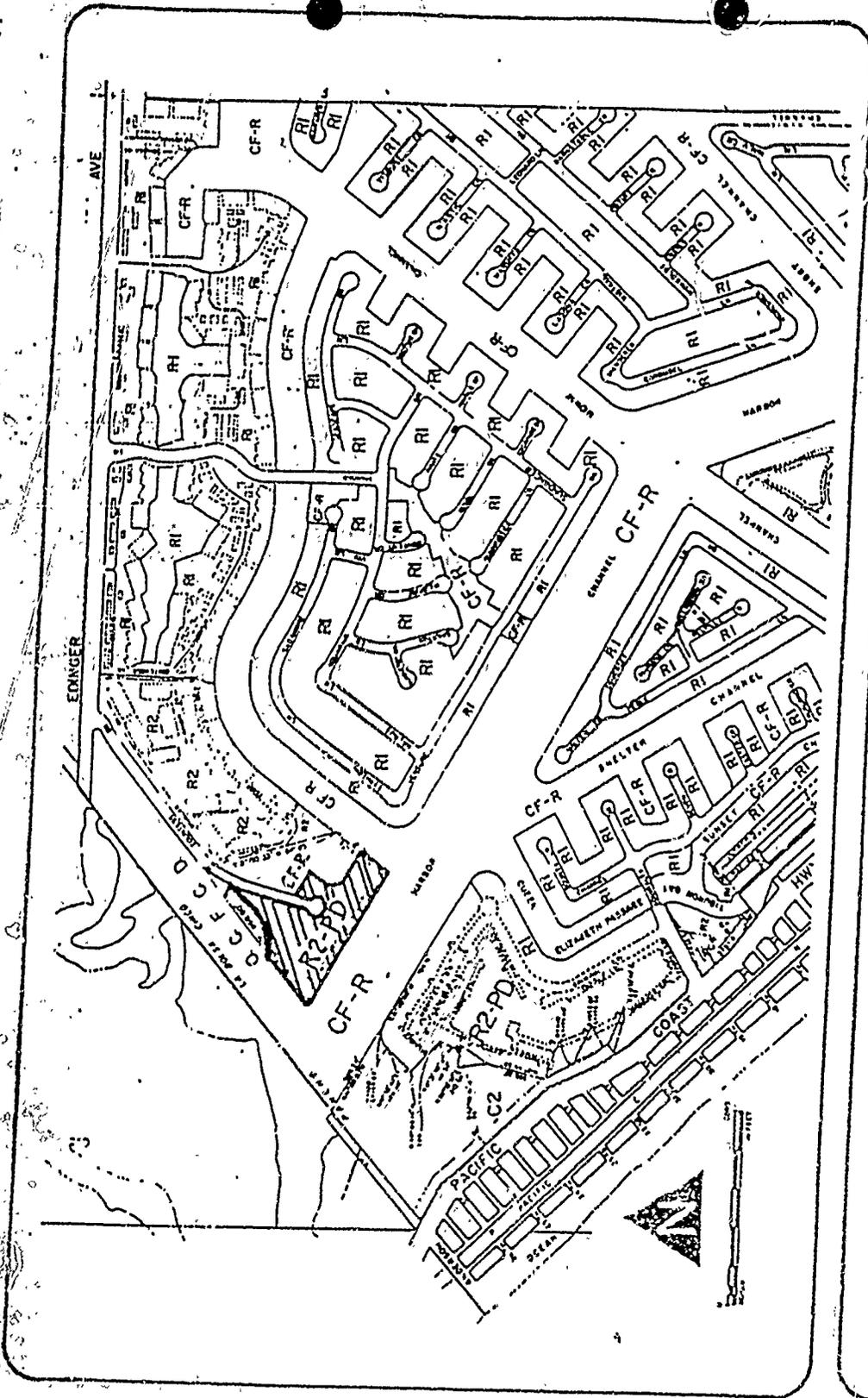
ALTERNATIVES TO PROJECT

Item 6.0 - Environmental Information Form

<u>ALTERNATIVE</u>	<u>IMPACT</u>
1. No Project	No environmental impact. Site would remain a vacant dirt lot.
2. Less Density	Same environmental impact as proposed project. Alternative is not financially feasible.
3. Higher Density	Same environmental impact as proposed project.

Added 9/25/84

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CUP 83-24  
 7711716

HUNTINGTON BEACH PLANNING DIVISION

Added. 9/25/84

CALENDAR PAGE	105.13
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APPENDIX I

ENVIRONMENTAL CHECKLIST FORM

(To Be Completed By Lead Agency)

I. Background

1. Name of Proponent Mola Development Corporation
2. Address and Phone Number of Proponent 808 Adams Avenue Huntington Beach, California 92648 (714) 536-2547
3. Date of Checklist Submitted 8/5/83
4. Agency Requiring Checklist City of Huntington Beach
5. Name of Proposal, if applicable CUP 83-30/ Tentative Tract 11716

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	_____	_____	X
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	X	_____
c. Change in topography or ground surface relief features?	_____	_____	X
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	X
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	X	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	X
b. The creation of objectionable odors?	_____	_____	X
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	X
c. Alterations to the course or flow of flood waters?	_____	_____	X
d. Change in the amount of surface water in any water body?	_____	_____	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	X
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	X
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	X

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u>X</u>
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	<u>X</u>
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u>X</u>
c. Substantial impact upon existing transportation systems?	_____	_____	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	<u>X</u>
b. Police protection?	_____	_____	<u>X</u>
c. Schools?	_____	_____	<u>X</u>

Added 9/25/84.

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- |   | Yes   | Maybe | No |
|---|-------|-------|----|
| d. Parks or other recreational facilities?  | _____ | _____ | X  |
| e. Maintenance of public facilities, including roads?   | _____ | _____ | X  |
| f. Other governmental services?   | _____ | _____ | X  |
| 15. Energy. Will the proposal result in:  |       |       |    |
| a. Use of substantial amounts of fuel or energy?  | _____ | _____ | X  |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?   | _____ | _____ | X  |
| 16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:   |       |       |    |
| a. Power or natural gas?  | _____ | _____ | X  |
| b. Communications systems?  | _____ | _____ | X  |
| c. Water?   | _____ | _____ | X  |
| d. Sewer or septic tanks?   | _____ | _____ | X  |
| e. Storm water drainage?  | _____ | _____ | X  |
| f. Solid waste and disposal?  | _____ | _____ | X  |
| 17. Human Health. Will the proposal result in:  |       |       |    |
| a. Creation of any health hazard or potential health hazard (excluding mental health)?  | _____ | _____ | X  |
| b. Exposure of people to potential health hazards?  | _____ | _____ | X  |
| 18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | _____ | _____ | X  |
| 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?  | _____ | _____ | X  |
| 20. Cultural Resources.   |       |       |    |
| a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?   | _____ | _____ | X  |

Yes    Maybe    No

b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

\_\_\_\_\_    \_\_\_\_\_    X

c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

\_\_\_\_\_    \_\_\_\_\_    X

d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

\_\_\_\_\_    \_\_\_\_\_    X

21. Mandatory Findings of Significance.

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

\_\_\_\_\_    \_\_\_\_\_    X

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

\_\_\_\_\_    \_\_\_\_\_    X

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

\_\_\_\_\_    \_\_\_\_\_    X

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

\_\_\_\_\_    \_\_\_\_\_    X

III. Discussion of Environmental Evaluation

IV. Determination  
(To be completed by the Lead Agency)

Added 9/25/84

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On the basis of this initial evaluation:

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

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

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

Date 8/5/83

Signature Howard Zelenberg

For \_\_\_\_\_

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

- 1.B Construction on the subject site may result in removal and over covering of the soil.
- 1.F Any change in deposition or erosion of beach sand will be minimal. The project will not modify the channel of a river or stream.
- 5.D The Department of Fish and Game has commented on a similar project on the subject site (see attachment). They indicate construction of boat docks may impact existing eel grass beds. It should be noted that the developer has received all required permits for the addition of boat docks. Further there will be no additional bulk heading along Bolsa Chica channel.
- 6.A The Aeronautics Division of the Department of Transportation has commented on a similar project on the subject site. They indicate "The nearest airport to the project site is the Meadowlark Airport, approximately four miles to the northwest of the project. We are, therefore, concerned about the potential noise and safety impacts upon the proposal."

The Development Services staff of the City of Huntington Beach has reviewed the above cited comment, and has determined that the subject site is not in the flight pattern of Meadowlark Airport. There are a number of higher density developments within the city of Huntington Beach which are located in closer proximity to Meadowlark Airport.

Added 9/25/84

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