

MINUTE ITEM

This Calendar Item No. C9  
was approved as Minute Item  
9 by the State Lands  
Commission by a vote of 3  
to 0 at its 3-19-80  
meeting.

CALENDAR ITEM

C9.

3/80  
W 22232  
Louie  
PRC 5807.1

GENERAL PERMIT - RECREATIONAL USE

APPLICANT: Joseph W. Noble and Barbara Noble  
5400 The Toledo  
Long Beach, California 90803

AREA, TYPE LAND AND LOCATION: An 0.28 acre parcel of tide and submerged land in Main Channel - Huntington Harbor, Huntington Beach, Orange County.

LAND USE: Incidental dredging up to 4000 cubic yards and construction and maintenance of bulkhead, pedestrian ramp and seven boat docks for private recreational use.

TERMS OF PROPOSED PERMIT:

Initial period: 10 years from March 15, 1980.

Public liability insurance: combined single limit coverage of \$300,000.

CONSIDERATION: \$260 per annum with Royalty \$0.15/cu. yd. for material removed from State land and deposited on publicly owned disposal areas; 0.25/cu. yd. for material sold or placed on private property; the State reserving the right to fix a different rental on each fifth anniversary of the permit.

BASIS FOR CONSIDERATION:

\$260 fixed rental for this type of permit.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is owner of upland.

Filing fee and environmental costs have been received.

A 73

S 36

CALENDAR ITEM NO. C9. (CONTD)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 & 2.
- B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. A Negative Declaration was prepared by the Commission's staff pursuant to CEQA and implementing regulations.
2. This project is situated on land identified as possessing environmental values in that the State Lands Commission stated all waterways under the Commission's jurisdiction have environmental significance. Staff finds this project to be compatible with Commission policy.
3. In response to Negative Declaration No. 256 the California Department of Fish and Game maintained that the base of the subject bulkhead be situated at or above the Mean Higher High Water line to mitigate impacts upon intertidal habitat and benthic organisms. Commission staff, based on its assessment of Huntington Harbor as a highly developed residential area, finds the proposed impositions on the project to be inconsistent with surrounding development; and is recommending that the project proceed as originally proposed.
4. The applicant has obtained a permit for the proposed project from the Coastal Commission.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers,  
State Water Quality Control Board, City  
of Huntington Beach.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration No. 256.

CALENDAR ITEM NO.	051
MINUTE NO.	495

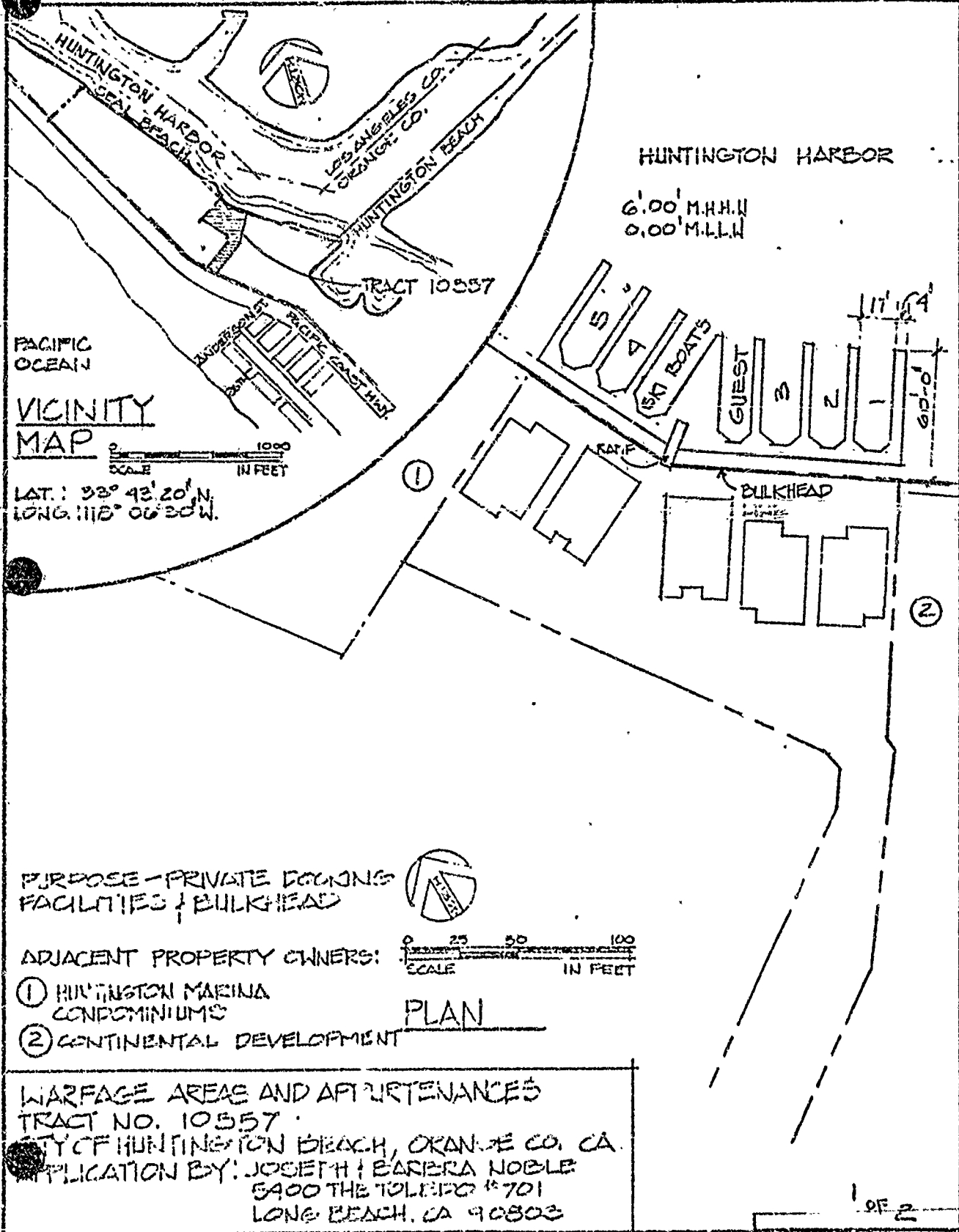
CALENDAR ITEM NO. C9. (CONTD)

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE COMMISSION'S STAFF.
2. CERTIFY THAT THE NEGATIVE DECLARATION NO. 256 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CEQA OF 1970, AS AMENDED, AND THE STATE EIR GUIDELINES, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT THIS PROJECT IS SITUATED ON LAND IDENTIFIED AS POSSESSING ENVIRONMENTAL VALUES IN THAT THE STATE LANDS COMMISSION FOUND ALL WATERWAYS UNDER THE COMMISSION'S JURISDICTION HAVE ENVIRONMENTAL SIGNIFICANCE, BUT THAT THIS PROJECT IS COMPATIBLE WITH THAT FINDING AS IT APPLIES TO THE SUBJECT LAND.
5. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5 OF TITLE 2 OF THE CALIFORNIA ADMINISTRATIVE CODE.
6. AUTHORIZE ISSUANCE TO JOSEPH W. NOBLE AND BARBARA NOBLE OF A 10-YEAR GENERAL PERMIT - RECREATIONAL USE FROM MARCH 15, 1980; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$260, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE PERMIT; ROYALTY OF \$0.15/cu. yd. FOR MATERIAL REMOVED FROM STATE LAND AND DEPOSITED ON PUBLIC DISPOSAL AREAS AND \$0.25/cu. yd. FOR MATERIAL SOLD OR PLACED ON PRIVATE PROPERTY; PROVISION OF PUBLIC LIABILITY INSURANCE IN COMBINED SINGLE LIMIT COVERAGE OF \$300,000 FOR CONSTRUCTION AND MAINTENANCE OF A BULKHEAD, RAMP AND SEVEN BOAT DOCKS AND INCIDENTAL DREDGING UP TO 4000 cu. yds. ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

CALENDAR PAGE	052
MINUTE PAGE	496

EXHIBIT "A"  
W 22232



PACIFIC OCEAN

VICINITY  
MAP

SCALE 1000 IN FEET

LAT. : 33° 43' 20" N.  
LONG. 118° 06' 30" W.

HUNTINGTON HARBOR

6.00' M.H.H.W  
0.00' M.L.L.W

TRACT 10557

SKI BOATS

GUEST

3

2

1

9'-0"

BULKHEAD

2

PURPOSE - PRIVATE DOCKING  
FACILITIES & BULKHEAD



ADJACENT PROPERTY OWNERS:

SCALE 100 IN FEET

① HUNTINGTON MARINA  
CONDOMINIUMS

② CONTINENTAL DEVELOPMENT

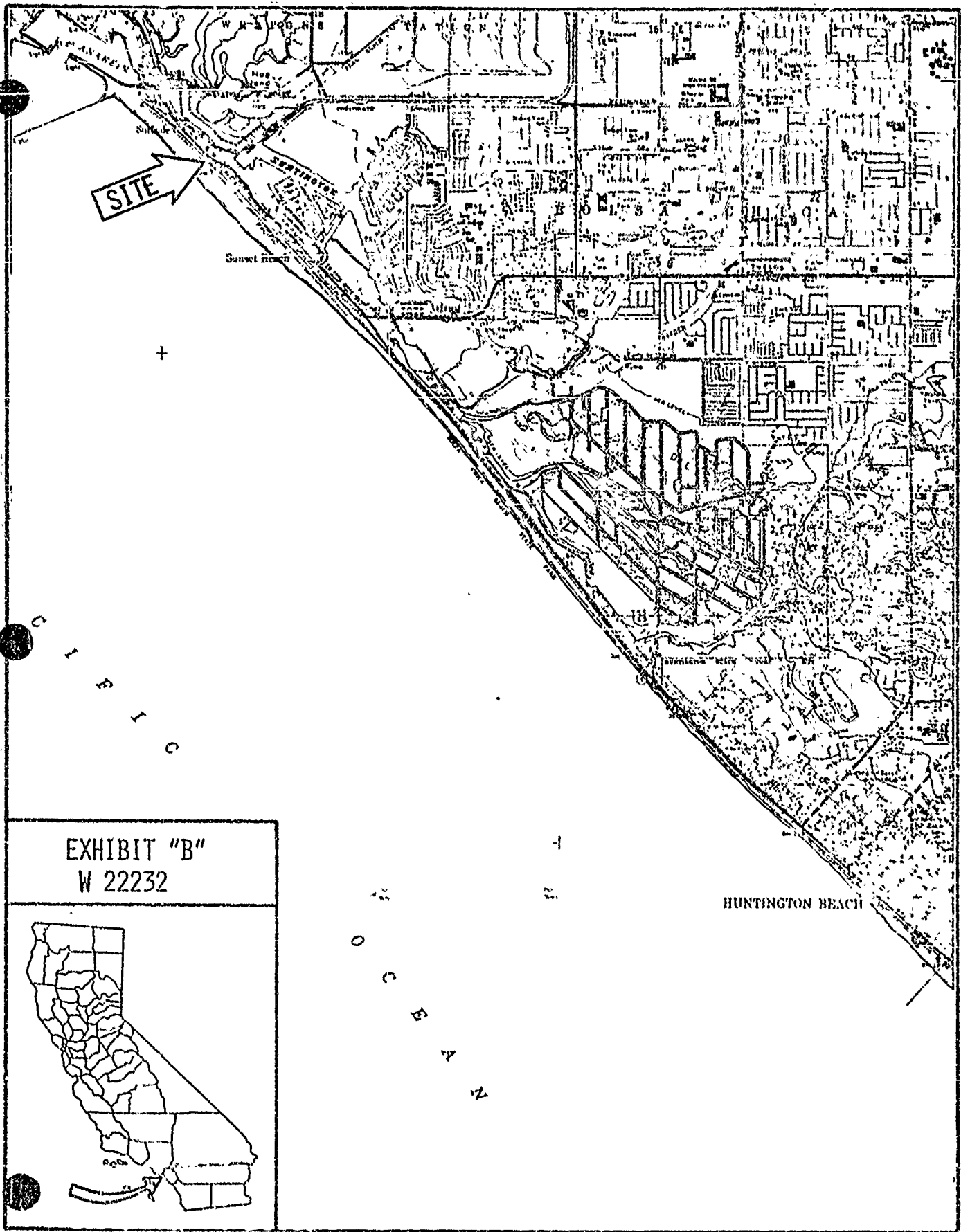
PLAN

WARPAGE AREAS AND ADJUSTMENTS  
TRACT NO. 10557

CITY OF HUNTINGTON BEACH, ORANGE CO., CA.  
APPLICATION BY: JOSEPH & BARRERA NOBLE  
5400 THE TOLLEDO #701  
LONG BEACH, CA 90803

1 OF 2

053  
497



**SITE** →



HUNTINGTON BEACH

EXHIBIT "B"  
W 22232



CALENDAR PAGE	054
MINUTE PAGE	498

EXHIBIT "C"

STATE OF CALIFORNIA

STATE LANDS COMMISSION

KENNETH CORY, Controller

EDWARD G. BROWN, Jr., Governor

XXXXXXXXXXXXXXXX, Director of Finance

MARY ANN GRAVES

EDMUND G. BROWN JR., Governor

EXECUTIVE OFFICE

1807 - 13th Street

Sacramento, California 95814

WILLIAM F. NORTHRUP

Executive Officer



SCH #80020702

File Ref.: W 22232

February 4, 1980

NOTICE

AMENDMENT TO NEGATIVE DECLARATION

The Negative Declaration prepared by the State Lands Commission, Identification No. EIR ND 256, State Clearinghouse No. 80020702 entitled "Construction of Bulkhead, Dock, and Boatslips" situated in Huntington Harbor, Orange County, will also involve incidental dredging in the amount not to exceed 4000 cubic yards. This fact was not included in the original project description and thus not in the evaluation of the project by Commission staff. However, the dredging has been brought to the attention of the City of Huntington Beach, the Regional Water Quality Control Board, and the Department of Fish and Game. Any mitigation measures recommended by the above agencies shall govern the conduct of the project. Based upon the foregoing, we believe that the project will not have a significant effect on the environment.

Contact Person: Ted T. Fukushima  
State Lands Commission  
1807-13th Street  
Sacramento, CA 95814

(916) 322-7813

CALENDAR DATE 055  
MINUTE PAGE 499

NEGATIVE DECLARATION

Project Applicant: Dr. Joseph Noble  
5400 The Toledo #701  
Long Beach, CA 90803

Project Location: Main Channel, Huntington Harbor, City of  
Huntington Beach, Orange County, California.  
See attached maps.

Project Description: A concrete bulkhead, floating dock, and  
seven boat slips

This NEGATIVE DECLARATION is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et. seq. of the Public Resources Code), the State EIR Guidelines (Title 14, Section 15000 et. seq. of California Administrative Code), and the State Lands Commission regulations (Section 2901 et. seq. of California Administrative Code) and is based upon an Initial Study and Negative Declaration circulated and adopted by the City of Huntington Beach but not circulated through the State Clearinghouse; an Initial Study conducted by the State Lands Commission's staff; and a master environmental impact report entitled "Huntington Harbor Capacity Study", State Clearinghouse No. 75092902.

The staff of the State Lands Commission has contacted the following persons with regard to this project:

1. John Zaszimisky, Engineer, Regional Water Quality Control Board.
  2. Rolf Mall, Environmental Services Supervisor, Department of Fish and Game, Region 5.
- Coastal Commission (South Coast Region, Pickens) contacted; no comment.

Based upon the above, the Commission finds that the project will not have a significant effect on the environment.

Contact Person: Ted T. Fukushima  
State Lands Commission  
1807-13th Street  
Sacramento, CA 95814

(916)322-7813

CALENDAR PAGE	056
MINUTE PAGE	500

STATE LANDS COMMISSION  
INITIAL STUDY CHECKLIST

File Ref.: W-22232

I. BACKGROUND INFORMATION

A. Applicant: Dr. Joseph Nohle  
5400 The Toledo #701  
Long Beach, CA 90803

B. Checklist Date: 1128180

C. Contact Person: Ted T. Fukushima  
Telephone: (916) 322-7813

D. Purpose: Construction of a concrete bulkhead, floating dock, and seven boat slips.

E. Location: Main channel, Huntington Harbor, City of Huntington Beach, Orange County. (see attached Exhibit A & B.)

F. Description: A concrete bulkhead, floating dock, and seven boat slips are proposed on State-owned

G. Persons Contacted: JOHN ZASDZIMSKY, ENGINEER, REGIONAL WATER Quality Control Board, REGION 8; ROLF MALL, ENVIRONMENTAL Services Supervisor, Department of Fish AND Game, REGION 5

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:

1. Unstable earth conditions or in changes in geologic substructures? .....
2. Disruptions, displacements, compaction, or overcovering of the soil? .....
3. Change in topography or ground surface relief features? .....
4. The destruction, covering, or modification of any unique geologic or physical features? ..
5. Any increase in wind or water erosion of soils, either on or off the site? .....
6. 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? .....
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? .....

Yes    Maybe    No

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LANDSLIDES, CALIFORNIA PUBLIC MINUTE PAGE 057 501



	Yes	Maybe	No
<b>B. Air.</b> Will the proposal result in:			
8. Substantial air emissions or deterioration of ambient air quality? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. The creation of objectionable odors? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>C. Water.</b> Will the proposal result in:			
11. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Alterations to the course or flow of flood waters? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Change in the amount of surface water in any water body? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Alteration of the direction or rate of flow of ground waters? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Substantial reduction in the amount of water otherwise available for public water supplies? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Exposure of people or property to water related hazards such as flooding or tidal waves? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>D. Plant Life.</b> Will the proposal result in:			
20. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Reduction of the numbers of any unique, rare or endangered species of plants? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Reduction in acreage of any agricultural crop? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>E. Animal Life.</b> Will the proposal result in:			
24. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Reduction of the numbers of any unique, rare or endangered species of animals? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Deterioration to existing fish or wildlife habitat? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>F. Noise.</b> Will the proposal result in:			
28. Increase in existing noise levels? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Exposure of people to severe noise levels? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>G. Light and Glare.</b> Will the proposal result in:			
30. The production of new light or glare? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>H. Land Use.</b> Will the proposal result in:			
31. A substantial alteration of the present or planned land use of an area? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Natural Resources.</b> Will the proposal result in:			
32. Increase in the rate of use of any natural resources? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. Substantial depletion of any nonrenewable resources? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	Maybe	No
<b>J. Risk of Upset. Will the proposal result in:</b>			
34. The involvement of 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? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>K. Population. Will the proposal result in:</b>			
35. The alteration, distribution, density, or growth rate of the human population of the area? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>L. Housing. Will the proposal result in:</b>			
36. Affecting existing housing, or create a demand for additional housing? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>M. Transportation/Circulation. Will the proposal result in:</b>			
37. Generation of substantial additional vehicular movement? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38. Affecting existing parking facilities, or create a demand for new parking? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39. Substantial impact upon existing transportation systems? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Alterations to present patterns of circulation or movement of people and/or goods? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Alterations to waterborne, rail, or air traffic? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>N. 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:</b>			
43. Fire protection? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Police protection? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Schools? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Parks and other recreational facilities? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47. Maintenance of public facilities, including roads? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Other governmental services? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>O. Energy. Will the proposal result in:</b>			
49. Use of substantial amounts of fuel or energy? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
50. Substantial increase in demand upon existing sources of energy, or require the development of new sources? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:</b>			
51. Power or natural gas? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
52. Communication systems? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
53. Water? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
54. Sewer or septic tanks? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
55. Storm water drainage? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
56. Solid waste and disposal? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Q. Human Health. Will the proposal result in:</b>			
57. Creation of any health hazard or potential health hazard (excluding mental health)? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
58. Exposure of people to potential health hazards? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>R. Aesthetics. Will the proposal result in:</b>			
59. 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? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>S. Recreation. Will the proposal result in:</b>			
60. An impact upon the quality or quantity of existing recreational opportunities? . . . . .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CALENDAR PAGE 059  
 JANUARY PAGE 503

- T. **Archeological/Historical.** Will the proposal result in:
61. An alteration of a significant archeological or historical site, structure, object, or building? . . . . .  Yes  Maybe  No
- U. **Mandatory Findings of Significance.**
62. Does the project have the potential to degrade the quality of the environment, 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 of prehistory? . . . . .  Yes  Maybe  No
63. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? . . . . .  Yes  Maybe  No
64. Does the project have impacts which are individually limited, but cumulatively considerable? . . . . .  Yes  Maybe  No
65. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? . . . . .  Yes  Maybe  No

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

*Questions A-3, A-5, A-6, C-11, and D-20 will be affected as a result of the concrete bulkhead. However, due to the alignment of the structure and minor size, the impacts should be insignificant.*

IV. DETERMINATION

On the basis of this initial evaluation:

- I find 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 a ENVIRONMENTAL IMPACT REPORT is required.

Date: 1 12 81 80

*J. J. Yubushkin*  
For the State Lands Commission

060  
Form 13-20-1779  
MINUTE PAGE 504

ENVIRONMENTAL INFORMATION FORM

Fee - \$75.00

FOR CITY USE ONLY

Phelps, Morris and Associates  
Applicant/Authorized Agent

Date \_\_\_\_\_  
Received: \_\_\_\_\_  
Project \_\_\_\_\_  
Number: \_\_\_\_\_

666 E. Ocean Blvd. #2204  
Mailing Address

Department of Origin

Long Beach, CA 90802 (213) 437-4144  
Telephone

Other Application  
or Permit Numbers:

Dr. Joseph Noble  
Property Owner

5400 The Toledo, Long Beach, CA 90803  
Mailing Address/Telephone  
(213) 438-0269

NOTE: To assist the Department of Planning and Environmental Resources in making a determination as to whether a significant environmental effect may result from the proposed project, the following information must be supplied. Maps referred to below may be viewed at the City of Huntington Beach Department of Planning and Environmental Resources.

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.  
5 single family detached houses in a planned development including concrete bulkhead, boat slips, drive ways, and normal amenities

a. If the project is commercial or industrial give a complete description of activities and other pertinent information including but not limited to whether it is neighborhood, city or regionally oriented, square footage of sales areas (if any), estimated employment per shift, any potentially hazardous materials which may be used, etc.

N/A

CALENDAR NO. 061  
PROJECT NO. 505

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

5 units - 4 bedroom - 3600 S.F. each; 3 story

c. If the project is institutional, indicate the major function, estimated employment per shift and community benefits to be derived from the project.

N/A

d. List all types of building materials to be used for all structures in the project. (Submit detailed elevations if available)

Exterior plaster and/or resawn redwood with semi-transparent stain, glass (grey)

1.2 Location of project: (Address, nearest street intersections)

Pacific Coast Highway near Anderson

1.3 Legal Description (Lot, Block, Tract)

Portion of fractional section 24, Township 5 South, Range 12 West of San Bernardino Meridian (shown as parcel 2 on map in Book 24 of Parcel Maps)

1.4 Project land area (acres) .75 Number of parking spaces 16  
10 covered, 6 guest

1.5 Square feet of building area 23,040 Number of floors 3

1.6 What is the percent and coverage proposed by the project for:

a. Building 7680 SF (23.5%)

b. Paving 12,080 SF (37%)

c. Existing landscaping None

d. New landscaping 12,910 (39.5%)

(Information available in Planning Department, on District Maps)

	USE	ZONING	LAND USE ELEMENT GENERAL PLAN
Present	Vacant	Commercial	General Commercial
Proposed	Special R-2 Planned Development	C-4	
Surrounding north	Single family planned development	Multi family residential R-4	Medium density 15 units per gross acre or less
Surrounding south	92 unit Condominium	" R-4	High density - 15 units per gross acre or more
Surrounding east	Huntington Harbour Channel	None	
Surrounding west	Commercial Restaurant	Commercial C-4	General Commercial

8 What will be the maximum occupancy of all structures proposed within the project?

5 families (10 to 30 persons)

9 List other public agencies having jurisdiction by law in approval, authorization, certification or issuance of a permit for this project:

- |                                                                                     |                                                                 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> O.C. Flood Control District                                | <input type="checkbox"/> State Division of Highways             |
| <input type="checkbox"/> O.C. Sanitation District                                   | <input checked="" type="checkbox"/> Corps of Engineers          |
| <input type="checkbox"/> O.C. Air Pollution Control District                        | <input checked="" type="checkbox"/> City Council                |
| <input checked="" type="checkbox"/> California Coastal Zone Conservation Commission | <input checked="" type="checkbox"/> Planning Commission         |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input checked="" type="checkbox"/> Board of Zoning Adjustments |
| <input type="checkbox"/> Local Agency Formation Commission                          | <input checked="" type="checkbox"/> Design Review Board         |
|                                                                                     | <input type="checkbox"/> Other: _____                           |

nearest:

- a. Shopping Center 1/4 mi. to proposed Peter's Landing commercial center
- b. Freeway exit 4 miles
- c. Elementary School (refer to Recreation Areas Map) 4 miles
- d. Public park (refer to Recreation Areas Map) 1000' to County beach
- e. Scenic Highway (refer to Recreation Paths, Corridors, and Areas Map) 0 miles - Pacific Coast Hwy. <sup>2 1/2 mi. to Davenport mini park</sup>

Existing Environmental Setting of Proposed Project:

Seismic:

- a. What is the distance from the project to the nearest fault line (refer to Fault Map)? 4000'
- b. Is the project site within a designated earthquake hazard area (refer to Earthquake Hazard Special Study Zone Map)?  
No

Drainage and Flood Control:

- a. Please describe specifically the volume of drainage and how it will be accommodated. Max. drainage will occur at 25 year storm condition (3" rainfall/hour for 10 min.) & will produce approx. 1000 gal/min. Two catch basins w/15" dia. concrete pipes to the bulkhead are planned to accommodate this drainage.
- b. Is the project within a flood hazard area? No Or natural flood plain? Yes (refer to Flood Plains and Flood Hazard Area Maps)
- c. What is the distance from the project to the nearest flood channel? (refer to Flood Control Channels Map) Approx. 2000'
- d. What is the distance from the project to the nearest shoreline? 0' Project fronts on bay

Topography:

- a. Does the project site exhibit excessive slope? (refer to Topography:Slope Map) No
- b. What is the distance from the project to the nearest bluff? (refer to Principal Vistas and Features Map)  
2 miles to bluff near Bolsa Gun Club
- c. What is the range and slope of the property as it now exists?  
Flat except for dirt mound of approx. 7' height and edge slope of approx 2:1 into bay

064  
508

2.4

Land Form:

- a. Is the property presently graded? No
- b. Indicate the gross cubic yards of grading proposed 2000, the acres of land to be graded .75, the amount of earth to be transported on the site 2000 cu.yd., and the amount of earth to be transported off the site \_\_\_\_\_.
- c. What will be the maximum height and grade of cut or fill after grading is completed? max.fill 6' @ bulkhead
- d. Is the surrounding area graded? Yes. If so, how will it affect subject property?  
There will be no effect on subject property

2.5

Soils:

- a. Type of soil on the project site?  
Clayey silt
- b. Are there any Peat and/or Organic Soils on the site? No  
(refer to Peat and Organic Soils Map)
- c. Does the site exhibit moderate to high expansive soils?  
No (refer to Expansive Soil Distribution Map)

2.6

Geologic:

- a. Is the site within a high risk geologic problem area? No  
(refer to Geotechnical Land Use Capacity Map)
- b. Is the site within an area which has experienced a variable and complex pattern of land subsidence? No (refer to Land Subsidence Map).

2.7

Historic/Archaeological:

- a. Could there possibly be any objects of historic, aesthetic or archaeological significance on the site? If so, please describe. (refer to Archaeological Sites, Historic Landmark Sites and Principal Vistas and Features Maps)  
There are no archaeological, historic or aesthetically significant objects to be found on site

CALENDAR PAGE	065
INDEX PAGE	509



2.8 Wildlife/Vegetation:

- a. Does any wildlife use the site for a place to feed, nest or rest? If so, please list:  
After a thorough inspection, no nests or other indications of wildlife were discovered on the site
- b. Will any of this wildlife be displaced by the proposed project? No If so, how?
- c. Indicate the extent, size and species of plant life presently existing on the site.  
Essentially the site is barren with some weeds
- d. Indicate the location and area (in acres or square feet) and type of plant life to be removed as a result of the project. Include number type and size of trees to be removed.  
200 S.F. of assorted weeds to be removed. There are no existing trees on site

2.9 Water Quality:

- a. Does any portion of the project abut or encroach on beaches, estuaries, bays, tidelands, or inland water areas?  
The property fronts on Huntington Harbour Bay
- b. Describe how the project will effect any body of water.  
Project will provide last link in bulkhead on that portion of the waterway. Dredging of that portion of the bay adjacent to the property will be required for the projected boat slip area of the project.

2.10 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

- b. List any Air Pollution Control District equipment required.  
None

CALENDAR YEAR	066
MINUTE PAGE	510

2.11

Noise:

- a. Describe any adjacent off-site noise sources (i.e., airports, industry, freeways).

Pacific Coast Highway traffic

- b. What noise will be produced by the project? If available, please give noise levels in decibel measurement and typical time distribution when noise will be produced.  
Minimal noise will be generated by the project except during the construction phase.

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

The project will not substantially affect the existing noise levels.

2.12

Traffic:

- a. Indicate the present traffic volume on arterials and added trips per day from the project.

The project will add 30 to 50 trips per day to the Pacific Coast Highway artery

- b. What is the existing speed limit at the project location?

45 m.p.h.

- c. Indicate points of egress and ingress to the project.

From Pacific Coast Highway north of Anderson only

3.0

Public Services and Facilities:

3.1

Water:

- a. Will the project require installation or replacement of new water mains? yes

- b. Attach a map showing the service area, size and location of new lines.

See attached Exhibit "A"

- c. Please estimate the daily volume in gallons required to serve the project.

1000 gals. per day (approx. summer time peak rate)

9.2 Sewer:

- a. Will the project require installation or replacement of new sewer mains? No
- b. Attach a map showing the service area, size and location of new lines. See attached Exhibit "A"
- c. Discuss the capacity required for the project and how this relates to existing effluent volumes within the system. This project's sewer capacity requirement will add less than 1% to the existing effluent volumes within the system.

9.3 Utility Lines:

- a. Indicate length and type of new offsite transmission and distribution facilities required to serve project.  
No new offsite transmission and/or distribution facilities will be required to serve this project.
- b. Do any overhead electrical facilities require relocation?  
No If so, please describe facilities.
- c. Do existing lines have to be increased in number or size for project? No If so, please describe how.

9.4 Solid Waste:

- a. Describe the type and amount (pounds/day) of solid waste generated by the project.

Type: typical trash Pounds/Day 30-50

9.5 Education:

- a. For residential projects, note primary and secondary school districts:

Primary: Seal Beach Elementary

Secondary: Seal Beach High School

3.6

Population Displacement:

- a. Will any residential occupants be displaced by the project activities? No If not, do not answer question (b).
- b. What is the total number of residents to be displaced?
- \_\_\_\_\_

3.7

Demolition:

- a. Will any improvements be demolished or removed by the project?  
No  
If so, answer questions b through d.
- b. Describe briefly the type of buildings or improvements to be demolished by the project.
- c. List approximate volume of exported material.
- d. Indicate the location and the distance to the site where exported material will be dumped.

4.0

Mitigating Measures:

4.1

Are there measures included in the project which may conserve resources (electricity, gas, water or wildlife)? Please describe.

Solar assisted domestic water heating and adherence to updated California Energy Code Insulation requirements

4.2

Are there measures proposed in the design of the project to reduce noise pollution to persons occupying project? Yes  
If so, please describe.

10' concrete block wall at property line with dense freeway type planting to shield houses from Pacific Coast Highway noise source

4.3

Are there measures proposed in the design of the project to reduce noise pollution to persons outside of the project which is caused by noise generated by the project? No If so, please describe.

Are there measures in the design of the project (architectural treatment and landscaping) which have been coordinated with design of the existing community to minimize visual effect? Yes  
If so, please describe.

Landscaping and exterior materials and height and scale of buildings will be visually similar and coordinated with the existing and proposed surrounding developments.

Are there measures or facilities designed into the project to facilitate resources recovery (e.g. solar heating/special insulation etc.)?

Solar assisted water heating, R-11 insulation in walls, R-19 insulation in ceilings, glass areas shielded with overhangs to provide lesser heat gain.

Alternatives:

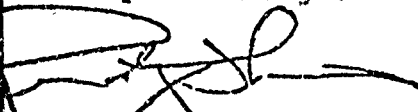
Are there alternatives to the project which may result in a lesser adverse environmental effect? No

Please explain all project alternatives.

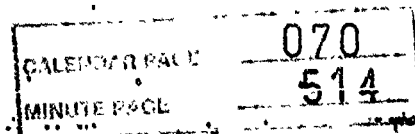
Other than a park (which would generate more traffic) a single family type project probably has the least environmental impact of all types of projects.

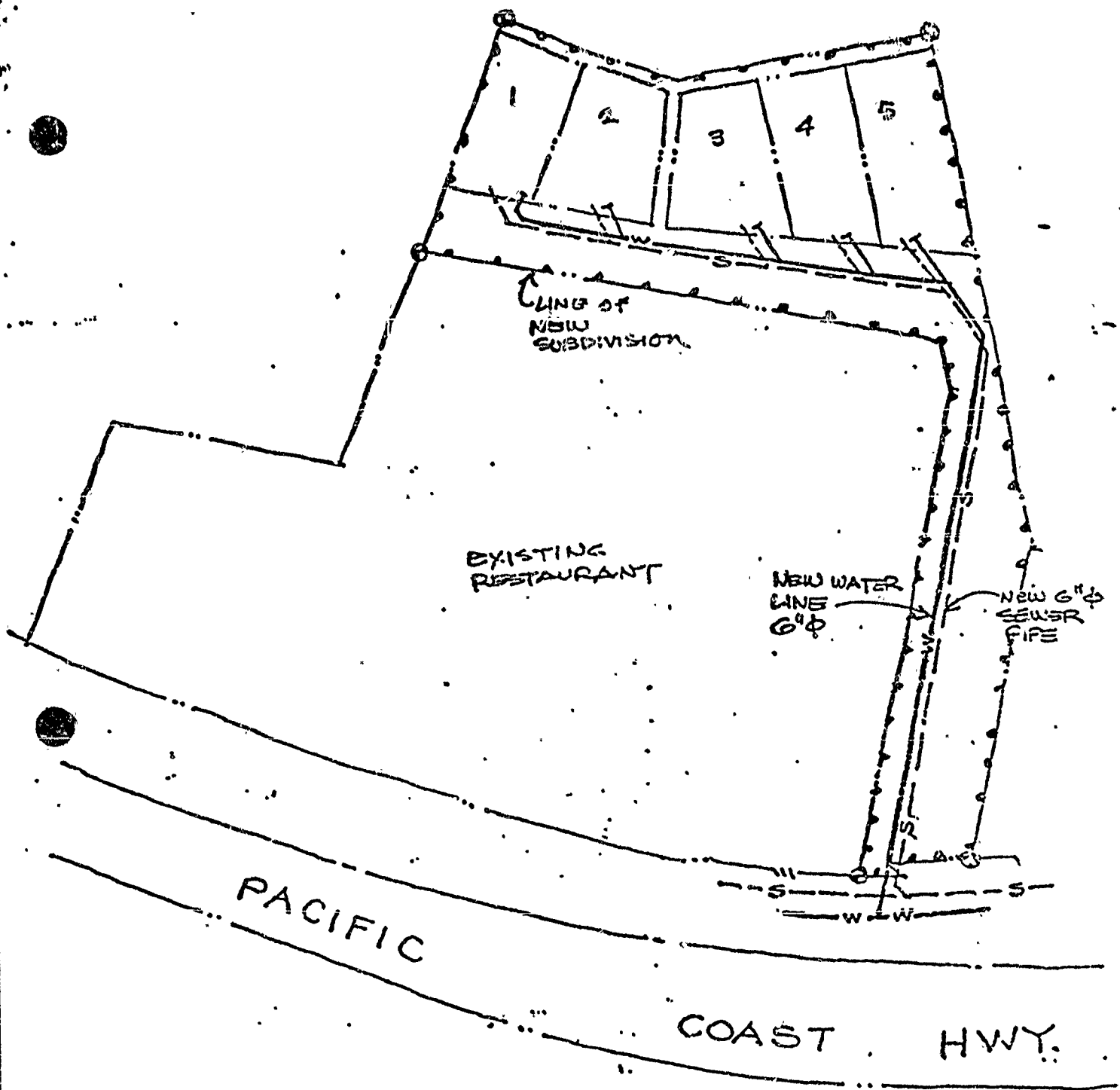
Additional Information: (regarding questions above). If necessary attach additional sheets.

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

  
\_\_\_\_\_  
Signature Randy J. Morris  
ELPS, MORRIS and ASSOCIATES

\_\_\_\_\_  
Date Filed



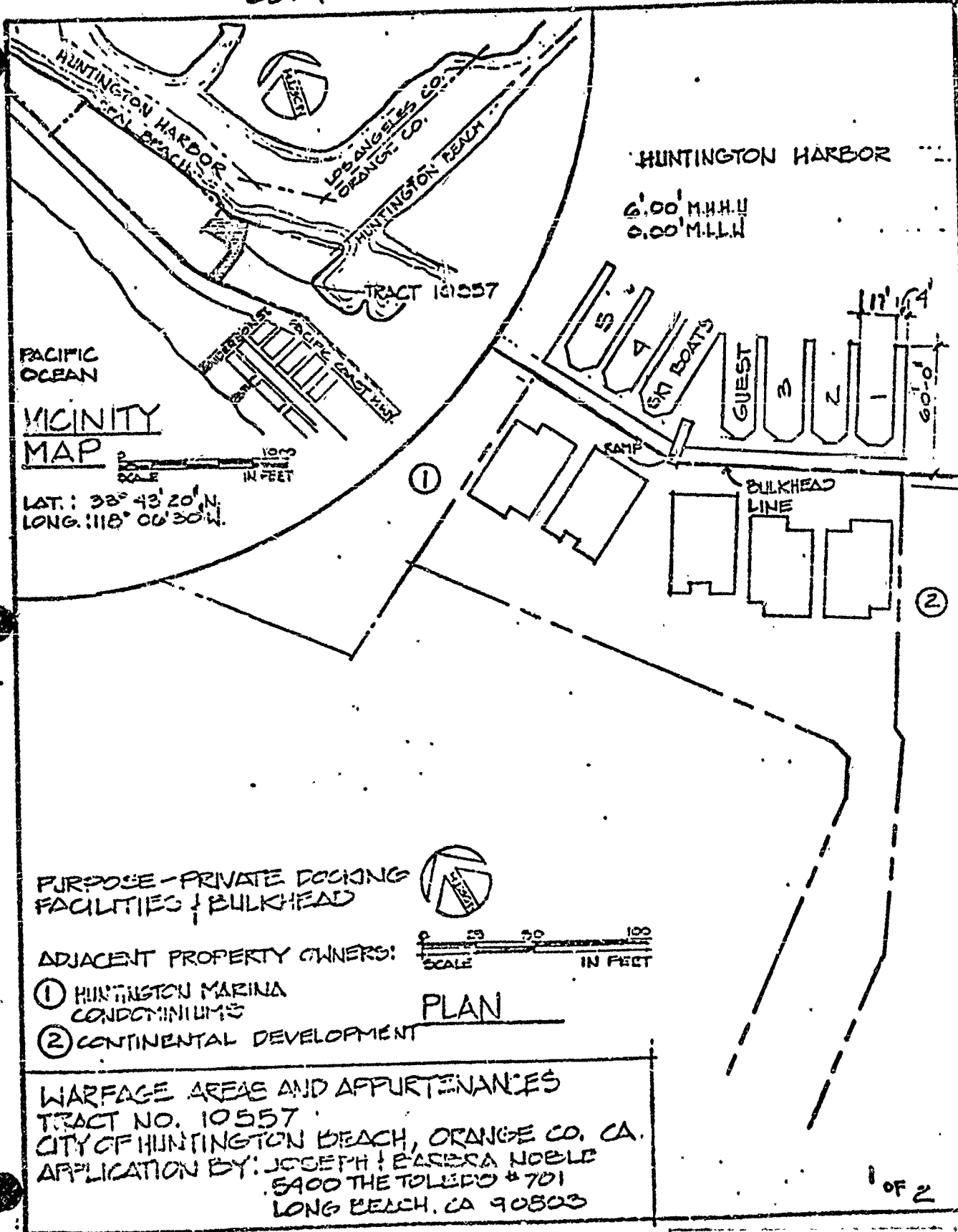


PROPOSED NEW WATER & SEWER LINES

NOBLE SUBDIVISION  
HUNTINGTON BEACH, CA.

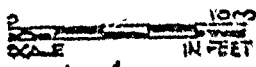
EXHIBIT "A"  
071  
MINUTE PAGE 545

# COPY ARMY CORPS APPLICATION



PACIFIC OCEAN

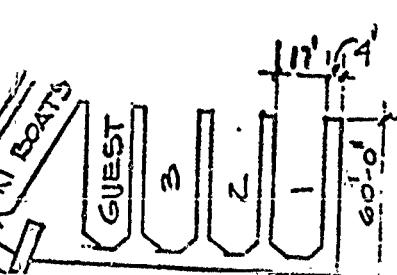
VICINITY MAP



LAT.: 33° 43' 20" N.  
LONG.: 118° 06' 30" W.

HUNTINGTON HARBOR  
6'-00" M.H.H.  
6'-00" M.L.L.W.

TRACT 10557



①

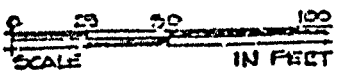
BULKHEAD LINE

②

PURPOSE - PRIVATE DOCKING FACILITIES & BULKHEAD



ADJACENT PROPERTY OWNERS:



- ① HUNTINGTON MARINA CONDOMINIUMS
- ② CONTINENTAL DEVELOPMENT

PLAN

WARPAGE AREAS AND APPURTENANCES  
TRACT NO. 10557  
CITY OF HUNTINGTON BEACH, ORANGE CO., CA.  
APPLICATION BY: JOSEPH & BARBARA NOBLE  
5400 THE TOLLERS # 701  
LONG BEACH, CA 90803

1 of 2

SALE'S PRICE	072
MINUTE ORAL	516

ENVIRONMENTAL CLEARANCE REPORT  
CITY OF HUNTINGTON BEACH, CALIFORNIA

APPLICANT: Phelps, Morris and Associates

ADDRESS: 666 East Ocean Boulevard, #2204, Long Beach CA 90802

PROJECT TITLE: Zone Change No. 78-19 / Negative Declaration No. 78-109

PROJECT DESCRIPTION: Change of zone from C4 (Commercial) to R2-PD (Medium Density Residential/Planned Development) on .75 acres of land to permit construction of five single-family, detached houses including concrete bulkhead, boat slips, driveways, etc.

PROJECT LOCATION: The project is located on the north side of Pacific Coast Highway approximately 200 feet west of Anderson Street.

An initial study has been conducted by the City of Huntington Beach Department of Planning and Environmental Resources. 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 Planning 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 Planning and Environmental Resources for reply 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 Planning and Environmental Resources no later than 5:00 p.m. on the tenth day following the posting of this document.

October 12, 1978  
Date of Posting

FINAL NEGATIVE DECLARATION  The Negative Declaration was adopted by the City Council of H.B. on March 19, 1979, 19    .

SIGNED: James R. Beards  
TITLE: Associate Planner - CITY OF HUNTINGTON BEACH, CALIFORNIA

CALENDAR NO.	073
MINUTE NO.	517