

**CALENDAR ITEM  
C85**

A 72  
S 34

04/23/15  
W 26799  
D. Oetzel

**GENERAL LEASE – PUBLIC AGENCY USE**

**APPLICANT:**

City of Huntington Beach, Public Works Department  
2000 Main Street  
Huntington Beach, CA 92648

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land located in the main channel of Huntington Harbour between Typhoon Lane and Grimaud Lane, city of Huntington Beach, Orange County.

**AUTHORIZED USE:**

Construction, use, and maintenance of a 14-inch diameter water pipeline, as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof.

**LEASE TERM:**

25 years, beginning April 23, 2015.

**CONSIDERATION:**

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests.

**SPECIFIC LEASE PROVISIONS:**

At all times while construction activities are taking place, Lessee shall install warning signs at the construction sites, in order to provide notice to the public that construction activities are taking place and to exercise caution.

**OTHER PERTINENT INFORMATION:**

1. The Applicant has the right to use the uplands adjacent to the lease premises.
2. The Huntington Harbour Waterline Installation Project (Project) would occur within the main channel of Huntington Harbour. The purpose of the

CALENDAR ITEM NO. **C85** (CONT'D)

Project is to establish a redundant pipeline for fire protection purposes, as currently only a single waterline in the area interconnects two regions that are separated by the harbor main channel.

3. The Project would construct a 14-inch diameter waterline buried under the main channel to connect an existing waterline along Typhoon Lane on the north side of the channel to an existing waterline along Grimaud Lane on the south side. The pipe would be buried under the Main Channel bottom and would penetrate the bulkhead wall on the Typhoon Lane side and come ashore under an existing sandy beach on the Grimaud Lane side. Dredging of the channel bottom and landside excavation would be required to install the pipe. The waterside segment of the pipe would be approximately 510 linear feet and the landside segments would be an additional 250 linear feet. Of the total 760-foot pipeline segment to be constructed, approximately 422 feet would occupy sovereign land within the main channel and would be subject to lease.
4. Installation of the waterline would require dredging of approximately 4,200 cubic yards of material from an approximately 50-foot-wide by 8-foot-deep trapezoidal-shaped trench on the channel bottom. The trench material would be placed on either side of the trench on the channel bottom at a suitable distance away to prevent sloughing of the material back into the trench. The new waterline pipe would then be pulled into place by barge as a single pre-fabricated section using weighted anchors. The new pipe would be pressure-tested and disinfected prior to use.
5. After the pipe is laid and secured to the bottom, the trench would be backfilled with the excavated material to return the channel bottom to maintenance dredge depth. If there is excess material, it would be disposed of at the LA-2 U.S. Environmental Protection Agency (EPA)-approved ocean disposal site. Dredged material may not be sold.
6. The construction staging for the Project would occur on upland parcels owned by the city of Huntington Beach, at Grimaud Lane and Moritz Lane, where the sandy beach area is located; and Typhoon Lane and Venture Drive within J. Prince Park located at the end of Typhoon Lane.
7. A Mitigated Negative Declaration, State Clearinghouse No. 2014081072, was prepared by the County of Orange and adopted on January 27, 2015, for this project. The California State Lands Commission staff has reviewed such document. A Mitigation Monitoring Program was adopted by the County of Orange.

CALENDAR ITEM NO. **C85** (CONT'D)

8. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the California Environmental Quality Act (CEQA) review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

Regional Water Quality Control Board – Santa Ana

**FURTHER APPROVALS REQUIRED:**

U. S. Army Corps of Engineers  
California Coastal Commission

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map
- C. Mitigation Monitoring Program

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

Find that a Mitigated Negative Declaration, State Clearinghouse No. 2014081072, and a Mitigation Monitoring Program were prepared by the County of Orange and adopted on January 27, 2015, for this Project and that the Commission has reviewed and considered the information contained therein.

Adopt the Mitigation Monitoring Program, as contained in Exhibit C, attached hereto.

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Public Agency Use to the city of Huntington Beach, Public Works Department, beginning April 23, 2015, for a term of 25 years, for the construction, use, and maintenance of a 14-inch diameter water pipeline, as described in Exhibit A and shown on

CALENDAR ITEM NO. **C85** (CONT'D)

Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be the public use and benefit, with the State reserving the right at any time to set a monetary rent as specified in the lease if the Commission finds such action to be in the State's best interests.

## EXHIBIT A

W 26799

### LAND DESCRIPTION

A strip of submerged land, fifty (50) feet in width, situate in Huntington Harbour, in the City of Huntington Beach, County of Orange, State of California, the centerline of which is more particularly described as follows:

BEGINNING at a point on the northeasterly line of Lot "A", as said lot is shown and designated on that certain map of Tract No. 10004, filed in Book 418 of Miscellaneous Maps at Pages 1 through 4, Official Records of said County, said point distant 37.04 feet northwesterly from the most easterly corner of said lot; thence North 48° 29' 23" East 430.00 feet to the terminus of said centerline.

The sidelines of said strip to be lengthened or shortened as to begin at the northeasterly line of said Lot "A" and terminate at the southwesterly line of Tract No. 8636, filed in Book 397 of Miscellaneous Maps at Pages 33 through 35, Official Records of said County.

BASIS OF BEARING for this description is CCS 83 Zone 6. All distances are grid distances.

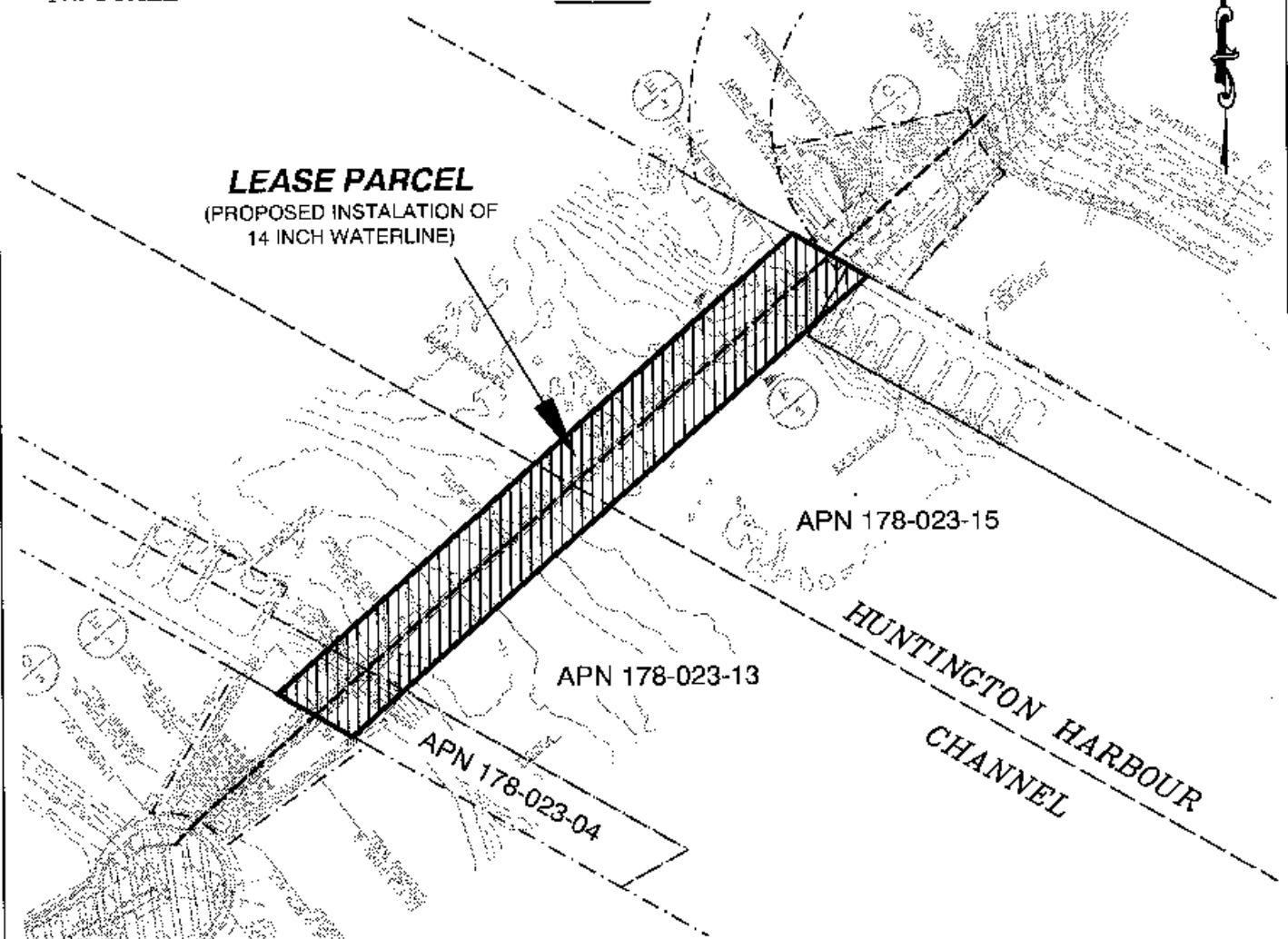
### END OF DESCRIPTION

Prepared 11/14/2014 by the California State Lands Commission Boundary Unit



NO SCALE

### SITE



HUNTINGTON HARBOUR CHANNEL, BETWEEN GRIMAUD LANE AND TYPHOON LANE

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit B**

W 26799  
 CITY OF HUNTINGTON  
 BEACH  
 APNs 178-023-04, 13 & 15  
 GENERAL LEASE -  
 PUBLIC AGENCY USE  
 ORANGE COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

**EXHIBIT C**  
**CALIFORNIA STATE LANDS COMMISSION**  
**MITIGATION MONITORING PROGRAM**  
**SUNSET/HUNTINGTON HARBOR MAINTENANCE DREDGING AND**  
**WATERLINE INSTALLATION PROJECT**  
(State Clearinghouse No. 2014081072)

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The California State Lands Commission (Commission) is a responsible agency under the California Environmental Quality Act (CEQA) for the Sunset/Huntington Harbor Maintenance Dredging and Waterline Installation Project (Project). The CEQA lead agency for the Project is Orange County. This Mitigation Monitoring Program (MMP) is for the Waterline portion of the Project being implemented by the City of Huntington Beach. A separate MMP is applicable to the Maintenance Dredging portion of the Project being implemented by the County of Orange.

In conjunction with approval of this Project, the Commission adopts this MMP for the implementation of mitigation measures for the portion(s) of the Project located on Commission lands. The purpose of a MMP is to discuss feasible measures to avoid or substantially reduce the significant environmental impacts from a project identified in an Environmental Impact Report (EIR) or a Mitigated Negative Declaration. State CEQA Guidelines section 15097, subdivision (a), states in part:<sup>1</sup>

*In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.*

The lead agency has adopted a MMP for the whole of the Project (see Exhibit C, Attachment C-1) and remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with its program. The Commission's action and authority as a responsible agency apply only to the mitigation measures listed in Table C-1 below. Mitigation measures included in the lead agency's MMP for impacts not within the Commission's jurisdiction have been omitted from the Commission's MMP. Any mitigation measures adopted by the Commission that differ substantially from those adopted by the lead agency are shown as follows:

- Additions to the text of the mitigation measure are underlined; and
- Deletions of the text of the mitigation measure are shown as ~~strikeout~~ or as otherwise noted.

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<sup>1</sup> The State CEQA Guidelines are found at California Code of Regulations, Title 14, section 15000 et seq.

**Table C-1. Project Impacts and Applicable Mitigation Measures.**

| Potential Impact         | Mitigation Measure (MM) <sup>2</sup> | Difference Between the Commission’s MMs and Lead Agency MMs   |
|--------------------------|--------------------------------------|---|
| Air Quality              | AQ-5, Air Quality                    | None.   |
| Air Quality              | AQ-6, Air Quality                    | None.   |
| Biological Resources     | BIO-2, Biological Resources          | None.   |
| Biological Resources     | BIO-3, Biological Resources          | None.   |
| Cultural Resources       | CR-1, Cultural Resources             | Language was added to identify the Commission’s interest in archaeological/historical resources identified during the Project (see modification below). |
| Cultural Resources       | CR-2, Cultural Resources             | Language was added to identify the Commission’s interest in paleontological specimens identified during the Project (see modification below).           |
| Geology/Soils/Seismicity | GEO-1, Geology/Soils/Seismicity      | None.   |
| Geology/Soils/Seismicity | GEO-2, Geology/Soils/Seismicity      | None.   |

**CR-1** Prior to the issuance of any construction permits, project plans will specify that if buried cultural resources—such as flaked or ground stone, historic debris, building foundations, or non-human bone—are inadvertently discovered or suspected during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures typically include: development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. No monitoring or other actions would be required if resources are not inadvertently discovered or suspected. The final disposition of archaeological and historical resources recovered on State lands under the jurisdiction of the State Lands Commission must be approved by the Commission.

**CR-2** Prior to the issuance of any construction permits, project plans will specify that a qualified paleontologist will be contacted in the event that potential paleontological resources are discovered or suspected. Treatment measures may include monitoring by a qualified paleontologist during further construction-related ground-disturbing activities if paleontological resources are discovered. The qualified paleontological monitor will retain the option to reduce monitoring if, in his or her professional opinion, the sediments being monitored were previously disturbed. Monitoring may also be reduced if the potentially fossiliferous units,

<sup>2</sup> See Attachment C-1 for the full text of each MM taken from the MMP prepared by the CEQA lead agency.



previously described, are not present or, if present, are determined by qualified paleontological personnel to have a low potential to contain fossil resources. No monitoring or other actions would be required if resources are not inadvertently discovered or suspected.

The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and Design engineer, construction contractor and qualified paleontologist vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. The final disposition of paleontological resources recovered on State lands under the jurisdiction of the State Lands Commission must be approved by the Commission. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the program to mitigate impacts on paleontological resources.

# **ATTACHMENT C-1**

**Mitigation Monitoring Program Adopted by the  
County of Orange**

**Mitigation Monitoring and Reporting Program Summary**

| Mitigation Measure/<br>Condition of Approval No. | Mitigation Measure/Condition of Approval  | Responsibility for Implementation | Timing                | Responsibility for Monitoring            |
|--|---|-----------------------------------|-----------------------|--|
| <b>AIR QUALITY</b>                               |   |                                   |                       |  |
|  | Prior to initiation of any dredging/grading activity, the applicant shall provide proof of compliance for the following requirements:   | Construction contractor           | Prior to construction | Director of OC Parks or his/her designee |
| AQ-1   | During construction, the project applicant shall ensure that all on-road heavy-duty diesel trucks with a gross vehicle weight rating of 19,500 pounds or greater used at the project site will comply with EPA 2007 on-road emission standards for PM10 and NOX (0.01 gram per brake horsepower-hour [g/bhp-hr] and 0.20 g/bhp-hr, respectively). |                                   |                       |  |
| AQ-2   | During construction, the project applicant shall limit the number of dredged  | Construction contractor           | During construction   | SCAQMD                                   |
| AQ-3   | During construction associated with any use of the cutter/suction dredger, the project applicant shall ensure that tugboats used for scow movement during dredging activities will be equipped with an EPA Tier 3 engine or cleaner if scow   | Construction contractor           | During construction   | SCAQMD                                   |
| AQ-4   | During construction, the project applicant shall ensure that the main pump engine on the cutter/suction dredger is equipped with an EPA Tier 3 engine or cleaner.   | Construction contractor           | During construction   | SCAQMD                                   |
| AQ-5   | During construction, the project applicant shall ensure that Maintenance Dredging will not occur on the same day as Waterline Installation pipe laying (barge and workboat) or landside concrete work (concrete truck, paving, and roller). Barge activities would occur for an estimated five days concrete work would occur for                 | Construction contractor           | During construction   | SCAQMD                                   |
| AQ-6   | During construction, the project applicant shall implement the following measures: <ul style="list-style-type: none"> <li>Haul and delivery truck idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to less</li> </ul>   | Construction contractor           | During construction   | SCAQMD                                   |

| Mitigation Measure/<br>Condition of Approval No. | Mitigation Measure/Condition of Approval  | Responsibility for Implementation | Timing                                       | Responsibility for Monitoring |
|--|---|-----------------------------------|--|-------------------------------|
|  | <p>measure, 13 CCR 2485). Clear signage shall be provided for construction workers and construction vehicles at all access points.</p> <ul style="list-style-type: none"> <li>All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>Consolidate truck deliveries when possible.</li> </ul>   |                                   |  |                               |
| <b>BIOLOGICAL RESOURCES</b>                      |   |                                   |  |                               |
| BIO-1  | <p>Prior to commencement of dredging activities, Eelgrass surveys will be conducted , and again after dredging is completed, consistent with the timing requirements listed in the Southern California Eelgrass Mitigation Policy (NMFS 1991 as amended) for review and approval by the Resource Agencies. All existing and potential eelgrass habitat loss will be restored at a ratio of 1:1.2 and 1:1, respectively, or via other measures as approved by the appropriate regulatory and resource agencies. Eelgrass will also be transplanted into the mitigation site from approved donor sites and monitored by qualified biologists for 5 years to ensure success. Yearly monitoring reports will be filed with resource agencies, the USACE, and the California Coastal Commission. If yearly criteria are not met, then a replant will be conducted. The amount to be replanted is based upon a formula that takes into account the area and/or density deficiencies (NMFS 1991 as amended).</p> | Qualified biologist               | Prior to construction and after construction | USACE, CCC, CDFW              |
| BIO-2  | <p>Buoys will be deployed to areas of eelgrass habitat to avoid these areas outside of the project area. Floating booms and silt curtains will be used to contain any possible spills, debris, and sediment plumes.</p>   | Construction contractor           | During construction                          | CDFW                          |
| BIO-3  | <p>A qualified biologist will be on site during construction activities to monitor for the presence of wildlife and sensitive species in particular. The biologist will have the authority to halt construction when wildlife is observed within 100 meters of the dredge zone. Work crews will be briefed on how to identify sea turtles, marine mammals and other special status species that would be expected to occur within and around the project area. The biological monitor will prepare incident reports of</p>  | Qualified biologist               | During construction                          | USACE, CCC, CDFW              |

**Mitigation Measure/Condition of Approval No. Mitigation Measure/Condition of Approval**

**Responsibility for Timing Responsibility**

any observed sea turtle activity and will provide such reports to California Department of Fish and Wildlife (CDFW) and the National Marine Fisheries Service (NMFS) within 24 hours of an observation. Work vessels moving to and from the project site will comply with a 5 miles per hour (mph) speed limit. As work vessels approach and leave Sunset Harbor and Huntington Harbor, a recommended speed limit of 10–13 knots will be in place. In the event of a vessel collision with a marine mammal or sea turtle, the County will immediately contact the NMFS Southwest Regional Office’s Stranding Coordinator and CDFW, and will submit a report to the NMFS within 24 hours. This measure will mitigate impacts to other species of wildlife as well.

BIO-4

Prior to the issuance of construction permits, the County will conduct the following surveys subject to review by the CDFW, United States Federal Wildlife Service, and the United States Navy:

- A pre-construction pipeline route survey. A qualified biologist will accompany County of Orange staff and engineering consultants to identify sensitive wildlife habitat and to recommend a pipeline route that avoids impacts to sensitive vegetation, wildlife habitat, and potential Western snowy plover nesting habitat. This survey will be conducted within 30 days of pipeline installation start and will be submitted to the County within five days of completion. If it is not possible for the pipeline route to avoid the backshore area and the pipeline is to be in place during the Western snowy plover nesting season (March through September), then two additional surveys will be required:
  - A focused pre-construction nesting bird survey. A qualified biologist will conduct a nesting bird survey within 100 meters of the pipeline corridor five days prior to the start of pipeline installation.
  - A focused post-construction nesting bird survey. A qualified biologist will conduct a nesting bird survey within five days of pipeline removal to determine if any nesting birds may be impacted by pipeline removal. If it is determined that nesting birds are present, then the pipeline shall remain in place until nesting activity is no longer observed.

Qualified biologist

Prior to construction and after construction

USACE, CCC, CDFW

| Mitigation Measure/<br>Condition of Approval<br>No. | Mitigation Measure/Condition of Approval   | Responsibility for Implementation | Timing   | Responsibility for Monitoring |
|---|--|-----------------------------------|--|-------------------------------|
| BIO-5   | <p>Should pipeline construction, operation, or post-project demobilization occur during the grunion spawning season (as defined by the California Department of Fish and Wildlife grunion calendar), the County of Orange shall prepare and implement a beach nourishment grunion habitat protection plan to include:</p> <ol style="list-style-type: none"> <li>1. Temporal BMPs, such as avoidance of known spawning area during grunion runs to avoid disturbances to grunion spawning activity and to minimize damage to grunion spawning habitat;</li> <li>2. Conduct pre-construction monitoring surveys within 3 weeks of proposed construction to determine the potential for grunion to use Surfside-Sunset beaches during beach nourishment activities;</li> <li>3. Conduct grunion monitoring during known grunion run periods while beach nourishment activities are in progress to assess if specific areas of the beach are being impacted;</li> <li>4. Implement avoidance measures, if feasible, to minimize impacts to specific areas of the beach if construction-period spawning is observed; and</li> <li>5. Conduct post-beach nourishment grunion spawning success monitoring surveys at any sites on Surfside-Sunset beaches that appear to be impacted by beach nourishment activity. The survey will be conducted during the first grunion run following completion of the nourishment activities. The survey results will be included in a report that be submitted to the County of Orange, the National Marine Fisheries Service, California Department of Fish and Wildlife, and California Coastal Commission within 30 days after the grunion run.</li> </ol> | Qualified biologist               | Prior to construction, during construction, and after construction | USACE, CCC, CDFW              |
| BIO-6   | <p>One week prior to commencement of any landside project-related activities within the breeding/nesting season (February 15 through September 15), the applicant will retain a qualified biologist to conduct preconstruction nesting bird surveys to determine whether nests are present in or around the proposed project area. If a nest is found, an appropriate buffer will be established by the qualified biologist. No construction or other activities will be allowed to occur within the buffer until the young have fledged or the nest becomes inactive. The results of the</p>  | Qualified biologist               | Prior to Construction  | CCC, CDFW                     |

| Mitigation Measure/<br>Condition of Approval |   | Responsibility for Implementation | Timing | Responsibility for Monitoring |
|--|---|-----------------------------------|--------|-------------------------------|
| No.  | Mitigation Measure/Condition of Approval  |                                   |        |                               |
|  | preconstruction nesting bird survey will be provided to the City of Huntington Beach Planning and Building Department, prior to issuance of City permits. |                                   |        |                               |

**CULTURAL RESOURCES**

|      |   |  |  |                  |
|------|---|--|--|------------------|
| CR-1 | <p>Prior to the issuance of any construction permits, project plans will specify that if buried cultural resources—such as flaked or ground stone, historic debris, building foundations, or non-human bone—are inadvertently discovered or suspected during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures typically include: development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. No monitoring or other actions would be required if resources are not inadvertently discovered or suspected.</p>   | <p>Design engineer, construction contractor and qualified archaeologist</p>  | <p>Prior to construction and during construction</p> | <p>CCC, CSLC</p> |
| CR-2 | <p>Prior to the issuance of any construction permits, project plans will specify that a qualified paleontologist will be contacted in the event that potential paleontological resources are discovered or suspected. Treatment measures may include monitoring by a qualified paleontologist during further construction-related ground-disturbing activities if paleontological resources are discovered. The qualified paleontological monitor will retain the option to reduce monitoring if, in his or her professional opinion, the sediments being monitored were previously disturbed. Monitoring may also be reduced if the potentially fossiliferous units, previously described, are not present or, if present, are determined by qualified paleontological personnel to have a low potential to contain fossil resources. No monitoring or other actions would be required if resources are not inadvertently discovered or suspected.</p> <p>The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent</p> | <p>Design engineer, construction contractor and qualified paleontologist</p> | <p>Prior to construction and during construction</p> | <p>CCC, CSLC</p> |

| Mitigation Measure/<br>Condition of Approval<br>No. | Mitigation Measure/Condition of Approval  | Responsibility for Implementation           | Timing                               | Responsibility for Monitoring                  |
|---|---|---|--------------------------------------|--|
|   | vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. <u>The final disposition of paleontological resources recovered on State lands under the jurisdiction of the State Lands Commission must be approved by the Commission.</u> A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the program to mitigate impacts on paleontological resources.  |   |                                      |  |
| <b>GEOLOGY/SOILS/SEISMICITY</b>                     |   |   |                                      |  |
| GEO-1   | During final design, the applicant’s design engineer will ensure that all design criteria and specifications set forth in Section 4.3 “Miscellaneous Design and Construction Standards” of the Geotechnical Report (Appendix C) will be incorporated into the final design. Prior to the issuance of a Public Works Encroachment Permit, the City of Huntington Beach Public Works Department must receive a completed copy of the Geotechnical Report and will verify that such measures have been incorporated on the appropriate engineering plans and documents..<br>At a minimum the recommendations will include the following measures. <ul style="list-style-type: none"> <li>• Use flexible couplings, such as gasketed joints or other means, to prevent damage due to settlement of the pipe.</li> <li>• Place bedding material at least 12 inches below the invert of new piping and extend over the top of the pipeline.</li> <li>• Backfill thrust block excavations with granular material in accordance with Section 4.6, “Site Preparation and Earthwork” of the Geotechnical Report.</li> </ul> | Design engineer and Construction Contractor | Final design and during construction | City of Huntington Beach Public Works Engineer |
| GEO-2   | During final design, the applicant’s Civil Engineer, in consultation with the Manager, OC Watersheds, shall design the dewatering system and ensure that a specialty dewatering contractor shall install the dewatering system. The system shall include a tight shoring system and make use of a sump pump to remove water from the bottom of excavation. The following procedures also shall be implemented by the contractor: <ul style="list-style-type: none"> <li>• Monitoring wells shall be installed outside of the excavation on all sides to monitor the impact of dewatering to the groundwater;</li> <li>• Existing structures in the vicinity of the planned excavation shall be evaluated</li> </ul>   | Design engineer and Construction Contractor | Final design and during construction | RWQCB  |



| Mitigation Measure/<br>Condition of Approval | Mitigation Measure/Condition of Approval   | Responsibility for Implementation | Timing | Responsibility for Monitoring |
|--|--|-----------------------------------|--------|-------------------------------|
|  | with regard to the foundation type and potential for settlement;<br><ul style="list-style-type: none"> <li>• Settlement monuments shall be provided to monitor any settlement-sensitive structures;</li> <li>• Provide an alarm system to notify the contractor should the pumps turn off;</li> <li>• Dispose of groundwater in accordance with the guidelines of the Regional Water Quality Control Board.</li> </ul> |                                   |        |                               |

**HYDROLOGY AND WATER QUALITY**

|       |  |                         |                                   |              |
|-------|--|-------------------------|-----------------------------------|--------------|
| HYD-1 | Prior to initiation of any grading or dredging activities, the applicant is required to receive approval from the Santa Ana Regional Water Quality Control Board for coverage under a 401 Certification. The 401 Certification will include conditions involving implementation of measures to reduce potential increases in sedimentation, turbidity, and other impacts associated with maintenance dredging activities.  | OC Parks                | Prior to grading/<br>construction | RWQCB, USACE |
| HYD-2 | During dredging/grading activities, the applicant will include the use of a silt curtain or silt fence system during dredging, when turbidity exceeds specified turbidity limits. The system must be placed so as to confine the disturbed waters within the area. The system will be lined with bright orange buoys to create a visual detour barrier for boating traffic during construction. The silt curtains will remain in-place until the disturbed sediment has resettled and will be stabilized within the channel bed.   | Construction contractor | During construction               | RWQCB        |
| HYD-3 | Turbidity will likely result from placement of dredge material in the Surfside/Sunset Beach surfzone. The effects of turbidity will be mitigated by appropriate turbidity monitoring methods. This involves a qualitative monitoring program (daily observations from a higher vantage point) and supplemented by a quantitative program if necessary. If visual monitoring (qualitative monitoring) indicates significant turbidity greater than ambient one-half mile from the discharge site (either offshore or down coast) for two consecutive days, then the monitor will: | Construction contractor | During construction               | RWQCB        |

| Mitigation Measure/<br>Condition of Approval<br>No. | Mitigation Measure/Condition of Approval   | Responsibility for Implementation | Timing                | Responsibility for Monitoring            |
|---|--|-----------------------------------|-----------------------|--|
|   | <ul style="list-style-type: none"> <li>Evaluate the effectiveness of discharge site BMPs and opportunities to modify shore placement methods to further reduce sediment discharge during periods of strong longshore movement;</li> <li>Record and implement the necessary modifications to the BMPs;</li> <li>Notify the Santa Ana Regional Water Board and USACE contacts by telephone or email; and</li> <li>The discharger will comply with any measures identified by the RWQCB, in consultation with other responsible agencies, as appropriate, to mitigate project-related turbidity, including modifying or halting discharge.</li> </ul> <p>If significant turbidity persists on the third day, the monitor will commence the quantitative monitoring program.</p> |                                   |                       |  |
| <b>NOISE</b>  |  |                                   |                       |  |
| NOI-1   | <p>Prior to initiation of any dredging or grading activity , the project proponent shall produce evidence acceptable to the Orange County Manager of Permit Services that:</p> <ol style="list-style-type: none"> <li>All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling unit shall be equipped with properly operating and maintained mufflers.</li> <li>All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).</li> <li>Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.</li> </ol>   | Construction contractor           | Prior to construction | Director of OC Parks or his/her designee |
| <b>TRANSPORTATION/TRAFFIC</b>                       |  |                                   |                       |  |
| TR-1  | <ul style="list-style-type: none"> <li>Prior to the issuance of construction permits, the construction contractor will develop a Construction Management Plan to be approved by OC Parks that will include the following measures:</li> <li>Designate traffic control for any street closure, detour, or other disruption to traffic circulation.</li> </ul>   | Construction contractor           | Prior to construction | OC Parks                                 |

| Mitigation Measure/<br>Condition of Approval<br>No. | Mitigation Measure/Condition of Approval   | Responsibility for Implementation | Timing                | Responsibility for Monitoring |
|---|--|-----------------------------------|-----------------------|-------------------------------|
| TR-2  | <ul style="list-style-type: none"> <li>• Identify the routes that construction vehicles will utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows), site access, traffic controls and detours, and a proposed construction phasing plan for the project.</li> <li>• Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts on adjacent streets.</li> <li>• Require the contractor to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt as a result of its operations. The applicant will clean adjacent streets, as directed by OC Parks, of any material that may have been spilled, tracked, or blown onto adjacent streets or areas.</li> <li>• Allow truck hauling or transport of oversize loads between the hours of 9 a.m. and 3 p.m., only, Monday through Friday, unless approved otherwise by OC Parks. No truck hauling or transport will be allowed during nighttime hours, weekends, or federal holidays.</li> </ul> <p>Prior to the commencement of construction activities, the City will notify and coordinate with the emergency service providers, including but not limited to the OC Sheriff Harbor Patrol, U.S. Navy, and HBFD, of the main channel closure at least three weeks in advance of the activity.</p> | Construction contractor           | Prior to Construction | City of Huntington Beach      |