

Calendar Item No. 33
was approved as Minute Item
No. 33 by the State Lands
Commission by a vote of 2
to 0 at its 9/26/85
meeting.

20 2 28 85
by minute item 33, mod: 10 15 85 jp -
MINUTE ITEM

33

09/26/85
W 23466 PRC 6900
Hight PRC 6810
AD 46 PRC 6965
PRC 6966

MODIFICATION OF MINUTE ITEM 20
COMMISSION ACTION OF FEBRUARY 28, 1985
ISSUANCE OF A RECREATIONAL PIER PERMIT
AND APPROVAL OF AN AGREEMENT BETWEEN THE STATE AND
MOLA DEVELOPMENT CORPORATION

During consideration of Calendar Item 33, attached, Mr. Peter Von Elton, Vice-President of Mola Development Corporation, appeared to thank staff for their efforts in reaching this agreement. Mr. Von Elton requested that references in the Calendar Item to the "Portofino Cove Patio Homes Association" be corrected to read the "Portofino Cove Condominium Association". By this Minute Item, that correction is made.

With that clarification, the Resolution in Calendar Item 33 was approved, as presented, by a vote of 2-0.

Attachment: Calendar Item 33.

(NON-SUBSTANTIVE REVISION 05/01/86)

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CALENDAR ITEM

A 58
S 37

33

09/26/85
W 23466 PRC 6900
Hight PRC 6810
AD 46 PRC 6965
PRC 6966

MODIFICATION OF MINUTE ITEM 20, COMMISSION ACTION OF
FEBRUARY 28, 1985; ISSUANCE OF A RECREATIONAL PIER
PERMIT; AND APPROVAL OF AN AGREEMENT BETWEEN THE STATE
AND MOLA DEVELOPMENT CORPORATION

APPLICANT: Portofino Cove Patio Homes
Association
c/o Mola Development Corporation
872 Adams Avenue
Huntington Beach, California 92646

BACKGROUND

In November 1984, staff of the Commission advertised and distributed an "Invitation to Submit Proposals for Development and for Option to lease" a commercial marina in the Huntington Harbour Main Channel and the Bolsa Chica Flood Control Channel, located in the City of Huntington Beach, Orange County.

By its action of February 28, 1985, Minute Item 20, the Commission authorized the conditional acceptance of the proposal submitted by the City of Huntington Beach and awarded an 18-month option to lease, and rejected the two proposals submitted by Mola Development Corporation. The City's proposal provided for 53 slips in the Bolsa Chica Channel and a sublease to the upland residential owners for 39 slips in the Main Channel. Due to the variation of the City's proposal from the specifications of the "Invitation", the Commission additionally authorized the Executive Officer, or her designee, and the Office of the Attorney General to negotiate the required changes to the option and lease(s).

PRESENT SITUATION.

By virtue of subsequent negotiations with the City and Mola, it is the opinion of staff that a separate lease to the Portofino

-1-

(ADDED 9/26/85)
(NON-SUBSTANTIVE REVISION 05/01/86)

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Cove Patio Homes Association for 14 slips in the Main Channel will provide greater ease in administration for both the Lessees and the State. Mola has agreed to convey Parcel C (Exhibit "A") to the State, to develop the State's upland parcel and Parcel C and to maintain same for 49 years. The City will retain its option to lease the area in the Bolsa Chica Channel and the upland parking facility for a commercial marina facility.

Due to the existence of eel grass in the Main Channel, Mola has further agreed to relocate the eel grass, as specified by the State Department of Fish and Game.

In the event the Commission chooses to put the remainder of the Main Channel out to bid, the Portofino Cove Patio Homes Association would be allowed the opportunity to bid and, if not successful, the right to resubmit the bid at ten percent above the high bid.

Staff of the Commission recommends the following:

1. Modify the Commission's prior authorization of February 24, 1985 (Minute Item 20) to delete the parcel of tide and submerged land located in the Main Channel from the option to lease to the City of Huntington Beach. In the event this authorization is inconsistent with the February 24, 1985 authorization, this authorization shall control.
2. Authorize the issuance of a ten-year Recreational Pier Permit to the Portofino Cove Patio Homes Association, effective November 1, 1985, for construction of 14 boat slips in the Main Channel. The Portofino Cove Patio Homes Association is the littoral owner of the upland. The \$25 filing fee and the \$45 processing expense have been received. There will be no monetary consideration pursuant to Section 6309 of the Public Resources Code.
3. Approve the Agreement between the State and Mola, substantially in the form on file in the offices of the State Lands Commission. The Agreement contains the following principal provisions
 - a. Mola shall convey to the State, by Grant Deed, Parcel C excepting Countess Drive, as depicted on Exhibit "A" attached.

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CALENDAR ITEM NO. 33 (CONT'D)

- b. Mola agrees to develop Parcel C and the State-owned upland parcel for parking purposes and to maintain, repair, or replace the improvements for a period of 49 years. Construction of said parking improvements shall begin no later than November 1, 1985 and be completed no later than October 31, 1986.
- c. Mola, through the Homes Association, reserves 29 parking spaces to comply with their city off-street parking requirement. The value of the improvements and donation of the land to the State exceeds the value of the use of the 29 parking spaces.
- d. Mola agrees to coordinate and cooperate with the State Department of Fish and Game to undertake an eel grass transplant to success as mitigation for the existing eel grass in the Main Channel.
- e. In the event the Commission chooses to put the remainder of the Main Channel out to bid, the Portofino Cove Patio Homes Association shall be allowed the opportunity to bid and, if not successful, the right to resubmit the bid at ten percent above the high bid

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 884: N/A.

OTHER PERTINENT INFORMATION

- 1. A Negative Declaration was prepared and adapted for this project by the 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.

EXHIBITS:

- A. Site Plat.
- B. Notice of Determination and Negative Declaration No. 83-30.
- C. Location Plat.

(ADDED 9/26/85)

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IT IS RECOMMENDED THAT THE COMMISSION:

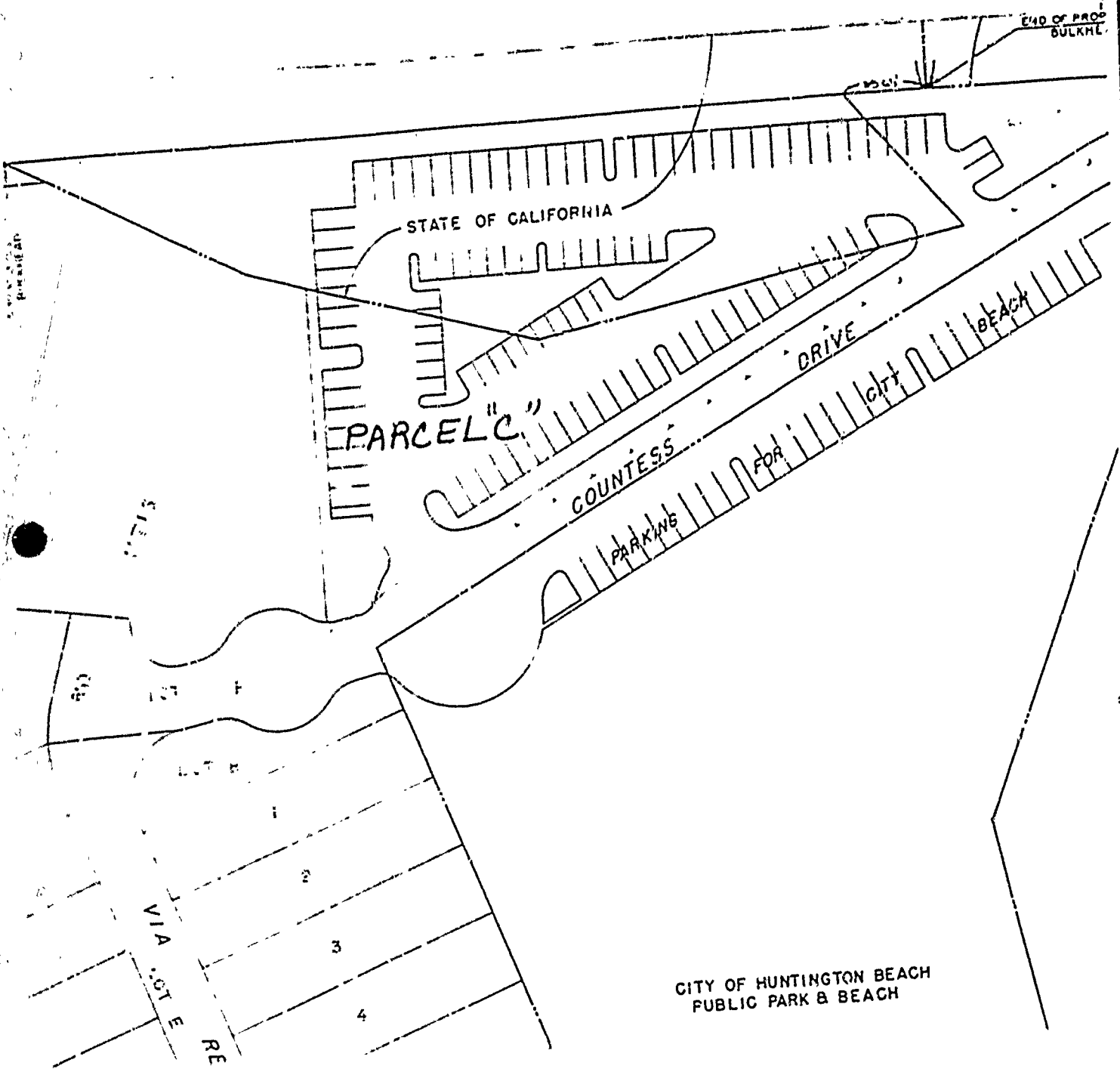
1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY CITY OF HUNTINGTON BEACH AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN; DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
2. AUTHORIZE THE MODIFICATION OF MINUTE ITEM 20, COMMISSION ACTION OF FEBRUARY 28, 1985, TO DELETE THE PARCEL OF TIDE AND SUBMERGED LAND LOCATED IN THE MAIN CHANNEL FROM THE OPTION TO LEASE TO THE CITY OF HUNTINGTON BEACH.
3. AUTHORIZE THE ISSUANCE OF A TEN-YEAR RECREATIONAL PIER PERMIT TO PORTOFINO COVE PATIO HOMES ASSOCIATION, EFFECTIVE NOVEMBER 1, 1985, FOR THE CONSTRUCTION OF 14 BOAT SLIPS IN THE HUNTINGTON HARBOUR MAIN CHANNEL, AS DEPICTED ON EXHIBIT "A" ATTACHED
4. AUTHORIZE ACCEPTANCE BY THE STATE LANDS COMMISSION OF PARCEL C, EXCEPTING COUNTESS DRIVE, FROM MOLA DEVELOPMENT CORPORATION, AND APPROVE THE AGREEMENT BETWEEN THE STATE AND MOLA, SUBSTANTIALLY IN THE FORM ON FILE IN THE OFFICES OF THE COMMISSION
5. AUTHORIZE THE EXECUTIVE OFFICER, OR HER DESIGNEE, AND THE OFFICE OF THE ATTORNEY GENERAL TO TAKE ALL STEPS NECESSARY OR APPROPRIATE TO EFFECTUATE THE AGREEMENT BETWEEN THE STATE AND MOLA.

(ADDED 9/26/85)

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EXHIBIT "A"

W 23466



CITY OF HUNTINGTON BEACH
PUBLIC PARK & BEACH

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NOTICE OF DETERMINATION

EXHIBIT "B"

W 23466

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

APPLICANT: Mola Development Corporation

ADDRESS: 809 Adams Avenue, Huntington Beach, CA 92648

PROJECT TITLE: NEGATIVE DECLARATION NO. 85-30

PROJECT DESCRIPTION: 17 single family lots 1 lot for condominium purposes (10 condominiums), 2 common area lots including both public and private parking spaces and both public and private boat slips.

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

The above described project was: Approved On SEPTEMBER 7, 1973

Disapproved On _____

By PLANNING COMMISSION
Discretionary Body

The project _____ will, 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 (Public Resources Code, Section 21065).
- () 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.

9-20-73
Date Mailed

[Signature]
Signature

Title

Removal Date

copy of report 1/11/74

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APPENDIX I

ENVIRONMENTAL CHECKLIST FORM

(To Be Completed By Lead Agency)

I. Background

1. Name of Proposer Mola Development Corporation
2. Address and Phone Number of Proposer 808 Adams Avenue Huntington Beach, Calif 92648 (714) 536-2947
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. FORTLE Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substrates?	_____	_____	X
b. Disruption, 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 visible geologic or physical features?	_____	_____	X
e. Any intrusion or spill of water, erosion of soils, sand, silt or oil to water?	_____	_____	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	_____

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	<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?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct abstractions or withdrawals, or through interception of an aquifer by cut or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crops?	_____	_____	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. 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)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	<u>X</u>	_____
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u>X</u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. Light and Glare. Will the proposal produce new light or glare?	_____	_____	<u>X</u>
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>X</u>
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>

- | | <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> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
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 destruction of a 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 archeological 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)

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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 Arnold Zalkin

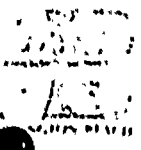
For _____

(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.

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CITY OF HUNTINGTON BEACH
 DEVELOPMENT SERVICE DEPARTMENT
 P. O. Box 190
 Huntington Beach, CA 92648
 Tel: (714) 339-5271

CITY OF HUNTINGTON BEACH
 DEVELOPMENT SERVICE DEPARTMENT

JUL 29 1983

P. O. Box 190
 Huntington Beach, CA 92648

ENVIRONMENTAL INFORMATION FORM
 Fee - \$115.00

Mola Development Corporation
 Applicant/Authorized Agent

808 Adams Avenue
 Huntington Beach, California 92648

Mailing Address

714-536-7547
 Telephone

Crocker National Bank
 Property Owner
 19000 MacArthur Boulevard
 Irvine, California 92715

Mailing Address/Telephone

FOR CITY USE ONLY	
Date Received:	_____
Project Number:	<u>11A53-30</u>
Department of Origin:	_____
Other Applications or Permit Numbers:	<u>CILP 53-24</u>
	<u>11716</u>

- 1.0 Project Information (please attach Plot Plan and submit photo plans 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 lot slips.
- 1.2 Location of Project: (Address, nearest street intersections)
 Southwest end of Countess Drive, 1,000' southwest of Edinger Avenue.
- 1.3 Assessor's Parcel Number: 178-070-017

A-BD-EV-2A
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1.4 What is the present zoning on the property? R2-PD

1.5 What is the surrounding land use to the:
North CF-R
South CF-R
East CF-R & R2
West CF-R

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 @ 1,700 - 1,250 s.f. and 48 @ 870 - 1,000 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 200

1.10 Square feet of building area 104,100 s.f. approximately Number of floors 5 Condos 57

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

1.10 Environmental Setting
1.11 Drainage and Flood Control

a) Please describe how on-site drainage will be accommodated. The Single Family lots will drain to the curb, where curb 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.

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1.2

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/Gray 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

2.7

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

Not significant.

2.8 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

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1.0

Mitigating Measures

1.1

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.

1.2

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.

1.3

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

1.4

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.

1.5

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

N/A

1.6

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

N/A

1.7

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.

1.8

Alternatives

1.9

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, 1982

Date Filed

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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.

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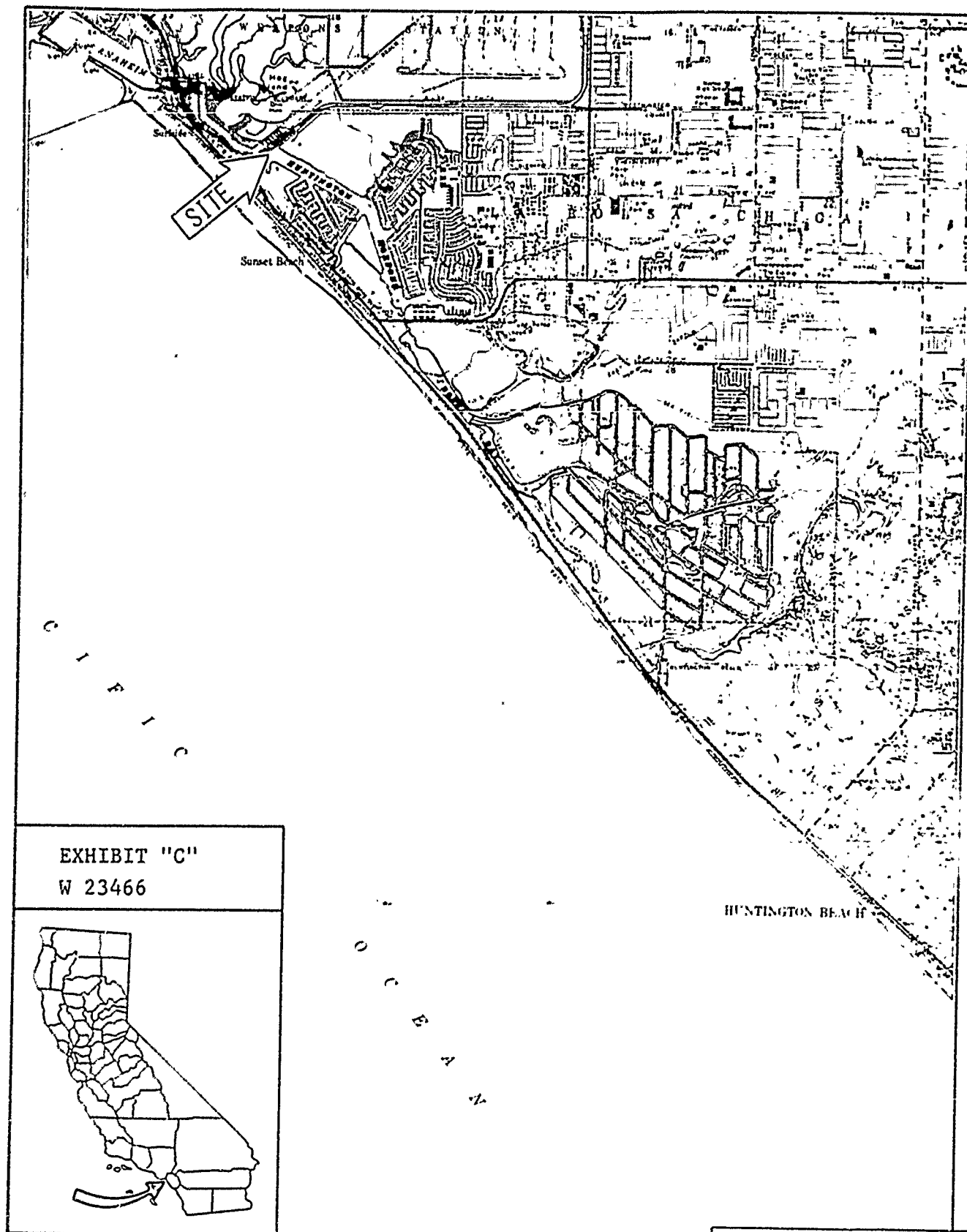


EXHIBIT "C"
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