Appendix A Initial Study/Notice of Preparation and Comments on the IS/NOP

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2007-002

1. PROJECT TITLE: The Village at Bella Terra Project

2. LEAD AGENCY: City of Huntington Beach
Department of Planning
2000 Main Street
Huntington Beach, CA 92648

Contact: Jane James
Phone: (714) 536-5271
Email: jjames@surfcity-hb.org

3. PROJECT LOCATION: The project site is located at 7777 Edinger Avenue in the northern portion of the City of Huntington Beach in western Orange County, California. (Refer to ***Figure 1*** and ***Figure 2***). The proposed project is located on a developed 15.85-acre (690,426 square-foot [sf]) site bordered by Center Avenue to the north; Edinger Avenue to the south; the existing Bella Terra mall to the east; and the Union Pacific Railroad (UPRR) right-of-way and commercial properties to the west.

4. PROJECT PROPONENT: DJM Capital Partners, Inc.
922 Laguna Street
Santa Barbara, CA 93101

Contact Person: Becky Sullivan
Phone: (805) 962-4300

5. GENERAL PLAN DESIGNATION: CR-F2-sp-mu (F9) (Regional Commercial). The current General Plan designation translates to Regional Commercial-0.5 Floor Area Ratio [FAR]-Specific Plan Overlay-Mixed Use Overlay. The F9 denotes the floor area ratios and densities allowed under the mixed use scenario and specifies an overall maximum total building area FAR of 1.5, commercial only FAR of 0.5, and 25 residential units per net acre. The cumulative total of commercial area FAR and residential density cannot exceed the total building area FAR of 1.5. Therefore, the current General Plan designation allows a maximum mixed-use development of 396 residential units or 690,426 residential sf and 345,213 commercial sf for a total building area of 1,035,639 sf.

6. ZONING: SP-13 (Specific Plan 13). The SP-13 development concept provides for a planned regional commercial retail, dining, and entertainment facility with supporting services. Regional commercial uses include, but are not limited to, anchor department stores, outlet stores, promotional ("big box") retail, retail commercial, restaurants, entertainment, professional offices, financial institutions, and similar regional-serving uses. However, regional commercial uses do not include some commercial businesses, such as auto repair, which is typically a local serving commercial use.

7. PROJECT DESCRIPTION The proposed project consists of a General Plan Amendment (GPA) and Zoning Text Amendment (ZTA) that would facilitate the development of a mixed-use project.

In particular, the General Plan would be amended as follows:

- Allow horizontally integrated mixed-use in addition to the currently allowed vertical mixed-use.
- Increase the allowable residential density from the currently allowed 25 dwelling units per acre (du/acre) up to a maximum 45 du/acre (with limitations specified below).
- Increase the allowable commercial floor area ratio (FAR) from the current 0.5 to a maximum 0.6 commercial FAR (with limitations specified below).
- Increase the allowable total building FAR from the current 1.5 to 1.75 maximum FAR.
- Increase the maximum number of stories from the currently allowed maximum of four stories to six stories on a majority of the project site, up to a maximum of ten stories on a portion of the site.

The proposed General Plan designation would be CR-F2-sp-mu (F14). The newly established F14 FAR category would specify an overall maximum total mixed use building area FAR of 1.75. The maximum commercial development and residential density would be limited to one of the following development combinations, not both, on the project site. These two new General Plan development potential combinations will be established in both the Land Use Density and Intensity Schedule and General Plan Subarea 5a:

1. Maximum total building area floor area ratio of 1.75, commercial FAR of 0.2, and 45 units per net acre (representing an overall square footage increase of 172,606, a decrease in commercial only building area of 207,128 sf, and an increase of 317 residential units), or

2. Maximum total building area floor area ratio of 1.75, commercial FAR of 0.6, and 34 units per net acre (representing an overall square footage increase of 172,606, an increase in commercial only building area of 69,042 sf, and an increase of 142 units).

Both of these potential development combinations result in a maximum total building area floor area ratio of 1.75 or 1,208,245 sf of total commercial and residential development.

The associated ZTA would amend SP-13 to allow residential uses and establish residential design and development standards. In addition, the development standards for commercial uses, including but not limited to parking, setbacks, and building height will be evaluated within the Specific Plan.

Concurrent Entitlements (Discretionary Approvals) Required:

- Development Agreement (DA)—To enter into a development agreement with the City as requested by the applicant.

***Source*:** Microsoft Streets and Trips, 2006.

FIGURE **1**

Project Vicinity and Regional Location Map

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The Village at Bella Terra

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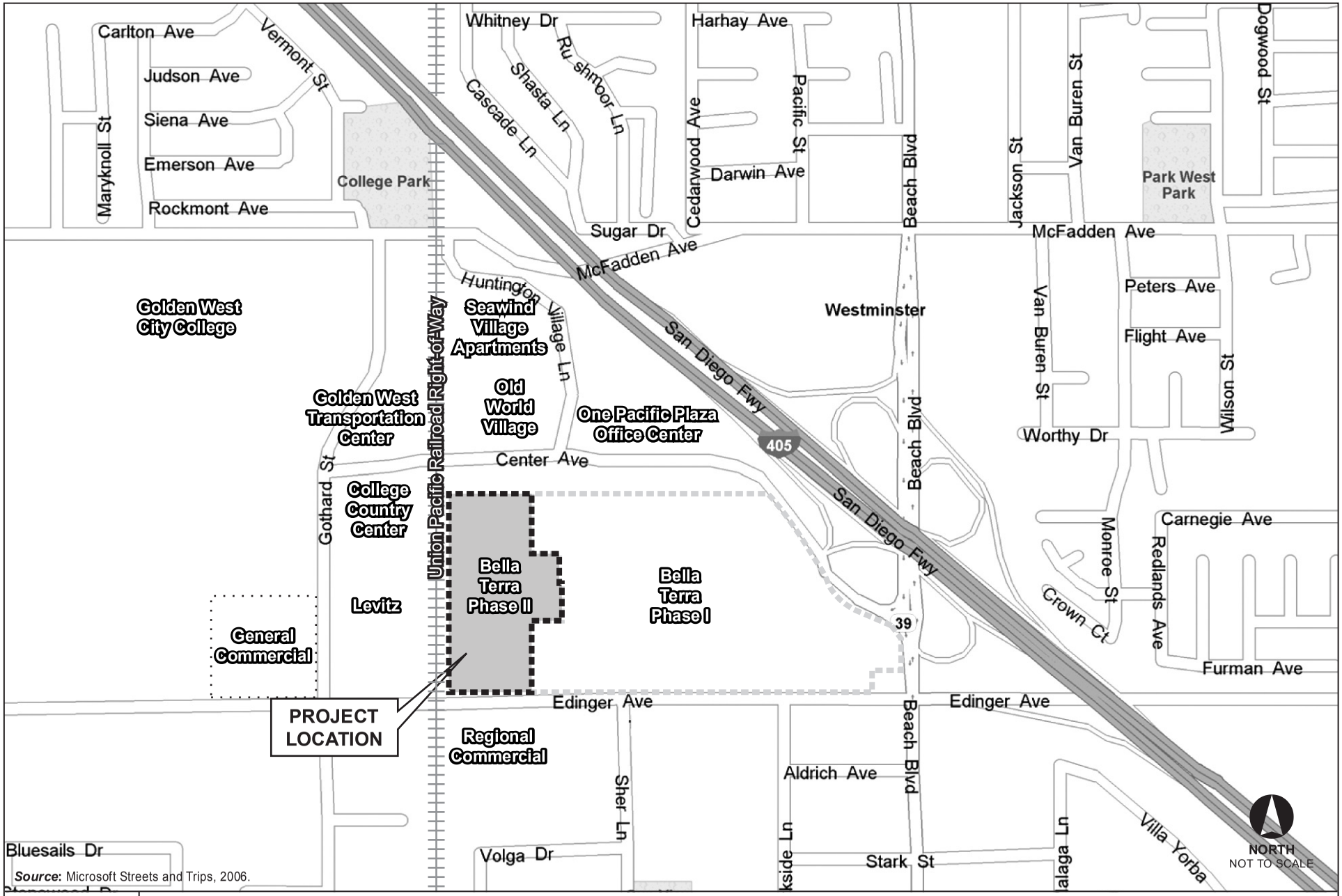

Source: Microsoft Streets and Trips, 2006.

FIGURE **2**

Project Site and Surrounding Land Uses

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The Village at Bella Terra

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Conceptual Plan

For analysis purposes, a base conceptual plan has been developed in compliance with the proposed GPA and ZTA. Presently, this base conceptual plan has the development option to add a Village component, which would consist of either additional residential units or a hotel, up to a maximum of ten stores in height, on the northern portion of the project site. As a result, there are three potential development scenarios that will be analyzed: 1) Base Conceptual Plan; 2) Village Option A—Additional Residential Units; or 3) Village Option B—Hotel. The following discussion presents each of the three development options (collectively referred to as the "Conceptual Plan") that could occur under adoption of the proposed GPA and ZTA. Table 1 presents the maximum development potential under each scenario.

Table 1 Conceptual Plan Development Scenarios

Development Options	*Residential*	*Retail Commercial*	*Hotel Rooms*	*Total SF*
Base Conceptual Plan	500 du (681,790 sf)	136,910 sf	0	818,700 sf
Village Option A—Additional Residential Units	700 du (980,263 sf)	136,910 sf	0	1,117,173 sf
Village Option B—Hotel	538 du (747,126 sf)	136,910 sf	162 rooms (233,137 sf)	1,117,173 sf

These options represent the overall development scenarios that could occur under the proposed project; however, only one scenario would ultimately be developed.

1. Base Conceptual Plan

The Base Conceptual Plan is an 818,700 sf horizontal and vertical mixed-use residential and commercial development. The residential component of the Base Conceptual Plan would consist of approximately 500 units at a density of 32 units per acre. The residential units would be located in building blocks ranging in height from four to six stories, totaling 681,790 sf. The commercial component of this plan would consist of up to 136,910 sf of retail uses. Refer to ***Figure 3*** for a conceptual ground level plan for all three development scenarios.

2. Village Option A—Additional Residential Units

Building upon the development potential of the Base Conceptual Plan, Village Option A would consist of 200 additional residential units, up to ten stories in height, located in the back blocks of the project site. Specifically, the additional residential units would be located on the northern portion of the project site, within Blocks 5a and 5b.

3. Village Option B—Hotel

Development permitted under Village Option B would build upon the development potential of the Base Conceptual Plan and would also consist of a hotel development up to ten stories in height. The hotel development would be located on the northern portion of the project site, within either Block 5a or 5b.

Each option has similar characteristics that can be applied consistently throughout the Conceptual Plan. For example, each option would have a similar mix of residential units that consist of approximately five percent studio units, 30 percent one-bedroom units, 55 percent two-bedroom units, and 10 percent three-bedroom units. Therefore, depending on the development option, the unit mix could include between 25-35 studio units, 150-210 one-bedroom units, 275-385 two-bedroom units, and 50-70 three-bedroom units.[1] Based on the existing average household size of 2.41 persons per renter-occupied unit for the City of Huntington Beach, the direct increase in residential population could range between 1,205 and 1,687 persons.

Similarly, potential businesses under the Conceptual Plan are anticipated to include a market and general retail stores. Based on a retail employment factor of 3.0 employees per 1,000 sf, the commercial component of each development scenario would generate approximately 411 new full-time employment positions. In addition, Village Option B would include 162 hotel rooms. It is expected that the hotel would include typical amenities such as meeting rooms, a café restaurant, swimming pool, open space, fitness center and spa. Based on a hotel employment factor of 0.80 employees per room,[2] the Village Option B would generate an additional 130 employees. Therefore, depending on the development option, the increase in employment would range between approximately 411 and 541 new jobs.

Project Background and Context

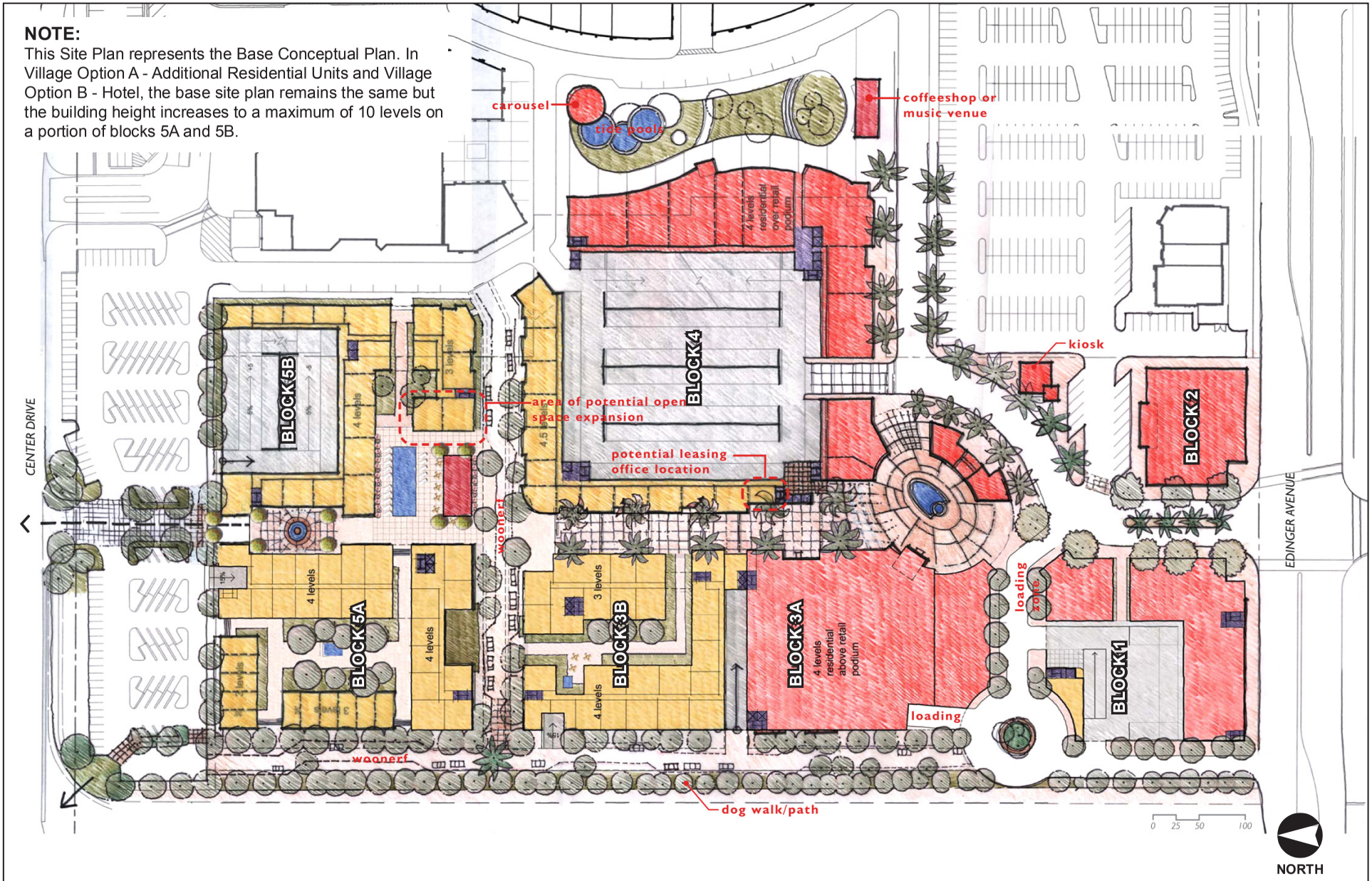
The vacant Montgomery Wards building and associated auto repair facility formerly anchored the Huntington Center Mall. The mall was originally built in 1967 and was one of the first enclosed shopping malls in Southern California. Years later, the Westminster Mall, in the City of Westminster, and the South Coast Plaza, in the City of Costa Mesa, opened and drew many customers away from Huntington Center. By the mid-1990s the mall was almost completely vacant.

In 2003, Huntington Center was demolished to make way for the new Bella Terra Mall. Although many of the tenants at the new Bella Terra Mall opened for business in 2005, the mall officially opened in September 2006. The portion of the mall that opened in 2006 is referred to as Phase I of the Bella Terra development. The proposed Village at Bella Terra is also referred to as Phase II of the development and would complete the transformation of the previously vacant Montgomery Wards store.

In September 2006, the City began a revitalization study for the Beach Boulevard and Edinger Avenue corridors. The purpose of the study is to determine and implement a clear vision for growth and change along Beach Boulevard and Edinger Avenue. Specifically, the study will provide specifications to guide land use and development intensity, site layout, building design, site landscaping and signage. These standards will then be used to draft a specific plan for the Beach Boulevard and Edinger Avenue corridor. Mixed-use and residential projects are currently being contemplated for inclusion in the Specific Plan for the Edinger corridor area. The proposed project is being studied concurrently with the revitalization study to ensure its consistency with the proposed Specific Plan.

[1] The lowest estimate reflects the Base Conceptual Plan and the highest estimate represents Village Option A.
[2] Ibid.

NOTE:
This Site Plan represents the Base Conceptual Plan. In Village Option A - Additional Residential Units and Village Option B - Hotel, the base site plan remains the same but the building height increases to a maximum of 10 levels on a portion of blocks 5A and 5B.



***Source*:** Perkowitz+Ruth, 2008.

FIGURE **3**

Conceptual Ground Level Plan – Proposed Project

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The Village at Bella Terra

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Project Site Current and Past Uses:

The project site is currently developed for retail and auto service use. A vacant 190,100 sf retail building, formerly occupied by a Montgomery Wards Department store, occupies the central portion of the project site. This building was originally an anchor tenant of the former Huntington Center. A vacant 18,600 sf auto repair facility associated with the Montgomery Wards store is located on the southwestern portion of the project site. Both developments were vacated in 2001.

A portion of the proposed development would be located on a parking area that currently serves Bella Terra I. This parking would be removed as a result of project development and incorporated into the new construction plans. Incorporating this parking area into the project site area for Bella II will require a future lot line adjustment.

8. SURROUNDING LAND USES AND SETTING: The project site is located approximately three miles north of the City's Downtown, directly southwest of I-405. The site is surrounded in its entirety by commercial and institutional development. Adjacent surrounding uses are as follows:

- *East*: Regional Commercial (Bella Terra Mall)
- *North (across Center Avenue)*: Commercial, Office, Hotel and Residential
- *West: (across UPRR Right-of Way)*: General Commercial
- *South*: Regional Commercial

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

- Environmental Assessment No. 00-10 (Huntington Center OPA)
- Notice of Determination for SP-13
- Negative Declaration No. 02-04 (Huntington Beach Mall Reconstruction)

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

In addition to the City of Huntington Beach (the Lead Agency), there are also regional, and State agencies that have authority over the project and/or specific aspects of the project. Those agencies are:

- California Regional Water Quality Control Board (Permit for dewatering during construction; and National Pollutant Discharge Elimination System [NPDES] permit)
- State Water Resources Control Board (General Construction Activity Stormwater Permit)
- Orange County Sanitation District—Waste service

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

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

DETERMINATION

(To be completed by the Lead Agency)

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 MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

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

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

Jane M. James — Signature

03.12.08 — Date

Jane M. James — Printed Name

Senior Planner — Title

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

   All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

2. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

3. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

4. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.

5. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

6. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval—The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures.

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)	☐	☐	☐	☒
Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

I. LAND USE AND PLANNING. Would the project:

a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (**Sources: 1, 2, 3)** ☑ ☐ ☐ ☐

Discussion:

The project site currently has a General Plan designation of CR-F2-sp-mu (F9) (Regional Commercial). The F2 designation permits a floor-to-area ratio (FAR) of 0.5 for commercial uses while the F9 designation permits a maximum overall FAR of 1.5, with a commercial FAR of 0.5 and 25 residential units per net acre for vertically integrated mixed-use projects consisting of commercial and residential components. With respect to the overlay designations, the specific plan (sp) overlay designation requires that a Specific Plan be formulated for large scale, mixed-use multi-phased projects while the mixed-use (mu) overlay designation permits development of residential uses in conjunction with the underlying commercial designation. The project site currently has a zoning designation of SP-13 (Specific Plan 13), consistent with the General Plan.

The proposed GPA would allow horizontally integrated mixed-use in addition to the currently allowed vertical mixed-use; increase the allowable residential density from 25 dwelling units per acre to 45 dwelling units per acre; increase the allowable commercial FAR from the current 0.5 to a maximum 0.6 commercial FAR; increase the allowable total building FAR from the current 1.5 to 1.75 maximum FAR for mixed-use; and increase the maximum number of stories from the currently allowed maximum of four stories to six stories on a majority of the project site, up to a maximum of 10 stories on a portion of the site. A less intensive General Plan maximum development scenario will also be evaluated in the EIR. The ZTA would allow residential uses, establish residential design and development standards, and evaluate commercial development standards for parking, setbacks, and building height in Specific Plan No. 13. These amendments represent a departure from land uses currently allowed on the project site. The EIR will analyze the effects of the new land uses on the surrounding environment.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (**Sources: 1, 2**) ☐ ☐ ☐ ☑

Discussion:

There are no applicable habitat conservation plans or natural community conservation plans for the proposed project site. The land is currently developed with limited landscape or natural features. No impact would result, and no further analysis of this issue is required in the EIR.

c) Physically divide an established community? (**Sources: See Figures 1, 3, 4 and 5)**) ☐ ☐ ☐ ☑

Discussion:

The proposed project would not disrupt or physically divide an established community. The project involves the redevelopment of an existing underutilized commercial center with a mix of residential and commercial uses. The proposed project would not cut off an existing or proposed transportation route. Therefore, no impacts would occur, and no further analysis is required in the EIR.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (**Sources: 1, 2, 3**) ☑ ☐ ☐ ☐

Discussion:

The proposed project could allow: 1) up to a maximum of 713 residential units and 138,085 sf of commercial uses, or 2) up to a maximum of 538 residential units and 414,255 sf of commercial uses. Either scenario yields a maximum of 1,208,245 total sf of commercial and residential development. Any potential hotel rooms (as proposed under Village Option B) would be counted as commercial floor area. As a result, the proposed project could result in a direct increase in population growth. The proposed project is located on a site not previously planned for residential development. As a result, future population changes associated with the project have not been anticipated in local or regional population growth projections. The proposed project's effect on population and housing projections for the City of Huntington Beach will be evaluated in the EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (**Sources: 3)** ☐ ☐ ☐ ☑

Discussion:

The proposed project site is currently developed with vacant commercial uses. The project site does not have existing residential uses and would not result in the displacement of any existing housing. No impact would occur, and no further analysis of this issue is required in the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (**Sources: 3**) ☐ ☐ ☐ ☑

Discussion:

The proposed project site is currently developed with vacant commercial uses. The project site does not have existing residential uses and would not result in the displacement of any existing residents. No impact would occur, and no further analysis of this issue is required in the EIR.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (**Sources: 13)** ☐ ☐ ☐ ☑

Discussion:

The project site is not located within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. No impacts from fault rupture would result and no further analysis is required in the EIR.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking? (**Sources: 1, 13**)	☐	☑	☐	☐

Discussion:

The project site is located in the seismically active Southern California region, and could be subject to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. According to the Newport-Inglewood Fault Zone Map, Figure EH-5 in the City of Huntington Beach General Plan Environmental Hazards Element, the nearest known active fault is the North Branch of the Newport-Inglewood Fault Zone, located approximately 3.1 miles from the project site. Consequently, the proposed project may expose future residents, visitors, and on-site structures to significant seismic hazards (e.g. shaking) if an earthquake occurs along this fault. Impacts associated with seismic hazards would generally be addressed through adherence to applicable regulations (i.e., Uniform Building Code), as well as design, grading, and structural recommendations identified in the Geological Resources Technical Study required for the proposed project. The EIR will include an analysis of impacts associated with seismic hazards.

iii) Seismic-related ground failure, including liquefaction? (**Sources: 1, 11, 13**)	☑	☐	☐	☐

Discussion:

According to the Liquefaction Potential map, Figure EH-7 in the City of Huntington Beach General Plan Environmental Hazards Element, the project site is located within an area identified as having a high to very high potential for liquefaction. Liquefaction risks are generally addressed through adherence to applicable regulations (i.e., Uniform Building Code) and design. However, the proposed project would also be required to adhere to any identified grading and structural recommendations identified in the Geological Resources Technical Report that will be prepared. The EIR will analyze the potential for liquefaction hazards to affect the project site.

iv) Landslides? (**Sources:1, 11, 13**)	☐	☐	☐	☑

Discussion:

The project site is located in relatively flat terrain with no substantial hillsides or slopes nearby. According to the Potentially Unstable Slope Areas map (Figure EH-2) in the City's General Plan Environmental Hazards Element, the project site is located within an area identified as having no potential for slope failure or landslides. The project site is not located within a State of California-designated Seismic Hazard Zone Map for Slope Stability. Therefore, the potential for seismically induced slope instability is considered relatively low. No impacts from landslides would result and no further analysis is required in the EIR.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (**Sources: 13**)	☑	☐	☐	☐

Discussion:

Construction of the proposed project would require earth moving activities, such as excavation and grading, and it is anticipated that site development will include excavations of approximately seven feet below the existing ground surface. Grading and excavation at the site would expose soil to erosional processes during construction. These impacts would be addressed through the implementation of Best Management Practices during construction activities and adherence to design, grading and structural recommendations identified in the Geological Resources Technical Report. Once construction is completed, the site would be fully developed and would include minimal areas of exposed soil. The EIR will analyze the potential for erosional impacts from construction activities.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (**Sources: 1, 13**)	☑	☐	☐	☐

Discussion:

As discussed in item III.a.iii. above, the site is at risk for liquefaction. In addition, according to the Peat and Organic Soils map in the City of Huntington Beach General Plan Environmental Hazards Element (Figure EH-13), the project site is located within an area of known peat deposits and the Geological Resources Technical Report indicated that peat deposits generally occur in layers up to four feet thick within the upper 20 feet of the soil profile. Therefore, the site is susceptible to subsidence due to peat oxidation. Finally, groundwater was encountered at a depth of 5 to 13 feet beneath the ground surface. As a result, dewatering would be required during construction to prevent soil collapse. The EIR will address the ability for engineering controls to appropriately address geologic stability.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (**Sources: 1, 13**)	☑	☐	☐	☐

Discussion:

According to the Expansive Soil Distribution map in the City of Huntington Beach General Plan Environmental Hazards Element (Figure EH-12), the project site is located within an area identified as having a moderate to high potential of expansive soil. Typically, risks associated with expansive soil are addressed through adherence to applicable regulations (i.e., Uniform Building Code) and design, grading, as well as any additional structural recommendations from the Geological Resources Technical Study. The EIR will address the ability for project design features to appropriately address expansive soil risks.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (**Sources: 3)**	☐	☐	☐	☑

Discussion:

The proposed project would be provided sanitary sewer service by the Orange County Sanitation District, and no septic tanks or alternative wastewater systems are proposed. No impact would occur, and no further analysis of this issue is required in the EIR.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (**Sources: 12, 15)**	☑	☐	☐	☐

Discussion:

Grading activities associated with construction will temporarily increase the amount of suspended solids from surface flows derived from the project site during storm events due to sheet erosion of exposed soil. The City's Standard Conditions of Approval require the preparation of a Storm Water Pollution Prevention Program (SWPPP) pursuant to the National Pollutant Discharge Elimination System (NPDES), which would address impacts on water quality during construction. The SWPPP would incorporate both Best Management Practices (BMPs) and water quality management practices. The ability of future development under the project to meet applicable waste discharge and water quality

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

requirements during construction will be addressed in the EIR.

Future development permitted under the proposed GPA and ZTA would change the character of the site from existing vacant commercial uses to a mix of residential and commercial uses with the option of a hotel. Currently, the project site largely consists of impervious surfaces, and the amount of impervious surfaces would not change substantially with development of the proposed project. As a result, future development permitted as a result of project implementation would not likely cause an increase in runoff that would adversely affect water quality. However, the City's Standard Conditions of Approval require the preparation of a Water Quality Management Plan (WQMP) pursuant to NPDES requirements, which would address impacts on water quality during operation. The WQMP would incorporate both Best Management Practices (BMPs) and water quality management practices. The ability of the proposed project to meet applicable waste discharge and water quality requirements during operation will be addressed in the EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (**Sources: 15)**	☐	☐	☐	☑

Discussion:

According to the City's 2005 Urban Water Management Plan, groundwater wells currently supply 64 percent of the City's water, while the remaining 36 percent is imported. The project site largely consists of impervious surfaces at this time, and the amount of impervious surfaces would not change substantially with the development permitted under implementation of the proposed project. The project site is neither a designated groundwater recharge area nor does the project site serve as a primary source of groundwater recharge. The City of Huntington Beach has two recharge facilities, the Talbert and Alamitos Barriers; neither of which will be impacted by the proposed project. Therefore, the potential reduction in groundwater recharge would be negligible and would not affect City groundwater wells. No impact would result, and no further analysis is necessary in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	☐	☑	☐	☐

Discussion:

The project site contains no streams or rivers. All drainage on site, including roof drainage, parking lot drainage and area drainage, currently drains either via sheet flow or pipe flow to the existing streets. Erosion or siltation could occur during construction-related earthmoving activities. Currently, the project site largely consists of impervious surfaces, and the amount of impervious surfaces would not change substantially with development of the proposed project. The project's onsite storm drain facilities would be designed according to City of Huntington Beach standards to accommodate anticipated peak storm flows and connections to offsite storm drains would be designed to ensure proper compatibility to carry the expected peak flow. Therefore, the potential for long-term (operational) site runoff leading to off-site erosion or siltation is considered low. During project site grading and construction, short-term runoff impacts would be addressed through preparation of a SWPPP, which would incorporate BMPs and water quality management practices. Potential erosion and siltation during construction due to soil exposure will be analyzed in the EIR.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site?	☐	☑	☐	☐

Discussion:

The project site is developed and served by an existing storm water collection and conveyance system. As a result, the development permitted under the proposed project will not require any substantial changes to the existing drainage pattern of the site or the area. In addition, the future development would include project design features to aid in the conveyance of storm water to existing facilities. Therefore, the potential for long-term (operational) site runoff leading to on- or off-site flooding is considered low. During project site grading and construction (before storm drains are installed and operational), short-term flooding impacts could be addressed through preparation of a SWPPP, which would incorporate BMPs. Potential flooding during construction due to changes in drainage patterns will be analyzed in the EIR.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☑	☐	☐

Discussion:

Future development permitted under the proposed project would comply with all wastewater discharge requirements and water quality objectives of State and Federal agencies as part of the City's Standard Conditions of Approval. The project site is currently occupied with structures and paved surface parking areas. All runoff would continue to be conveyed via streets and gutters to storm inlet locations around the project site. Refer to discussion items IV.c. and IV.d. above regarding the planned storm drain facilities that would be installed as part of the proposed project. The project would neither substantially affect the rate or amount of storm water runoff generated on site, nor would it affect the capacity of the existing storm drain system. However, the EIR will provide an analysis of the peak storm runoff expected from the project site and the ability of the proposed storm drain improvements to adequately accommodate the flow during long-term project operation.

During project site grading and construction (before storm drains are installed and operational), short-term runoff impacts would be addressed through the preparation of a SWPPP, which would incorporate BMPs. Potential runoff during construction due to changes in drainage patterns will be analyzed in the EIR.

f) Otherwise substantially degrade water quality? (**Sources: 12**)	☑	☐	☐	☐

Discussion:

Refer to discussion under item VI.a., above. The ability of the project to meet applicable waste discharge and water quality requirements during construction will be addressed in the EIR.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (**Sources: 5**)	☑	☐	☐	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

The entire project site has been delineated on Federal Emergency Management Agency (FEMA) flood map as being within Flood Zone "A." Thus, as the project site is located within a flood hazard area, the lowest floor of the proposed structures would be required to be built one foot higher than the Base Flood Elevation (BFE). With the proposed elevation requirement, impacts are considered less than significant. The EIR will provide detail regarding the project plans to elevate the proposed structure pursuant to FEMA requirements.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (**Sources: 5)**	☑	☐	☐	☐

Discussion:

The entire project site has been delineated on Federal Emergency Management Agency (FEMA) flood map as being within Flood Zone "A." Thus, as the project site is located within a flood hazard area, the lowest floor of the proposed structures would be required to be built one foot higher than the BFE. As with the existing elevation of the project site, the proposed elevation of the site would impede and redirect flood flows in areas surrounding the site. The EIR will analyze the potential for offsite flood hazards.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (**Sources: 5)**	☐	☐	☐	☑

Discussion:

The City of Huntington Beach is located in the lower basin of the Santa Ana River Basin. The lower basin is protected from flooding by Prado Dam, which is located 27 miles northeast of the City in Riverside County. The project site is not located within the inundation area of the Prado Dam. Therefore, the possibility of significant risk of loss, injury, or death from flooding would be negligible. No impact would occur, and no further analysis is required in the EIR.

j) Inundation by seiche, tsunami, or mudflow? (**Sources: 1)**	☐	☐	☐	☑

Discussion:

According to the Moderate Tsunami Run-up Area map in the City of Huntington Beach General Plan Environmental Hazards Element (Figure EH-8), the project site is not located in an identified tsunami run-up area. Due to the lack of land-locked bodies of water (i.e., ponds or lakes) in proximity to the project site, the potential for seiches is considered to be non-existent. Thus, no impact would occur, and no further analysis of this issue is required in the EIR.

k) Potentially impact stormwater runoff from construction activities? (**Sources: 12**)	☑	☐	☐	☐

Discussion:

Refer to discussion under item IV.a., above. The ability of future development permitted under the project to meet applicable waste discharge and water quality requirements during construction will be addressed in the EIR.

l) Potentially impact stormwater runoff from post-construction activities? (**Sources: 12**)	☑	☐	☐	☐

Discussion:

Refer to discussion under item IV.a., above. The ability of future development permitted under the proposed project to meet applicable waste discharge and water quality requirements during operation will be addressed in the EIR.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (**See Figure 1)**	☑	☐	☐	☐

Discussion:

Implementation of development permitted under the proposed project would involve the demolition of a vacant 18,600-sf auto repair facility on the southwestern portion of the site. In addition, future development permitted under the proposed project would include the construction of new loading docks associated with delivery areas for the proposed commercial development. As discussed under item IV.a., above, the City's Standard Conditions of Approval require the preparation of a SWPPP and a WQMP pursuant to NPDES requirements, which would address impacts on water quality during construction and operation, respectively. The potential for discharge of stormwater pollutants from these existing (auto repair facility) and proposed (loading docks) areas as result of future development permitted under the proposed GPA and ZTA will be addressed in the EIR.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (**Sources: 12**)	☑	☐	☐	☐

Discussion:

Refer to discussion under item IV.a., above. The ability of the project to affect beneficial uses of receiving waters during construction and operation will be addressed in the EIR.

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (**Sources:12**)	☐	☑	☐	☐

Discussion:

Future development that would be permitted under the proposed project would change the character of the site from vacant commercial uses to a mix of residential and commercial uses. The project site largely consists of impervious surfaces at this time, and the amount of impervious surfaces would not change substantially with development of the proposed project. As a result, an increase in flow velocity or volume is not anticipated. However, the EIR will provide an analysis of the peak flow velocity or volume expected from the project site during long-term project operation.

p) Create or contribute significant increases in erosion of the project site or surrounding areas? (**Sources: 12**)	☑	☐	☐	☐

Discussion:

Refer to discussion under item IV.a., above. The ability of the project to meet applicable waste discharge and water quality requirements during construction will be addressed in the EIR. Potential erosion and siltation during construction due to soil exposure will be analyzed in the EIR.

V. AIR QUALITY.

The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? (**Sources: 3)**	☑	☐	☐	☐

Discussion:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Future development resulting from the proposed project would entail earth movement and construction activities. In addition, operation of the future development would result in increased vehicular trips in the area. Increased emissions associated with the vehicle trips and other on-site emissions could potentially conflict with the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). Therefore, the project's potential to exceed the SCAQMD thresholds of significance, which may result in a conflict with the AQMP, and violation of any local and regional air quality standards during construction and operation of the proposed project will be analyzed in the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (**Sources: 3**) ☑ ☐ ☐ ☐

Discussion:

Refer to the discussion under item V.a., above. In addition, construction of the development permitted under the proposed project would require soil grading, the use of mechanical construction equipment, the application of solvents and architectural coatings, and other construction activities that could result in significant temporary, short-term impacts to air quality emissions in the form of fugitive dust, volatile organic compounds (VOCs), and construction equipment emissions. Currently the non-attainment pollutants in the South Coast Air Basin, which includes Orange County, are ozone, carbon monoxide (CO), and fine particulate matter (PM_{10}). Construction-related activities and traffic generated by long-term operation of the proposed project could contribute to these existing violations. The impacts to air quality from project construction and operation will be evaluated in the EIR.

c) Expose sensitive receptors to substantial pollutant concentrations? (**Sources: 3)** ☑ ☐ ☐ ☐

Discussion:

Traffic generated from development permitted under the proposed project could contribute to decreased levels of service at nearby intersections, resulting in additional vehicle emissions and longer vehicle idling times at and near intersections. These circumstances could lead to CO hot spots that may affect adjacent sensitive receptors (e.g., residences and customers of adjacent retail centers). In addition, during construction, nearby sensitive receptors could experience higher levels of air emissions from construction equipment. The potential for the project to result in these substantial pollution concentrations will be addressed in the EIR.

d) Create objectionable odors affecting a substantial number of people? (**Sources: 3**) ☐ ☐ ☑ ☐

Discussion:

Future development permitted under the GPA and ZTA is not anticipated to include, and would not facilitate, uses that are significant sources of objectionable orders. Potential sources of odor associated with permitted development may result from construction equipment exhaust and application of asphalt and architectural coatings during construction activities, the temporary storage of typical household solid waste (refuse) associated with residential and/or hotel uses (long-term operational) uses, as well as odors produced from the various commercial uses, including restaurants. Standard construction requirements would be imposed upon the applicant to minimize odors from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature, and impacts associated with construction-generated odors are expected to be less than significant. It is expected that any future project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with construction and operation of future development under the proposed project would be less than significant, no mitigation is required, and no further analysis is required in the EIR.

e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- ☑ ☐ ☐ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (**Sources: 3**)

Discussion:

Refer to the discussion for items V.a. and V.b. above.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (**Sources: 3**)	☑	☐	☐	☐

Discussion:

During construction of development permitted under the proposed project, impacts on traffic from construction vehicles queuing at, and entering and exiting the site could occur. In addition, the long-term operation of future development would generate additional vehicular trips that could potentially result in a substantial traffic increase in the area. This increase in traffic associated with development allowed under the proposed GPA and ZTA would further add to the existing traffic load affecting the existing street system. The potential impacts due to increased trip generation, changes to the volume to capacity ratio on roads, and congestion at intersections will be analyzed in the EIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (**Sources: 3**)	☑	☐	☐	☐

Discussion:

Refer to the discussion for item VI.a. above. Increased trip generation from long-term operation of development permitted under the GPA and ZTA could potentially exceed level of service (LOS) standards on designated Orange County Congestion Management Program (CMP) intersections in the project vicinity. The potential impacts to CMP intersections will be analyzed in the EIR.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (**Sources: 9**)	☐	☑	☐	☐

Discussion:

The project site is not located within two miles of a public or private airstrip. However, the option for development of structures up to ten stories in height could have the potential to interfere with existing airspace or flight patterns. The potential impacts to air traffic patterns will be analyzed in the EIR.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (**See Figures 3, 4 and 5**)	☑	☐	☐	☐

Discussion:

The project design is not anticipated to include any design features that would result in substantial vehicular or

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

pedestrian hazards. Pedestrian corridors would be provided and/or maintained throughout and along the perimeter of the project site. In addition, the two main residential vehicle lanes traversing the site will be designated as "woonerfs", which is a Dutch term for streets where pedestrians and cyclists have legal priority over motorists. The project would not include any uses that would be incompatible with or hazardous to existing uses. The proposed new access driveway planned at the southwest corner of the site from Edinger Avenue would be designed in accordance with recommendations from the City's traffic engineering division. The site access and design, including ingress and egress restrictions will be further analyzed in the EIR to investigate potential traffic hazards and design options to minimize impacts.

The Union Pacific Railroad right-of-way traverses the western side of the project site. Approximately four trains per week travel along the tracks located in the right-of-way. In the vicinity of the project site, the railroad crosses two public streets (Center Avenue and Edinger Avenue). Both of these railroad crossings are located to the west of the site. No direct pathways are proposed that would traverse the existing railroad from the project site, however, potential conflicts with existing rail operations will be further analyzed in the EIR.

e) Result in inadequate emergency access? (**See Figures 3, 4 and 5**)	☐	☑	☐	☐

Discussion:

Emergency access to and within the project site would be designed to meet City of Huntington Beach Police Department and City of Huntington Beach Fire Department requirements, as well as the City's general emergency access requirements. Currently, it is assumed that a secondary access lane, accessed from Edinger Avenue and located along the western border of the project site, would double as an emergency access lane. However, because a finalized site plan has not yet been submitted, the EIR will analyze potential impacts associated with emergency access that could result from development permitted under the GPA and ZTA.

f) Result in inadequate parking capacity? (**Sources: 3**)	☐	☐	☑	☐

Discussion:

Development permitted under the proposed project would include parking in conformance with City requirements. Specifically, the Base Conceptual Plan would provide 2,101 parking spaces while Village Options A and B would provide a total of approximately 2,302 parking spaces. It is likely that the proposed parking would be adequate for the proposed project; however the EIR will include a more detailed review of parking plans to ensure City parking requirements are met.

g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (**Sources: 3**)	☐	☐	☑	☐

Discussion:

The proposed project would be compatible with regional policies to promote alternative modes of transportation by encouraging a pedestrian-friendly environment both in and around the development. Specifically, future residents will have access to the Golden West Transportation Center located less than ¼-mile northwest of the project site across Center Avenue. The transportation center serves six bus lines and provides transit access throughout northern Orange County. In addition, the project could also benefit from future commuter rail service if it is established along the existing Union Pacific Railroad line. The EIR will include an analysis of transit and bicycle services and facilities, as well as future related plans affecting the project area. The project design is not anticipated to conflict with policies supporting alternative transportation and impacts are considered less than significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (**Sources: 1, 12, 18**) ☐ ☐ ☐ ☑

Discussion:

The proposed project site is currently developed with commercial uses and contains little to no native habitat. The only vegetation on the project site consists of a limited number of landscaping trees and ornamental shrubs. As a result, no suitable habitat for sensitive mammal, reptile, amphibian, or fish species exist on the project site. In addition, a database search revealed that no federal or State special status species are located on the project site. No impact would occur, and no further analysis of this issue is required in the EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (**Sources: 1**) ☐ ☐ ☐ ☑

Discussion:

The project site has been previously developed and used exclusively for commercial uses. No riparian habitat or other sensitive natural community exists on the proposed project site. As such, the project would not have any direct effect upon any riparian habitat or other sensitive natural communities. No impact would occur, and no further analysis of this issue is required.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (**Sources: 1**) ☐ ☐ ☐ ☑

Discussion:

There are no wetlands on the project site, as defined by the Clean Water Act or the Fish and Game Code of California. No impact would occur, and no further analysis of this issue is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (**Sources: 1**) ☐ ☐ ☐ ☑

Discussion:

The project site is currently developed with vacant commercial uses. It is unlikely that any substantial wildlife movement would occur though the proposed project site, as the site and the immediate area are almost entirely paved or otherwise developed and contain a limited number of ornamental trees. In addition, the project site is bordered by commercial development and streets on all four sides, thus preventing wildlife movement. As a result, the project does not have the potential to significantly impact migratory species, including migratory bird species. No impact would

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

occur, and no further analysis of this issue is required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (**Sources: 1, 2, 12)**	☐	☐	☑	☐

Discussion:

There are currently limited biological resources within the project site, which is developed with vacant commercial uses and associated surface parking. No impact would occur, and no further analysis of this issue is required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (**Sources: 1, 2, 12**)	☐	☐	☐	☑

Discussion:

No habitat conservation plan or natural community conservation plan affects the proposed project site. Therefore, no conflict with conservation plans would occur and no further analysis of this issue is required in the EIR.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (**Sources: 1, 2**)	☐	☐	☐	☑

Discussion:

No State-designated mines or mineral producers presently exist within the project vicinity. The project site does not maintain any natural mineral resources. Therefore, no impact would occur and no further analysis of the issue is required in the EIR.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (**Sources: 1, 2**)	☐	☐	☐	☑

Discussion:

As discussed in item VIII.a. above, the site does not maintain any natural mineral resources. No impact would occur and no further analysis of the issue is required in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (**Sources: 3**)	☐	☐	☑	☐

Discussion:

Development permitted under the GPA and ZTA would include a mix of residential and commercial uses (including a potential hotel option) and long-term operation of the proposed development would not involve the introduction nor the routine transport, use, or disposal of hazardous materials. Proposed construction of the project would comply with CalOSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Management Act (HMMA), and other State and local requirements. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction activities. It is anticipated that impacts regarding routine transport, use, or disposal of hazardous materials would be less than significant. The EIR will include a more detailed analysis of this issue to confirm that the routine transport, use, or disposal of hazardous materials would not negatively affect the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (**Sources: 3, 14**)	☑	☐	☐	☐

Discussion:

Refer to discussion item IX.a. above. Future development permitted under the proposed project would not include the use of large quantities of hazardous materials, and any typical household hazardous materials would be used and stored in accordance with applicable regulations. The proposed GPA and ZTA would permit a mix of residential and commercial uses with the option for a Village element, which could include additional residential units or a hotel. Long-term operation of these proposed uses would not involve handling of hazardous materials in a manner that would result in reasonably foreseeable upset and accident conditions. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment during construction activities.

A Phase I Environmental Site Assessment (ESA) was prepared for the project site. The purpose of the Phase I ESA was to identify recognized environmental conditions in connection with the project site. In general, the investigation included a review of current federal, state, and County databases of known and potential environmentally-impacted properties; a review of reasonably available government agency records; a review of available historical aerial photographs and historical maps; and a project site reconnaissance to observe current conditions at the project site.

The Phase I ESA indicated that the former Montgomery Wards building and associated auto repair facility contain asbestos containing building materials (ACBM). In particular, the Phase I ESA revealed that the vacant Montgomery Wards building contained a significant amount of ACBM. In addition, both the former Montgomery Wards building and associated auto repair facility were constructed before lead-based paints were banned in 1979. As such, the likelihood that the site contains lead-based paint is high. Given these circumstances, potential impacts to the public or environment from ACBM and lead-based paint are possible.

The EIR will evaluate the potential exposure of people and property to short-term (construction-related) hazardous and toxic materials that could be associated with the project site (e.g., potential contaminants associated with existing uses). The EIR will also include results of a database search of potential hazardous materials sites at the location of the proposed project and in the vicinity. The EIR will use this information to document potential impacts associated with the release of hazardous materials into the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (**Sources: 3**)	☐	☑	☐	☐

Discussion:

The project site is located ¼ mile east of Golden West Community College. As discussed under item IX.b. above, construction activities would involve the demolition of existing structures that are known to contain ACBM and could also contain lead-based paints. During operation, the proposed project will not emit hazardous emissions or handle hazardous materials beyond general cleaning supplies. However, the EIR will evaluate the potential emissions of hazardous materials within one-quarter mile of a school as a result of construction-related activities.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (**Sources: 3, 14**)	☑	☐	☐	☐

Discussion:

The project site is located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The auto repair facility is listed as a facility that had a release of petroleum hydrocarbons on the Leaking Underground Storage Tank (LUST) database. This listing stems from a fuel release that occurred from an underground storage tank some time prior to 1986 when the tank was removed. Assessment and remedial clean-up work occurred through the late 1980s into the early 2000s. The clean-up work included excavation and treatment of contaminated soil, implementation of a groundwater pump and extraction wells. The assessment work culminated in 2004 when a *Site Closure Report* was submitted to the lead enforcement agency, the Orange County Health Care Agency (OCHCA). The report provides documentation that residual levels of gasoline hydrocarbons remain in both soil and groundwater beneath the project site. Though high levels of residual fuel hydrocarbons remain, the project site was recommended for low risk closure. The OCHCA issued a Remedial Action Completion Certificate, dated December 13, 2004, for the property. The Regional Water Quality Control Board-Santa Ana Region provided concurrence for closure. The closure letter indicated that "if redevelopment [of the site] occurs and shallow contaminated soil is encountered, the soil must be handled to current regulatory requirements." All existing Vertical Electrical Soundings (VES) and groundwater wells, piping and treatment system components require proper abandonment.

A number of nearby sites are also located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. These sites include the Levitz Furniture facility, located about 1,000 feet to the west, and the former JC Penny facility (now the Burlington Coat Factory), located about 300 feet to the east. In addition, the former Broadway Goodyear facility, located about 1,200 feet to the east, a former Chevron gas station, located about 2,000 feet to the east, and a former dry cleaner facility, located about 1,600 feet to the east-northeast of the project site were also listed; however, these have all been demolished. Based upon a review of the site assessment and clean-up data for these off-site properties, a review of data for the release that occurred on the project site and the subsurface testing, no evidence was found to indicate that these offsite facilities have or will impact the soil or groundwater beneath the project site.

The EIR will include a more detailed analysis of potential impacts associated with the release of hazardous materials into the environment both on- and off-site.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (**Sources: 9, 16**)	☑	☐	☐	☐

Discussion:

The project site is not located within two miles of any known public or private airstrip. However, the project site is located within the Height Restriction Zone for the Los Alamitos Joint Forces Training Base (JFTB). As a result, the development option of a ten-story structure under both Village options may require review and approval by the Federal Aviation Administration (FAA) or Airport Land Use Commission (ALUC). Therefore, development under the GPA and ZTA could result in a safety hazard for people residing in the project area and aircraft utilizing the airstrip at the Los Alamitos JFTB. Potential air safety hazards will be analyzed in the EIR.

☑ ☐ ☐ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (**Sources: 9, 16**)

Discussion:

Refer to discussion for item IX.e., above. Potential air safety hazards will be analyzed in the EIR..

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (**Sources: 3**) ☐ ☐ ☐ ☑

Discussion:

Implementation of the proposed project would not result in the increased likelihood of hazardous materials incidents. With regard to emergency response plans, the project site does not currently and would not in the future serve a function in any emergency response or evacuation plan (schools are typically employed for this purpose). Project access would be constructed per City codes to allow adequate emergency vehicle access. Implementation of the proposed project would not pose any constraints to the City's existing Emergency Management Plan. No impact would occur, and no further analysis of this issue is required in the EIR.

h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (**Sources: 1, 2**) ☐ ☐ ☐ ☑

Discussion:

The project site and surrounding area are characterized by features typical of the urban landscape and include vacant commercial uses. No wildlands exist within the immediate vicinity of the proposed project site. Consequently, implementation of the project would not result in the exposure of people or structures to hazards associated with wildland fires. No further analysis of this issue is required in the EIR.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (**Sources: 3, 12)** ☑ ☐ ☐ ☐

Discussion:

Over the long term, noise would be generated at the project site due to increased traffic during project operation and by activity at the site once it is built and occupied. Noise from mechanical equipment (such as Heating Ventilation and Air Conditioning (HVAC) systems) associated with operation of the project would be required to comply with the State Building Code requirements pertaining to noise attenuation, and with City regulations requiring adequate buffering of such equipment. Sensitive receptors in the vicinity of the project site include existing residences north of Center Avenue. It is anticipated that the noise generated by vehicles and human use associated with operation of the site would be compatible with the existing land uses in the project area and would not exceed noise thresholds established by the City of Huntington Beach. Nevertheless, the EIR will include a noise analysis to investigate and verify predicted operational and traffic noise generated by the proposed project.

Temporary increases in ambient noise levels would occur during periods of construction at the project site.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Chapter 8.40 of the Municipal Code for Noise Control generally prohibits construction activity between the hours of 8:00 P.M. and 7:00 A.M. on weekdays and Saturdays, and all day on Sundays (§8.40.090). Additionally, a permit for construction activities (which requires a review of the proposed activities) must be obtained from the City of Huntington Beach. Reference data for construction equipment noise illustrates that operation of typical heavy equipment would result in noise levels between approximately 75 dBA and 100 dBA when measured 50 feet from the source, depending primarily on the type of equipment in operation. Noise levels from a single piece of equipment attenuate at a rate of approximately 6 decibels per doubling of distance; therefore, the distance between the project site and sensitive receptors would reduce construction noise to some extent. However, due to the potential equipment mix and the proximity of sensitive receptors surrounding the project site, construction noise in excess of 75 dBA may be perceptible. The EIR will include a noise analysis to investigate and verify predicted temporary/intermittent construction noise generated by future development permitted under the proposed project.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (**Sources: 3)**	☐	☑	☐	☐

Discussion:

The only existing source of groundborne vibration in the project vicinity includes heavy trucks or buses traveling on the adjacent streets. Long-term project operation would not include uses that would substantially elevate groundborne vibration or groundborne noise levels above existing conditions. Potential temporary and intermittent vibration impacts could occur during certain project construction activities, such as pile driving if required; however, such vibration would be temporary and intermittent and impacts are anticipated to be less than significant. Vibration impacts during project construction will be addressed in the EIR.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (**Sources: 3, 12**)	☑	☐	☐	☐

Discussion:

As stated above in the discussion for item X.a., long-term project operation would contribute to increased traffic noise levels and would cause additional noise from human activity and operation of mechanical equipment at the project site. Noise from the project's mechanical equipment would be regulated in accordance with Noise Control ordinance standards. However, the noise generated by project traffic once development permitted under the proposed GPA and ZTA is built could substantially increase ambient noise levels in the project area. Noise increases due to increased human activity and vehicular trips associated with the project will be addressed in the EIR.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (**Sources: 3, 12**)	☑	☐	☐	☐

Discussion:

See discussion item X.a. above regarding temporary and intermittent construction noise impacts associated with the project. The EIR will include a noise analysis to investigate and verify predicted temporary/intermittent construction noise generated by the proposed project.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (**Sources: 9, 16**)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

The project site is not located within 2 miles of a public airport, public use airport, or private airstrip. Therefore, the project would not expose people to excessive noise from airports. No impact would occur, and no further analysis of this issue is required in the EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (**Sources: 9, 16**) ☐ ☐ ☐ ☑

Discussion:

Refer to discussion for item X.e. above. No impact would occur, and no further analysis of this issue is required in the EIR.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (**Sources: 1, 3**) ☑ ☐ ☐ ☐

Discussion:

Implementation of the proposed GPA and ZTA would increase the total mixed use building FAR from 1.5 to 1.75, which would allow an additional 172,606 sf beyond the 1,035,639 sf that is currently allowed on the project site. Within this total building square footage limitation, the maximum residential density would increase from 25 dwelling units/acre (du/ac) to 45 du/ac. This increase would allow a maximum of 317 additional units on the site beyond the 396 units that are currently allowed. The GPA would be structured such that under the maximum residential density scenario, the maximum amount of permitted commercial square footage would decrease from 345,213 sf to 138,085 sf. Conversely, if a smaller residential density is chosen, the maximum amount of commercial square footage that could be built would increase from 345,213 sf to 414,255 sf.

The proposed project would increase the maximum number of stories from four stories to six stories on a majority of the project site, up to a maximum of ten stories on a portion of the site. The addition of these uses on site could result in an increased demand on fire protection services in the area. An analysis of project demand on fire protection services will be provided in the EIR, including an evaluation of the City Fire Department's ability to operate within acceptable response time standards in serving the future developed project site and an evaluation of equipment necessary to adequately serve the potential 10-story structures as proposed under the Village options.

b) Police Protection? (**Sources: 1, 3**) ☑ ☐ ☐ ☐

Discussion:

As discussed above, implementation of the proposed GPA and ZTA would allow an additional 172,606 sf beyond the 1,035,639 sf of commercial and residential uses that are currently allowed on the project site. The GPA would be structured such that either a maximum residential scenario or a maximum commercial scenario may be permitted. The proposed project would increase the maximum number of stories from four stories to six stories on a majority of the project site, up to a maximum of ten stories on a portion of the site. The addition of these uses on site could result in an increased demand on police protection services in the area. An analysis of project demand on police protection services

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

will be provided in the EIR, including an evaluation of the City Police Department's ability to serve the future developed project site in accordance with acceptable service standards.

c) Schools? (**Sources: 1, 3**) ☐ ☑ ☐ ☐

Discussion:

The proposed GPA and ZTA could include between 500 and 713 new residential units on site. This would increase population in the area, thereby increasing demands upon existing schools. The project site would be served by the Ocean View School District and the Huntington Beach Union High School District, and would be subject to school impact fee requirements, which would serve to mitigate project impacts upon schools. The potential increase in students and the effect of the project on the existing school system will be addressed in the EIR.

d) Parks? (**Sources: 1, 3**) ☐ ☑ ☐ ☐

Discussion:

The proposed GPA and ZTA could include between 500 and 713 new residential units on site. This would increase population in the area, thereby increasing demands upon existing parks. The project would be subject to City requirements to mitigate impacts pursuant to the Zoning and Subdivision Ordinance. The EIR will address this issue in more detail.

e) Other public facilities or governmental services? (**Sources: 3**) ☐ ☐ ☑ ☐

Discussion:

The proposed GPA and ZTA could include between 500 and 713 new residential units on site. This would increase population in the area, thereby increasing demand for the use of existing public facilities including libraries and civic buildings/auditoriums. It is expected that existing public facilities and services serving in project area would be able to sufficiently handle the moderate increase in population that would result from the proposed project. Nonetheless, this issue will be further analyzed in greater detail in the EIR and mitigation measures will be included if necessary.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (**Sources: 3**) ☑ ☐ ☐ ☐

Discussion:

As discussed above, implementation of the GPA and ZTA would allow an additional 172,606 sf beyond the 1,035,639 sf of commercial and residential uses that are currently allowed on the project site. As a result, wastewater discharges from the project could put additional demand upon regional treatment facilities. The ability of the project to meet applicable waste discharge and treatment requirements will be addressed in the EIR.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (**Sources: 3**) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

The project would connect to existing water and wastewater conveyance facilities offsite and may require the construction of new water and wastewater conveyance facilities on site. Construction of new water or wastewater treatment facilities and/or expansion of existing water or wastewater treatment facilities is not anticipated to be necessary to serve the project's needs. It is anticipated that impacts regarding construction of water and wastewater facilities would be less than significant. The EIR will include a more detailed analysis of this issue to confirm that existing facilities are adequate to serve the project.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (**Sources: 3**)	☐	☐	☑	☐

Discussion:

As the project site is already fully developed, no substantial increase in impervious surface area would be anticipated to occur as a result of the proposed project. As a result, the off-site existing storm drain system should be adequate to serve the proposed project and impacts regard the expansion of the existing storm drain system is expected to be less than significant. New onsite storm drain facilities would be constructed as part of the project to convey stormwater to the off-site facilities The City will require that the project's on-site storm drain facilities function to capture and temporarily retain excess runoff so as not to overburden the off-site system during peak flow events. It is anticipated that impacts regarding construction of new storm water drainage facilities would be less than significant. The EIR will include a more detailed analysis of this issue to confirm that the existing off-site storm drain system and proposed on site storm drain facilities are adequate to serve the project.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (**Sources: 3**)_	☐	☑	☐	☐

Discussion:

As the proposed project would result in an intensification of development on the project site, the project would require an increase in water supply. A Water Supply Assessment must be prepared to confirm that adequate water supply is available over the long-term to serve the project, and future development permitted under the proposed GPA and ZTA would need a will-serve letter from the City. This issue will be described in more detail in the EIR.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (**Sources: 3**)	☐	☑	☐	☐

Discussion:

The project will connect to existing wastewater facilities which will convey wastewater generated by the project to regional treatment facilities. The applicant must receive a "will serve" letter from the Orange County Sanitation District in order to construct the project, meaning that the Sanitation District must confirm that adequate treatment capacity is available over the long-term to serve the project and commit to provide treatment service. With this condition satisfied prior to construction, impacts would be less than significant. This issue will be described in more detail in the EIR.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (**Sources: 1, 3**)	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion:

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transported to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of thirty years based on present solid waste generation rates. The proposed project would result in an intensification of land use and increase solid waste generation. Due to the moderate size of the project and available capacity of regional landfills, impacts are anticipated to be less than significant. The project's potential impacts on landfill capacity will be analyzed further in the EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (**Sources: 1, 3, 12**)	☐	☐	☐	☑

Discussion:

As a condition of approval, future development would be required to comply with all federal, state and local statues and regulations related to solid waste handling, transport and disposal during construction and long-term operation. No impact would occur, and no further analysis of this issue is required in the EIR.

h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (**Sources: 12**)	☑	☐	☐	☐

Discussion:

Refer to Section IV., item IV.a., above. The provision of new or retrofitted storm water treatment control BMPs will be addressed in the EIR.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (**Sources: 1, 3**)	☑	☐	☐	☐

Discussion:

Scenic vistas in the City of Hunting Beach are primarily located along the coast. As the project site is located approximately four miles from the ocean, no views of the coast from the site currently exist. The proposed project is located in a highly urbanized area. The height of the proposed residential/commercial buildings is generally compatible with the existing buildings that are located in the immediate vicinity. However, the GPA and ZTA would result in an overall allowable height increase from four to six stories. In addition, the development option of ten-story structures as proposed under both Village Options would represent a departure from heights currently allowed along Edinger Avenue. The height of the structures may adversely affect local vistas across the project site. The EIR will further analyze the effects of the ten-story element on local vistas as well as the potential impact resulting from the increase in overall allowable height limits.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (**Sources: 1**)	☐	☐	☐	☑

Discussion:

The State of California Department of Transportation designates scenic highway corridors. The project site is not

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

within a state scenic highway; nor is the project site visible from any (officially designated or eligible) scenic highway. In addition, as the project site is presently developed, the site does not contain rock outcroppings or historic buildings.

The project site contains a limited number of trees that would be removed during construction of the proposed project. However, these trees are ornamental and will be replaced with similar landscaping. No impact would occur, and no further analysis of this issue is required in the EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (**Sources: 3**)	☑	☐	☐	☐

Discussion:

As discussed above, the proposed GPA and ZTA would result in an increase in allowable height limits on the project site from four to six stories on a majority of the project site, up to a maximum of 10 stories on a portion of the site. The height of the structures may result in adverse impacts relating to shade/shadow effects on the surrounding land uses. A more detailed analysis will be included in the EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (**See Figures 3, 4 and 5**)	☑	☐	☐	☐

Discussion:

Light impacts could result from the residential and commercial uses as proposed under the GPA and ZTA. Lighting from the proposed structures and street lights would be visible from the street and/or light-sensitive receptors immediately surrounding the project site. The potential impacts of new light sources will be analyzed in the EIR and mitigation measures will be suggested to reduce impacts. Glare can result from daytime reflection of sunlight off building surfaces. The future development options could include reflective surfaces (e.g., windows, brightly colored or bare concrete building façade treatments) on large building faces. The visual impact of glare created by the project site will be addressed in the EIR.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (**Sources: 3**)	☐	☐	☐	☑

Discussion:

There are no historical resources located on the proposed project site. Therefore, no impact to historical building resources would occur, and no further analysis of this issue is required in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (**Sources: 3)**	☐	☑	☐	☐

Discussion:

The project site has already been subject to extensive disruption and contains fill materials. Any archaeological resources, which may have existed at one time, have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in significant impact. A records search will be conducted to investigate the presence of archeological resources on the project site and Native American Tribes will be notified and given the opportunity to communicate concerns or issues regarding the proposed project. A summary of the search results and a more detailed analysis of potential impacts to archaeological resources will be included in the EIR.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (**Sources: 3)**	☐	☑	☐	☐

Discussion:

The project site has already been subject to extensive disruption and contains fill materials. Any paleontological resources, which may have existed at one time, have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in significant impact. The EIR will contain a paleontological records review to determine the need for paleontological monitoring during project construction. A summary of the search results and a more detailed analysis of potential impacts to paleontological resources will be included in the EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries? (**Sources: 3)**	☑	☐	☐	☐

Discussion:

The project site and surrounding area are characterized by features typical of the urban landscape and include commercial uses. No known traditional sites exist within the project area or surrounding area, nor have any resources been identified. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in a significant impact. The EIR will contain a Sacred Lands File review to determine the need for monitoring the presence of human remains during project construction. A summary of the search results and a more detailed analysis of potential impacts to human remains will be included in the EIR.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (**Sources: 1, 3**)	☐	☑	☐	☐

Discussion:

Development proposed under the GPA and ZTA could include between 500 and 713 residential units. This would increase population in the area, thereby increasing demands upon existing parks. The development will include both outdoor and indoor amenities, and these proposed amenities would serve to reduce the project's associated demand upon the City's existing public park system. The EIR will analyze this issue in more detail.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (**Sources: 1, 3**)	☐	☑	☐	☐

Discussion:

Development options proposed under the GPA and ZTA would include both indoor and outdoor amenities. The construction of these amenities would contribute to the potential environmental impacts from the overall project as identified in this initial study. The construction of these amenities will be analyzed as part of the overall project analysis included in the EIR. The long-term operation of the proposed amenities is not anticipated to have an adverse effect on the environment. The EIR will investigate impacts associated with construction of the proposed amenities in more detail.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Affect existing recreational opportunities? (**Sources: 1, 3**)	☐	☑	☐	☐

Discussion

See discussion item XV.a. above regarding the project demand on existing public parks. The EIR will investigate this issue in more detail.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (**Sources: 3**)	☐	☐	☐	☑

Discussion:

There is no Prime Farmland, Farmland of Statewide Importance, or Unique Farmland located on the proposed project site, as the site is currently developed. No impact would occur, and no further analysis of this issue is required in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (**Sources: 3**)	☐	☐	☐	☑

Discussion:

The project site is not under a Williamson Act contract, as the site is currently developed. No impact would occur, and no further analysis of this issue is required in the EIR.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (**Sources: 3**)	☐	☐	☐	☑

Discussion:

This site is currently developed. No environmental changes associated with the proposed project would result in the conversion of farmland to non-agricultural uses. No impact would occur, and no further analysis of this issue is required in the EIR.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

XVII. 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? (**Sources: 3)**

☐ ☐ ☑ ☐

Discussion:

As discussed above in section VII. Biological Resources, the proposed project site is currently developed with vacant commercial uses with little to no native habitat on site, and suitable habitat for sensitive mammal, reptile, amphibian, or fish species does not exist on the project site. In addition, no riparian habitat or other sensitive natural community or wetlands exists on the proposed project site. It is unlikely that any substantial wildlife movement would occur though the proposed project site, as the immediate area is almost entirely paved or otherwise developed and contains a limited number of ornamental trees. In addition, the project site is bordered by commercial development and streets on all for sides, thus preventing wildlife movement. No impact would occur, and no further analysis of this issue is required.

As discussed above in section XIV. Cultural Resources, the project site does not contain any historically aged structures. However, it is possible that archeological or paleontological resources exist on site. A more detailed analysis of potential impacts to paleontological resources will be included in the EIR.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (**Sources: 1,3, 12**)

☑ ☐ ☐ ☐

Discussion:

Potential project impacts relating to air quality, biology, noise, transportation/traffic, public services, and utilities/service systems could contribute to cumulative impacts to all resource areas in the EIR. The EIR will discuss the potential for cumulative impacts to all resource areas analyzed in the EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (**Sources: 1, 3, 12**)

☑ ☐ ☐ ☐

Discussion:

Potential impacts to human beings could occur through the potential environmental impacts upon air quality, noise, and transportation/traffic identified in this Initial Study. These impacts and the potential for substantial adverse effects upon human beings will be analyzed in the EIR.

XVIII. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
3	Project Narrative	See Section 7 (Project Description) of this Initial Study
4	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
5	FEMA Flood Insurance Rate Map (February 18, 2004)	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
6	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
7	City of Huntington Beach CEQA Procedure Handbook	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach

8	Trip Generation Handbook, 7th Edition, Institute of Traffic Engineers	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
9	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
10	Hazardous Waste and Substances Sites List	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
11	State Seismic Hazard Zones Map	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
12	City of Huntington Beach Municipal Code	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
13	Updated Geotechnical Investigation Proposed the Center at Beach Edinger Avenue West of Beach Boulevard, Huntington Beach California. Geotechnical Professionals, Inc. March 19, 2002	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
14	Preliminary Environmental Site Assessment—Phase I Update and Subsurface Assessment—Phase II, Western Portion of Huntington Beach Mall, Former Montgomery Wards Facility, 7777 Edinger Avenue, Huntington Beach, California. California Environmental Geologists and Engineers, Inc. September 2005	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
15	2005 Urban Water Management Plan, City of Huntington Beach. November 21, 2005.	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach

16	2007 Thomas Bros. Maps—Los Angeles and Orange Counties	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
17	City of Huntington Beach Emergency Management Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
18	California Natural Diversity Database Accessed January 16, 2008	See Attachment #1

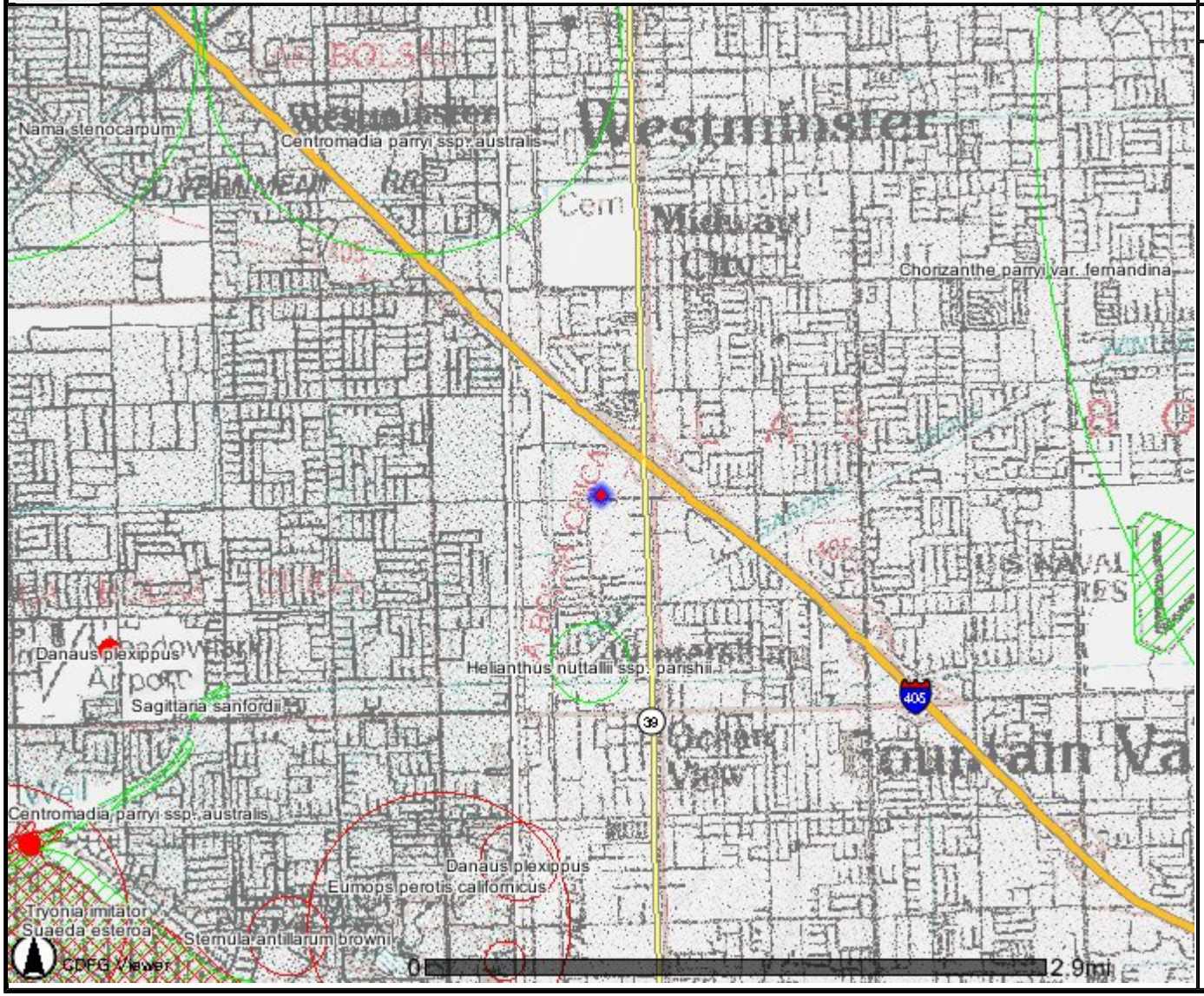
Attachment #1

California Natural Diversity Database
Accessed January 16, 2008

Bella Terra Project

Info: Site available at http://imaps.dfg.ca.gov

Author: PBS&J
Date: 1/16/2008 12:57 PM



Map Legend

California Natural Diversity Database (com) [ds85]

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terr. Comm. (80m)
- Terr. Comm. (specific)
- Terr. Comm. (non-specific)
- Terr. Comm. (circular)
- Aqu. Comm. (80m)
- Aqu. Comm. (specific)
- Aqu. Comm. (non-specific)
- Aqu. Comm. (circular)

Highways

- Interstate
- US Highway
- State Highway

Western States

Mexico

Astragalus pycnostachyus var. lanosissimus

Ventura Marsh milk-vetch

Element Code: PDFAB0F7B1

Status	NDDB Element Ranks	Other Lists
Federal: Endangered	**Global:** G2T1	**CNPS List:** 1B.1
State: Endangered	**State:** S1.1	

Habitat Associations

General: COASTAL SALT MARSH.

Micro: WITHIN REACH OF HIGH TIDE OR PROTECTED BY BARRIER BEACHES, MORE RARELY NEAR SEEPS ON SANDY BLUFFS. 1-35M.

Occurrence No. 1 **Map Index:** 23778 **EO Index:** 19298

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Possibly Extirpated
Trend: Unknown

Dates Last Seen
Element: 1882-10-XX
Site: 1987-XX-XX

Record Last Updated: 1998-11-09

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69572º / -118.03635º
UTM: Zone-11 N3728900 E403953
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 5 ft

Location: "LA BOLSA." (ASSUMED TO BE BOLSA BAY AREA BETWEEN SUNSET BEACH AND HUNTINGTON BEACH).

Location Detail: SEVERAL COLLECTIONS FROM 'LA BOLSA' ATTRIBUTED TO THIS VICINITY; EXACT LOCATION NOT KNOWN. MAPPED AT BOLSA CHICA SALT MARSH. THIS AREA VARIOUSLY KNOWN IN THE PAST AS 'LA BOLSA' AND 'LAS BOLSAS MARSHES'

Ecological: SALT MARSH.

Threat:

General: TYPE LOCALITY. 3 COLLECTIONS MADE AT THIS SITE BY PARISH AND PARISH IN 1881 AND 1882. AREA PARTLY AN ACTIVE OIL FIELD, PARTLY CDFG ECOLOGICAL RESERVE. NO PLANTS OBSERVED AT BOLSA CHICA OR ANAHEIM BAY DURING 1987 SEARCH BY F. ROBERTS.

Owner/Manager: DFG-BOLSA CHICA ER, PVT

Calystegia sepium ssp. binghamiae

Santa Barbara morning-glory **Element Code:** PDCON040E6

Status
Federal: None
State: None

NDDB Element Ranks
Global: G5TH
State: SH

Other Lists
CNPS List: 1A

Habitat Associations
General: COASTAL MARSHES.
Micro: 0-30M.

Occurrence No. 5 **Map Index:** 23778 **EO Index:** 48222

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1932-07-19
Site: 1932-07-19

Record Last Updated: 2002-07-11

Quad Summary: Seal Beach (3311861/072A)
County Summary: Orange

Lat/Long: 33.69572º / -118.03635º
UTM: Zone-11 N3728900 E403953
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 5 ft

Location: BOLSA CHICA.
Location Detail: EXACT LOCATION UNKNOWN, MAPPED IN GENERAL VICINITY OF BOLSA CHICA BY CNDDB.
Ecological:
Threat:
General: ONLY SOURCES OF INFORMATION FOR THIS SITE ARE TWO 1932 COLLECTIONS BY BOOTH; NEEDS FIELDWORK.
Owner/Manager: UNKNOWN

Centromadia parryi ssp. australis

southern tarplant **Element Code:** PDAST4R0P4

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T2	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: MARSHES AND SWAMPS (MARGINS), VALLEY AND FOOTHILL GRASSLAND.

Micro: OFTEN IN DISTURBED SITES NEAR THE COAST AT MARSH EDGES; ALSO IN ALKALINE SOILS SOMETIMES WITH SALTGRASS. SOMETIMES ON V

Occurrence No. 17 **Map Index:** 35376 **EO Index:** 30115

Occ Rank: Fair
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1993-08-27
Site: 1997-10-10

Record Last Updated: 2006-01-13

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70868º / -118.04336º
UTM: Zone-11 N3730344 E403318
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 11W
Section: 28 **Qtr:** XX
Meridian: S
Elevation: 50 ft

Location: BOLSA CHICA, SOUTH OF LOS PATOS AVE.

Location Detail: TWO COLONIES ON THE MESA ABOVE THE WETLANDS, MAPPED ACCORDING TO SPECIFIC FIELD SURVEY MAPS. THIRD COLONY MAPPED BASED ON NON-SPECIFIC SITE DESCRIPTION FROM A 1970 COLLECTION BY HENRICKSON.

Ecological: NON-NATIVE GRASSLAND / RUDERAL ROADSIDE VEGETATION. ASSOCIATED WITH ANNUAL GRASSES, SALSOLA TRAGUS, HEMIZONIA FASCICULATA, AND BRASSICA NIGRA.

Threat: N COLONIES: DIRT BIKES, HIKING, SITE PROPOSED FOR FUTURE DEVELOPMENT. S COLONY: CHANNEL MAINTENANCE AND GRADING.

General: 4 PLANTS OBSERVED IN NW COLONY, ABOUT 40 IN CENTER COLONY IN 1993. GARDINER FOUND NO PLANTS OR SUITABLE HABITAT IN 1997 ALONG THE CHANNEL WHERE THE SOUTHERN POLYGON IS MAPPED. INCLUDES FORMER OCCURRENCE #19.

Owner/Manager: UNKNOWN

Centromadia parryi ssp. australis

southern tarplant **Element Code:** PDAST4R0P4

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T2	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: MARSHES AND SWAMPS (MARGINS), VALLEY AND FOOTHILL GRASSLAND.

Micro: OFTEN IN DISTURBED SITES NEAR THE COAST AT MARSH EDGES; ALSO IN ALKALINE SOILS SOMETIMES WITH SALTGRASS. SOMETIMES ON V

Occurrence No. 18 **Map Index:** 35378 **EO Index:** 30113

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1997-10-10
Site: 1997-10-10

Record Last Updated: 1998-09-01

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70741º / -118.05327º
UTM: Zone-11 N3730212 E402398
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 26.4 acres

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 25 ft

Location: BOLSA CHICA, SOUTH OF WARNER AVE AND EAST OF BOLSA BAY. NEAR HUNTINGTON BEACH HARBOR BRIDGE.

Location Detail: THREE COLONIES MAPPED FROM 200 - 700 METERS SOUTH OF WARNER AVE AND 200 - 400 METERS EAST OF THE BAY.

Ecological: NON-NATIVE GRASSLAND/DISTURBED RUDERAL ROADSIDE AREAS. ASSOCIATED WITH ANNUAL GRASSES, BRASSICA NIGRA, SALVIA, HEMIZONIA FASCICULATA, AND SALSOLA TRAGUS.

Threat: DIRT BIKING, HIKING. FUTURE DEVELOPMENT PROPOSED FOR SITE.

General: 500+ PLANTS OBSERVED IN THREE COLONIES IN 1993, 25-30 PLANTS SEEN BY GARDINER & JONES IN 1997, BUT MAY NOT HAVE SURVEYED A VERY LARGE AREA.

Owner/Manager: PVT

Centromadia parryi ssp. australis

southern tarplant **Element Code:** PDAST4R0P4

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T2	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: MARSHES AND SWAMPS (MARGINS), VALLEY AND FOOTHILL GRASSLAND.

Micro: OFTEN IN DISTURBED SITES NEAR THE COAST AT MARSH EDGES; ALSO IN ALKALINE SOILS SOMETIMES WITH SALTGRASS. SOMETIMES ON V

Occurrence No. 20 **Map Index:** 35370 **EO Index:** 30112

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1933-09-17
Site: 1933-09-17

Record Last Updated: 1997-02-07

Quad Summary: Newport Beach (3311768/071B), Anaheim (3311778/088C), Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.76153º / -118.00779º
UTM: Zone-11 N3736171 E406671
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 40 ft

Location: WESTMINISTER.

Location Detail: INCLUDES COLLECTION FROM "5 MILES WEST OF SANTA ANA".

Ecological: COMMON IN WEEDY ALKALI FIELDS WITH HELIOTROPUM CURASSAVICUM.

Threat:

General: VICINITY REPORTED IN THREE COLLECTIONS; KECK (#2524 POM) IN 1933, WHEELER (#849 RSA), AND ANONYMOUS COLLECTION FROM THE BRANDEGEE HERBARIUM (UC #89014) FROM 1920.

Owner/Manager: UNKNOWN

Centromadia parryi ssp. australis

southern tarplant **Element Code:** PDAST4R0P4

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T2	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: MARSHES AND SWAMPS (MARGINS), VALLEY AND FOOTHILL GRASSLAND.

Micro: OFTEN IN DISTURBED SITES NEAR THE COAST AT MARSH EDGES; ALSO IN ALKALINE SOILS SOMETIMES WITH SALTGRASS. SOMETIMES ON V

Occurrence No. 52 **Map Index:** 39820 **EO Index:** 34822

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1998-XX-XX
Site: 1998-XX-XX

Record Last Updated: 1998-09-25

Quad Summary: Newport Beach (3311768/071B)

County Summary: Orange

Lat/Long: 33.72348º / -117.94589º
UTM: Zone-11 N3731898 E412365
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 10W
Section: 20 **Qtr:** XX
Meridian: S
Elevation: 40 ft

Location: FOUNTAIN VALLEY; CENTER OF MILE SQUARE REGIONAL PARK.

Location Detail: PLANNED GOLF COURSE EXPANSION WILL IMPACT 137 UNDEVELOPED ACRES IN THE CENTER OF THE PARK.

Ecological:

Threat: PLANNED GOLF COURSE EXPANSION WILL ELIMINATE ALL PLANTS FOUND HERE.

General: 2700 PLANTS AT THIS SITE IN SIX PATCHES.

Owner/Manager: UNKNOWN

Chorizanthe parryi var. fernandina

San Fernando Valley spineflower **Element Code:** PDPGN040J1

Status	NDDB Element Ranks	Other Lists
Federal: Candidate	**Global:** G2T1	**CNPS List:** 1B.1
State: Endangered	**State:** S1.1	

Habitat Associations

General: COASTAL SCRUB.

Micro: SANDY SOILS. 3-1035M.

Occurrence No. 8 **Map Index:** 41265 **EO Index:** 41265

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Possibly Extirpated
Trend: Unknown

Dates Last Seen
Element: 1902-XX-XX
Site: 1902-XX-XX

Record Last Updated: 2002-07-11

Quad Summary: Tustin (3311767/071A), Orange (3311777/088D), Newport Beach (3311768/071B), Anaheim (3311778/088C)

County Summary: Orange

Lat/Long: 33.75463º / -117.87039º
UTM: Zone-11 N3735290 E419389
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 5 mile

Township: 05S
Range: 10W
Section: 12 **Qtr:** XX
Meridian: S
Elevation: 500 ft

Location: HILLS NEAR SANTA ANA.

Location Detail: EXACT LOCATION NOT KNOWN; MAPPED IN GENERAL VICINITY OF SANTA ANA.

Ecological:

Threat:

General: ONLY SOURCE OF INFO FOR THIS SITE IS 1902 COLLECTION BY GEIS. MUCH OF AREA HAS BEEN CONVERTED TO ORCHARDS AND RESIDENTIAL DEVELOPMENT. ROBERS SURVEYS IN ADJACENT NATURAL AREAS FAILED TO FIND ANY EVIDENCE OF THIS SPECIES IN ORANGE COUNTY.

Owner/Manager: UNKNOWN

Cicindela latesignata latesignata

A tiger beetle

Element Code: IICOL02113

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T1T2	**CDFG Status:**
State: None	**State:** S1	

Habitat Associations

General: MUDFLATS AND BEACHES IN COASTAL SOUTHERN CALIFORNIA.

Micro:

Occurrence No. 9 **Map Index:** 60915 **EO Index:** 60951

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Extirpated
Trend: Unknown

Dates Last Seen
Element: XXXX-XX-XX
Site: XXXX-XX-XX

Record Last Updated: 2005-04-11

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70347º / -118.05353º
UTM: Zone-11 N3729776 E402369
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 40.6 acres

Township: 05S
Range: 11W
Section: 32 **Qtr:** XX
Meridian: S
Elevation: 10 ft

Location: BOLSA CHICA BAY.
Location Detail:
Ecological:
Threat:
General: HISTORICAL LOCALITY.
Owner/Manager: DFG-BOLSA CHICA ER

Cordylanthus maritimus ssp. maritimus

salt marsh bird's-beak

Element Code: PDSCR0J0C2

Status	NDDB Element Ranks	Other Lists
Federal: Endangered	**Global:** G4?T2	**CNPS List:** 1B.2
State: Endangered	**State:** S2.1	

Habitat Associations

General: COASTAL SALT MARSH, COASTAL DUNES.

Micro: LIMITED TO THE HIGHER ZONES OF THE SALT MARSH HABITAT. 0-30M.

Occurrence No. 5 **Map Index:** 02270 **EO Index:** 2503

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1983-XX-XX
Site: 1983-XX-XX

Record Last Updated: 1996-01-05

Quad Summary: Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.73881º / -118.07696º
UTM: Zone-11 N3733717 E400239
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 12W
Section: 18 **Qtr:** NW
Meridian: S
Elevation: 3 ft

Location: UPPER ANAHEIM BAY, SEAL BEACH.

Location Detail: EXACT LOCATION NOT KNOWN. MAPPED TO INCLUDE ENTIRE MARSH.

Ecological: SALTMARSH.

Threat:

General: ONE SMALL POPULATION OF LESS THAN 100 PLANTS EXISTS ACCORDING TO BIOME RENOVATORS (DUNN, 1983). RESTORATION PROJECT IS PLANNED. THIS OCCURRENCE INCLUDES HISTORIC COLLECTION FROM "ANAHEIM LANDING" BY FOSBERG (#53176 LAM).

Owner/Manager: DOD-NAVY

Cordylanthus maritimus ssp. maritimus

salt marsh bird's-beak

Element Code: PDSCR0J0C2

Status	NDDB Element Ranks	Other Lists
Federal: Endangered	**Global:** G4?T2	**CNPS List:** 1B.2
State: Endangered	**State:** S2.1	

Habitat Associations

General: COASTAL SALT MARSH, COASTAL DUNES.

Micro: LIMITED TO THE HIGHER ZONES OF THE SALT MARSH HABITAT. 0-30M.

Occurrence No. 6 **Map Index:** 23778 **EO Index:** 17521

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Possibly Extirpated
Trend: Unknown

Dates Last Seen
Element: 1932-07-19
Site: 1981-XX-XX

Record Last Updated: 1998-11-09

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69572º / -118.03635º
UTM: Zone-11 N3728900 E403953
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 5 ft

Location: BOLSAS MARSH (BOLSA CHICA), NORTHWEST OF HUNTINGTON BEACH.

Location Detail: EXACT LOCATION NOT KNOWN. MAPPED TO INCLUDE ENTIRE MARSH.

Ecological:

Threat:

General: MAIN SOURCE OF INFORMATION FOR THIS SITE IS 1932 COLLECTION BY BOOTH. SPECIES IS PRESUMED TO BE EXTIRPATED AT THIS SITE (FOX AND KNUDSEN, 1982).

Owner/Manager: DFG-BOLSA CHICA ER, PVT

Danaus plexippus

monarch butterfly **Element Code:** IILEPP2010

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G5	**CDFG Status:**
State: None	**State:** S3	

Habitat Associations

General: WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO.

Micro: ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.

Occurrence No. 203 **Map Index:** 36747 **EO Index:** 22797

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1989-03-XX
Site: 1989-03-XX

Record Last Updated: 1998-10-02

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70690º / -118.04528º
UTM: Zone-11 N3730149 E403138
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 25.2 acres

Township: 05S
Range: 11W
Section: 28 **Qtr:** XX
Meridian: S
Elevation: 10 ft

Location: BOLSA CHICA ECOLOGICAL RESERVE. ABOUT 0.3 MI SOUTH OF INTERSECTION OF LOS PATOS AVE & BOLSA CHICA ST.

Location Detail:

Ecological: EUCALYPTUS GROVE ALONG THE ENTRANCE ROAD OF THE OIL PROPERTY. SPARSE UNDERSTORY OF MYOPORUM, PRICKLY PEAR, BLADDER POD, COULTER SALTBUSH & TOBACCO TREE.

Threat:

General: MONARCHS OBS ANNUALLY 1958-70 BY RUBBERT, USUALLY PERSISTING THROUGH WINTER. FLYING MONARCHS COMMON OCT 1988 THROUGH JAN 1989. 55 COUNTED ON ONE DAY IN OCT. 1 TREE FOUND WITH SEVERAL CLINGING MONARCHS. OCCASIONAL SIGHTINGS THROUGH MAR 1989.

Owner/Manager: DFG-BOLSA CHICA ER

Danaus plexippus

monarch butterfly

Element Code: IILEPP2010

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G5	**CDFG Status:**
State: None	**State:** S3	

Habitat Associations

General: WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO.

Micro: ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.

Occurrence No. 304 **Map Index:** 33193 **EO Index:** 2785

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1997-11-30
Site: 1997-11-30

Record Last Updated: 1998-06-22

Quad Summary: Newport Beach (3311768/071B), Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70535º / -118.00039º
UTM: Zone-11 N3729935 E407296
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1/5 mile

Township: 05S
Range: 11W
Section: 26 **Qtr:** SW
Meridian: S
Elevation: 25 ft

Location: EAST SIDE OF HUNTINGTON BEACH CENTRAL PARK, JUST WEST OF GOTHARD STREET AND SOUTH OF SLATER AVENUE, HUNTINGTON BEACH

Location Detail: MONARCHS ARE KNOWN TO AGGREGATE IN TWO AREAS: IN THE VICINITY OF THE AMPHITHEATER AND IN THE VICINITY OF THE GOTHARD STREET PARKING LOT.

Ecological: HABITAT CONSISTS OF A EUCALYPTUS GROVE (AMPHITHEATER AREA) AND OTHER EXTENSIVE EXOTIC TREES AND SHRUBBERY (PARKING LOT AREA).

Threat: POSSIBLE THREAT FORM TREE TRIMMING AND PESTICIDES.

General: 3-5K OBSERVED ON 23 DEC 89; 5000 OBSERVED DURING 1990-91; NONE OBSERVED DURING A VISIT IN 1992-93; <10 OBSERVED OBSERVED IN 1993-94. 50 OBSERVED ON 25 NOV 94; NONE BY 1 JAN 1996. 6800 OBSERVED ON 30 NOV 97.

Owner/Manager: CITY OF HUNTINGTON BEACH

Danaus plexippus

monarch butterfly **Element Code:** IILEPP2010

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G5	**CDFG Status:**
State: None	**State:** S3	

Habitat Associations

General: WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO.

Micro: ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.

Occurrence No. 314 **Map Index:** 33362 **EO Index:** 15015

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1997-11-30
Site: 1997-11-30

Record Last Updated: 1998-06-16

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.72047º / -118.03369º
UTM: Zone-11 N3731642 E404227
Mapping Precision: SPECIFIC
Symbol Type: POINT
Radius: 80 meters

Township: 05S
Range: 11W
Section: 21 **Qtr:** SW
Meridian: S
Elevation: 20 ft

Location: NORMA B. GIBBS REGIONAL PARK, JUST WEST OF MEADOWLARK GOLF COURSE, HUNTINGTON BEACH.

Location Detail: SITE WAS PREVIOUSLY KNOWN AS HUNTINGTON BEACH NATURE PARK. SITE IS LOCATED ON THE WEST SIDE OF GRAHAM STREET, BETWEEN WARNER AND HEIL AVENUES, HUNTINGTON BEACH.

Ecological: SMALL, REHABILITATED SITE; GROVE CONSISTED ON DEAD/DYING EUCALYPTUS, WHICH WAS ENHANCED TO SUPPORT WINTERING MONARCHS.

Threat:

General: SITE HAS HAD 1000-1500 MONARCHS IN GOOD YEARS, HISTORICALLY. 350 OBSERVED ON 30 NOV 97.

Owner/Manager: CITY OF HUNTINGTON BEACH

Eumops perotis californicus

western mastiff bat

Element Code: AMACD02011

Status

Federal: None
State: None

NDDB Element Ranks

Global: G5T4
State: S3?

Other Lists

CDFG Status: SC

Habitat Associations

General: MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER & DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL ETC

Micro: ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES & TUNNELS.

Occurrence No. 197 **Map Index:** 68662 **EO Index:** 69071

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen

Element: XXXX-XX-XX
Site: XXXX-XX-XX

Record Last Updated: 2007-03-22

Quad Summary: Newport Beach (3311768/071B), Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70120º / -118.00708º
UTM: Zone-11 N3729482 E406671
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 3/5 mile

Township: 05S
Range: 11W
Section: 35 **Qtr:** XX
Meridian: S
Elevation: 50 ft

Location: HUNTINGTON CENTRAL PARK.
Location Detail:
Ecological:
Threat:
General: INDIVIDUAL(S) DETECTED ACOUSTICALLY.
Owner/Manager: CITY OF HUNTINGTON BEACH

Helianthus nuttallii ssp. parishii

Los Angeles sunflower **Element Code:** PDAST4N102

Status
Federal: None
State: None

NDDB Element Ranks
Global: G5TH
State: SH

Other Lists
CNPS List: 1A

Habitat Associations
General: MARSHES AND SWAMPS (COASTAL SALT AND FRESHWATER). HISTORICAL FROM SOUTHERN CALIFORNIA.
Micro: 5-1675M.

Occurrence No. 6 **Map Index:** 02395 **EO Index:** 16788

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1924-10-19
Site: 1924-10-19

Record Last Updated: 1989-08-11

Quad Summary: Newport Beach (3311768/071B)
County Summary: Orange

Lat/Long: 33.71889º / -117.99422º
UTM: Zone-11 N3731431 E407883
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1/5 mile

Township: 05S
Range: 11W
Section: 23 **Qtr:** S
Meridian: S
Elevation: 25 ft

Location: WINTERSBURG.
Location Detail:
Ecological:
Threat:
General: NONE.
Owner/Manager: UNKNOWN

Lasthenia glabrata ssp. coulteri

Coulter's goldfields

Element Code: PDAST5L0A1

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T3	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: COASTAL SALT MARSHES, PLAYAS, VALLEY AND FOOTHILL GRASSLAND, VERNAL POOLS.

Micro: USUALLY FOUND ON ALKALINE SOILS IN PLAYAS, SINKS, AND GRASSLANDS. 1-1400M.

Occurrence No. 31 **Map Index:** 23777 **EO Index:** 7478

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Possibly Extirpated
Trend: Unknown

Dates Last Seen
Element: 1932-03-08
Site: 1932-03-08

Record Last Updated: 1993-08-13

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.71800º / -118.06641º
UTM: Zone-11 N3731399 E401193
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 5 ft

Location: SUNSET BEACH, ALONG EDGE OF SALT MARSH.

Location Detail: NEAR SOUTHERN CITY LIMITS OF SUNSET BEACH.

Ecological: GROWING IN THE SUN ALONG THE EDGE OF SALT MARSH.

Threat:

General: ONLY SOURCE OF SITE INFORMATION IS COLLECTION BY WOLF #2691 UCR.

Owner/Manager: UNKNOWN

Lasthenia glabrata ssp. coulteri

Coulter's goldfields

Element Code: PDAST5L0A1

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T3	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: COASTAL SALT MARSHES, PLAYAS, VALLEY AND FOOTHILL GRASSLAND, VERNAL POOLS.

Micro: USUALLY FOUND ON ALKALINE SOILS IN PLAYAS, SINKS, AND GRASSLANDS. 1-1400M.

Occurrence No. 32 **Map Index:** 23778 **EO Index:** 7477

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1932-XX-XX
Site: 1932-XX-XX

Record Last Updated: 1993-07-14

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69572º / -118.03635º
UTM: Zone-11 N3728900 E403953
Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON
Area:

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 5 ft

Location: BOLSA CHICA SALT MARSH.

Location Detail:

Ecological: GROWING IN SALT MARSH.

Threat:

General: ORANGE COUNTY DATABASE IS ONLY SOURCE OF SITE INFORMATION FOR THIS POPULATION. NEEDS FIELDWORK.

Owner/Manager: DFG-BOLSA CHICA ER, PVT

Lasthenia glabrata ssp. coulteri

Coulter's goldfields

Element Code: PDAST5L0A1

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4T3	**CNPS List:** 1B.1
State: None	**State:** S2.1	

Habitat Associations

General: COASTAL SALT MARSHES, PLAYAS, VALLEY AND FOOTHILL GRASSLAND, VERNAL POOLS.

Micro: USUALLY FOUND ON ALKALINE SOILS IN PLAYAS, SINKS, AND GRASSLANDS. 1-1400M.

Occurrence No. 50 **Map Index:** 02270 **EO Index:** 2507

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1949-04-18
Site: 1949-04-18

Record Last Updated: 1995-08-01

Quad Summary: Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.73881º / -118.07696º
UTM: Zone-11 N3733717 E400239
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 12W
Section: 18 **Qtr:** NW
Meridian: S
Elevation: 3 ft

Location: SEAL BEACH.

Location Detail: MAPPED AT SEAL BEACH WILDLIFE REFUGE.

Ecological: COASTAL SALINE MARSH.

Threat:

General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1949 COLLECTION BY ROSE.

Owner/Manager: UNKNOWN

Microtus californicus stephensi

south coast marsh vole **Element Code:** AMAFF11035

Status
Federal: None
State: None

NDDB Element Ranks
Global: G5T1T2
State: S1S2

Other Lists
CDFG Status: SC

Habitat Associations
General: TIDAL MARSHES IN LOS ANGELES, ORANGE AND SOUTHERN VENTURA COUNTIES.
Micro:

Occurrence No. 5 **Map Index:** 02270 **EO Index:** 58990

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1988-04-10
Site: 1988-04-10

Record Last Updated: 2004-12-22

Quad Summary: Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.73881º / -118.07696º
UTM: Zone-11 N3733717 E400239
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 12W
Section: 18 **Qtr:** NW
Meridian: S
Elevation: 3 ft

Location: SEAL BEACH WILDLIFE REFUGE.

Location Detail: SPECIMEN COLLECTED AT SEAL BEACH REFUGE. SPECIMENS ALSO COLLECTED FROM GENERAL AREA OF ANAHEIM BAY.

Ecological:

Threat:

General: 1 FEMALE SPECIMEN COLLECTED 10 APR 1988 BY S. GEORGE AT "SEAL BEACH NATIONAL WILDLIFE REFUGE" LACM #89133. 37 SPECIMENS COLLECTED FROM "ANAHEIM BAY" 18-20 MAY 1932 BY J. VON BLOEKER, LACM #3335-3371.

Owner/Manager: UNKNOWN

Nama stenocarpum

mud nama **Element Code:** PDHYD0A0H0

Status
Federal: None
State: None

NDDB Element Ranks
Global: G4G5
State: S1S2

Other Lists
CNPS List: 2.2

Habitat Associations
General: MARSHES AND SWAMPS.
Micro: LAKE SHORES, RIVER BANKS, INTERMITTENTLY WET AREAS. 5-500M.

Occurrence No. 10 **Map Index:** 48666 **EO Index:** 48666

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1932-07-01
Site: 1932-07-01

Record Last Updated: 2002-08-23

Quad Summary: Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.76171º / -118.04271º
UTM: Zone-11 N3736223 E403437
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 11W
Section: 09 **Qtr:** XX
Meridian: S
Elevation:

Location: ANAHEIM CREEK, ORANGE COUNTY.

Location Detail: EXACT LOCATION UNKNOWN. ANAHEIM CREEK IDENTIFIED BY JEPSON NAME/PLACE INDEX AS 2 MILES WEST OF WESTMINSTER, MAPPED AT THAT LOCATION.

Ecological:

Threat:

General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1932 COLLECTION BY BOOTH. NEEDS FIELDWORK. 1932 COLLECTION BY BOOTH AT ANAHEIM MARSH ATTRIBUTED TO THIS SITE AS WELL.

Owner/Manager: UNKNOWN

Panoquina errans

wandering (=saltmarsh) skipper **Element Code:** IILEP84030

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4G5	**CDFG Status:**
State: None	**State:** S1	

Habitat Associations

General: SOUTHERN CALIFORNIA COASTAL SALT MARSHES.

Micro: REQUIRES MOIST SALTGRASS FOR LARVAL DEVELOPMENT.

Occurrence No. 7 **Map Index:** 36747 **EO Index:** 34898

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1989-07-XX
Site: 1989-07-XX

Record Last Updated: 1998-10-05

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70690º / -118.04528º
UTM: Zone-11 N3730149 E403138
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 25.2 acres

Township: 05S
Range: 11W
Section: 28 **Qtr:** XX
Meridian: S
Elevation: 10 ft

Location: BOLSA CHICA ECOLOGICAL RESERVE. ABOUT 0.3 MI SOUTH OF INTERSECTION OF LOS PATOS AVE & BOLSA CHICA ST.

Location Detail: THE SKIPPER WAS ASSOCIATED WITH THE PICKLEWEED, SALT GRASS AND HELIOTROPE CURASSAVICUM COMMUNITY ON THE WESTERN EDGE OF THE EUCALYPTUS GROVE.

Ecological: EUCALYPTUS GROVE ALONG THE ENTRANCE ROAD OF THE OIL PROPERTY. SPARSE UNDERSTORY OF MYOPORUM, PRICKLY PEAR, BLADDER POD, COULTER SALTBUSH & TOBACCO TREE.

Threat:

General: UNKNOWN NUMBER OBSERVED & COLLECTED AUG - OCT 1988 & APR, JUN & JUL 1989.

Owner/Manager: DFG-BOLSA CHICA ER

Passerculus sandwichensis beldingi

Belding's savannah sparrow **Element Code:** ABPBX99015

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G5T3	**CDFG Status:**
State: Endangered	**State:** S3	

Habitat Associations

General: INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY.

Micro: NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.

Occurrence No. 12 **Map Index:** 02332 **EO Index:** 1009

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Fluctuating

Dates Last Seen
Element: 2001-04-03
Site: 2001-04-03

Record Last Updated: 2002-09-26

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69803º / -118.04191º
UTM: Zone-11 N3729162 E403440
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 1,121.5 acres

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 0 ft

Location: BOLSA CHICA WETLANDS, BOLSA BAY.

Location Detail: 1991: MOST BIRDS OBS IN AREA RECEIVING MUTED TIDAL INFLUENCE ADJACENT TO PACIFIC COAST HWY, MOST OTHER PICKLEWEED IS DEGRADED. 1986: 81% OF PAIRS IN NON-TIDAL PART OF MARSH NEAR RABBIT ISLAND.

Ecological: 230 HA OF MARSH W/PARTIAL TIDAL ACTION. TIDAL FLOW RESTORED TO INNER BAY, EXTREMELY HIGH RESTORATION POTENTIAL FOR REST OF MARSH.

Threat: OIL RECOVERY OPERATIONS, ILLEGAL DUMPING, HUMAN TRESPASS, ILLEGAL DOGS AND BIKES ON PUBLIC LOOP TRAIL, DEVELOPMENT.

General: 40 PRS ESTIMATED IN 1973, 186 PRS ESTIMATED IN 1977, 163 PRS ESTIMATED IN 1986, 110 PRS ESTIMATED IN 1991. 193 PRS ESTIMATED IN 1996. 154 PRS ESTIMATED IN 2001.

Owner/Manager: PVT, DFG

Polioptila californica californica

coastal California gnatcatcher

Element Code: ABPBJ08081

Status	NDDB Element Ranks	Other Lists
Federal: Threatened	**Global:** G3T2	**CDFG Status:** SC
State: None	**State:** S2	

Habitat Associations

General: OBLIGATE, PERMANENT RESIDENT OF COASTAL SAGE SCRUB BELOW 2500 FT IN SOUTHERN CALIFORNIA.

Micro: LOW, COASTAL SAGE SCRUB IN ARID WASHES, ON MESAS & SLOPES. NOT ALL AREAS CLASSIFIED AS COASTAL SAGE SCRUB ARE OCCUPIED.

Occurrence No. 841 **Map Index:** 58979 **EO Index:** 59015

Occ Rank: Fair
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 2004-12-21
Site: 2004-12-21

Record Last Updated: 2004-12-27

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70722º / -118.04056º
UTM: Zone-11 N3730180 E403575
Mapping Precision: SPECIFIC
Symbol Type: POINT
Radius: 80 meters

Township: 05S
Range: 11W
Section: 28 **Qtr:** SW
Meridian: S
Elevation: 1 ft

Location: JUST NORTH OF THE WINTERSBURG CHANNEL, 0.3 MILE SOUTH OF LOS PATOS AVENUE AND BOLSA CHICA STREET, HUNTINGTON HARBOUR

Location Detail: SITE IS LOCATED NEAR THE PROPERTY DIVISION BETWEEN THE "SHEA PARKSIDE" AND "HEARTHSIDE BRIGHTWATER" PARCELS.

Ecological: HABITAT CONSISTS OF DISTURBED SALTMARSH, DOMINATED BY SALICORNIA, DISTICHLIS SPICATA, & BASSIA HYSSOPIFOLIA, ALSO WITH MYOPORUM LACTUM; DISTURBED COASTAL BLUFF SCRUB, DOMINATED BY ISOMERA ARBOREA, ENCELIA CALIFORNICA, & OPUNTIA LITTORALIS.

Threat: THREATS INCLUDE PAINTBALLERS, DOG-WALKERS, AND FERAL CATS/FOXES; THE MAIN FUTURE THREAT, HOWEVER, IS DEVELOPMENT.

General: PAIR WAS OBSERVED IN THE DISTURBED COASTAL SALTMARSH, AND THEY WERE HEARD CALLING FROM THE DISTURBED COASTAL BLUFF SCRUB, ON 21 DEC 2004.

Owner/Manager: PVT, ORA COUNTY

Rallus longirostris levipes

light-footed clapper rail **Element Code:** ABNME05014

Status

Federal: Endangered
State: Endangered

NDDB Element Ranks

Global: G5T1T2
State: S1

Other Lists

CDFG Status:

Habitat Associations

General: FOUND IN SALT MARSHES TRAVERSED BY TIDAL SLOUGHS, WHERE CORDGRASS AND PICKLEWEED ARE THE DOMINANT VEGETATION.

Micro: REQUIRES DENSE GROWTH OF EITHER PICKLEWEED OR CORDGRASS FOR NESTING OR ESCAPE COVER; FEEDS ON MOLLUSCS AND CRUSTACEANS.

Occurrence No. 25 **Map Index:** 22868 **EO Index:** 27296

Occ Rank: Fair
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen

Element: 1993-02-02
Site: 1993-02-02

Record Last Updated: 1993-03-10

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70246º / -118.04338º
UTM: Zone-11 N3729654 E403309
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 3/5 mile

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 5 ft

Location: BOLSA CHICA ECOLOGICAL RESERVE, 1.4 MILES SE OF THE JUNCTION OF WARNER AVENUE WITH HWY 1 (PCH), SOUTH OF SUNSET BEACH.

Location Detail: BIRD OBSERVED NEAR THE PARKING LOT, IN AN AREA TO THE LEFT, BORDERING THE WALKWAY, NEAR THE BACKDUNE AREA.

Ecological: HABITAT IS SOUTHERN COASTAL SALT MARSH.

Threat:

General: ONE ADULT OBSERVED FORAGING.

Owner/Manager: DFG-BOLSA CHICA ER

Sagittaria sanfordii

Sanford's arrowhead **Element Code:** PMALI040Q0

Status
Federal: None
State: None

NDDB Element Ranks
Global: G3
State: S3.2

Other Lists
CNPS List: 1B.2

Habitat Associations
General: MARSHES AND SWAMPS.
Micro: IN STANDING OR SLOW-MOVING FRESHWATER PONDS, MARSHES, AND DITCHES. 0-610M.

Occurrence No. 1 **Map Index:** 24647 **EO Index:** 6886

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1975-07-28
Site: 1975-07-28

Record Last Updated: 1993-12-13

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.71674º / -118.02558º
UTM: Zone-11 N3731221 E404974
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 5.3 acres

Township: 05S
Range: 11W
Section: 21 **Qtr:** SE
Meridian: S
Elevation: 5 ft

Location: EAST GARDEN GROVE-WINTERSBURG CANAL NORTH OF WARNER STREET, HUNTINGTON BEACH.

Location Detail: MAPPED ALONG STREAM BANK JUST WEST OF SPRINGDALE STREET AND NORTH OF WARNER STREET BRIDGE CROSSING OF EAST GARDEN GROVE-WINTERSBURG FLOOD CONTROL CHANNEL (NO. C05).

Ecological: GROWING ON BANK OF FLOOD CONTROL CHANNEL.

Threat:

General: KNOWN ONLY FROM COLLECTION IN 1975 BY G.A. MARSH (IRVC 16099). THIS IS THE SOUTHERNMOST REPORTED OCCURRENCE OF THIS SPECIES.

Owner/Manager: UNKNOWN

Sorex ornatus salicornicus

southern California saltmarsh shrew

Element Code: AMABA01104

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G5T1?	**CDFG Status:** SC
State: None	**State:** S1	

Habitat Associations

General: COASTAL MARSHES IN LOS ANGELES, ORANGE AND VENTURA COUNTIES.

Micro: REQUIRES DENSE VEGETATION AND WOODY DEBRIS FOR COVER.

Occurrence No. 2 **Map Index:** 02270 **EO Index:** 59234

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1968-11-17
Site: 1968-11-17

Record Last Updated: 2005-01-10

Quad Summary: Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.73881º / -118.07696º
UTM: Zone-11 N3733717 E400239
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 12W
Section: 18 **Qtr:** NW
Meridian: S
Elevation: 3 ft

Location: SEAL BEACH.

Location Detail: EXACT LOCATION UNKNOWN. MAPPED IN THE GENERAL VICINTY OF SEAL BEACH NAVAL WEAPONS STATION.

Ecological:

Threat:

General: 1 MALE AND ONE FEMALE COLLECTED 17 NOV 1968 BY K. JOLLIE AT "SEAL BEACH NAVAL WEAPONS STATION, S BOLSA AVE, ALONG MAIN SLOUGH." DEPOSITED AT LACM # 67430 & 67341.

Owner/Manager: UNKNOWN

Southern Coastal Salt Marsh

Element Code: CTT52120CA

Status
Federal: None
State: None

NDDB Element Ranks
Global: G2
State: S2.1

Other Lists

Habitat Associations
General:
Micro:

Occurrence No. 21 **Map Index:** 02332 **EO Index:** 25387

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Decreasing

Dates Last Seen
Element: 1988-02-10
Site: 1988-02-10

Record Last Updated: 1998-07-20

Quad Summary: Seal Beach (3311861/072A)
County Summary: Orange

Lat/Long: 33.69803º / -118.04191º
UTM: Zone-11 N3729162 E403440
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 1,121.5 acres

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 0 ft

Location: BOLSA CHICA ECOLOGICAL RESERVE AND SURROUNDING AREA.

Location Detail: MOST OF BOUNDARY FROM AERIAL PHOTO. MUCH OF HISTORIC MARSH DEGRADED (DAMS OIL WELLS, CHANNELS, DIKES, DEVEL).

Ecological: 230 HA OF MARSH W/PARTIAL TIDAL ACTION. NON-TIDAL PORTION NEAR RABBIT ISL. SP LIST AT CCCNDDB.

Threat:

General: RESTORATION POTENTIAL IS HIGH. LEAST TERN AND BELDINGS SAVANNAH SPARROW NEST HERE. THIS WAS OCC #021 OF CTT52120CA.

Owner/Manager: PVT, DFG

Southern Foredunes

Element Code: CTT21230CA

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G2	
State: None	**State:** S2.1	

Habitat Associations

General:

Micro:

Occurrence No. 20 **Map Index:** 20585 **EO Index:** 9743

Occ Rank: Poor
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1984-12-10
Site: 1984-12-10

Record Last Updated: 1998-07-13

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69754º / -118.04914º
UTM: Zone-11 N3729114 E402769
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 65.5 acres

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 20 ft

Location: LIES ALONG THE STATE BEACH BETWEEN WARNER AVENUE AND USGS BM 7.

Location Detail: ALONG THE LENGTH OF BOLSA CHICA STATE BEACH ON BOTH SIDES OF THE PACIFIC COAST HIGHWAY.

Ecological: NATIVE SPECIES HAVE RE-INTRODUCED THEMSELVES INTO THE PLANTERS IN THE PARKING LOT PARTICULARLY AFTER HIGH SURF WASHED OUT INTRODUCED SPP. CALYSTEGIA SOLDANELLA AND AMBROSIA CHAMISSONIS. ALSO EUCRYPTA ALBA.

Threat: HEAVY RECREATIONAL USE.

General: THIS WAS OCC #020 OF CTT21230CA.

Owner/Manager: DPR-BOLSA CHICA SB

Sternula antillarum browni

California least tern **Element Code:** ABNNM08103

Status	NDDB Element Ranks	Other Lists
Federal: Endangered	**Global:** G4T2T3Q	**CDFG Status:**
State: Endangered	**State:** S2S3	

Habitat Associations

General: NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA.

Micro: COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.

Occurrence No. 19 **Map Index:** 02365 **EO Index:** 25692

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Extirpated
Trend: Unknown

Dates Last Seen
Element: 1977-XX-XX
Site: 1978-XX-XX

Record Last Updated: 1996-01-11

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.70056º / -118.01950º
UTM: Zone-11 N3729422 E405520
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1/5 mile

Township: 05S
Range: 11W
Section: 34 **Qtr:** NW
Meridian: S
Elevation:

Location: BOLSA CHICA SOUTH OF SLATER AVE BETWEEN EDWARDS ST & SOUTH END OF SPRINGDALE ST.

Location Detail:

Ecological: SITE LOCATED ON A LARGE LANDFILL. TERNS NESTED HERE IN 1977, THE FIRST NESTING ATTEMPT IN YEARS, SITE WAS DEVELOPED IN 1978.

Threat: MANY CAT & DOG TRACKS SEEN IN THE AREA OF THE NESTS.

General: THIS SITE SUPPORTED A MASSIVE BREEDING COLONY IN THE EARLY 1900'S. IN 1977, 7 PAIRS FLEDGED 0 YOUNG, WHICH MAY HAVE BEEN A RENESTING ATTEMPT BY THE SAN GABRIEL RIVER COLONY.

Owner/Manager: PVT-SIGNAL LANDMARK CO

Suaeda esteroa

estuary seablite

Element Code: PDCHE0P0D0

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G4	**CNPS List:** 1B.2
State: None	**State:** S3.2	

Habitat Associations

General: MARSHES AND SWAMPS.

Micro: COASTAL SALT MARSHES IN CLAY, SILT, AND SAND SUBSTRATES. 0-5M.

Occurrence No. 16 **Map Index:** 02332 **EO Index:** 48867

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1973-07-27
Site: 1973-07-27

Record Last Updated: 2002-10-01

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69803º / -118.04191º
UTM: Zone-11 N3729162 E403440
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 1,121.5 acres

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 0 ft

Location: BOLSA CHICA STATE BEACH PARK, BOLSA BAY.

Location Detail: EXACT LOCATION UNKNOWN, BOLSA CHICA ECOLOGICAL RESERVE AND SURROUNDING AREA MAPPED FOR THIS SITE. MAPPED AT SAME LOCATION AS SALT MARSH.

Ecological:

Threat:

General: 1970 COLLECTION IN BOLSA BAY BY HENRICKSON (5029 RSA) ATTRIBUTED TO THIS SITE. ANAHEIM BAY SITES ATTRIBUTED TO THIS EO. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN

Symphyotrichum defoliatum

San Bernardino aster

Element Code: PDASTE80C0

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G3	**CNPS List:** 1B.2
State: None	**State:** S3.2	

Habitat Associations

General: MEADOWS AND SEEPS, MARSHES AND SWAMPS, COASTAL SCRUB, CISMONTANE WOODLAND, LOWER MONTANE CONIFEROUS FOREST, GRASSLAND.

Micro: VERNALLY MESIC GRASSLAND OR NEAR DITCHES, STREAMS AND SPRINGS; DISTURBED AREAS. 2-2040M.

Occurrence No. 25 **Map Index:** 02270 **EO Index:** 60557

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Possibly Extirpated
Trend: Unknown

Dates Last Seen
Element: 1933-09-08
Site: 1933-09-08

Record Last Updated: 2005-03-14

Quad Summary: Seal Beach (3311861/072A), Los Alamitos (3311871/089D)

County Summary: Orange

Lat/Long: 33.73881º / -118.07696º
UTM: Zone-11 N3733717 E400239
Mapping Precision: NON-SPECIFIC
Symbol Type: POINT
Radius: 1 mile

Township: 05S
Range: 12W
Section: 18 **Qtr:** NW
Meridian: S
Elevation: 3 ft

Location: ROADSIDE AT BACK OF LOMITA GUN CLUB, ANAHEIM MARSH.

Location Detail: CNDDB UNABLE TO LOCATE LOMITA GUN CLUB; MAPPED AS BEST GUESS AT ANAHEIM MARSH.

Ecological:

Threat:

General: 1933 BOOTH COLLECTION IS THE ONLY SOURCE FOR THIS SITE. PROBABLY EXTIRPATED ACCORDING TO A. SANDERS. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN

Tryonia imitator

mimic tryonia (=California brackishwater snail) **Element Code:** IMGASJ7040

Status	NDDB Element Ranks	Other Lists
Federal: None	**Global:** G2G3	**CDFG Status:**
State: None	**State:** S2S3	

Habitat Associations

General: INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY.

Micro: FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.

Occurrence No. 12 **Map Index:** 02332 **EO Index:** 23213

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Dates Last Seen
Element: 1968-XX-XX
Site: 1968-XX-XX

Record Last Updated: 1998-11-25

Quad Summary: Seal Beach (3311861/072A)

County Summary: Orange

Lat/Long: 33.69803º / -118.04191º
UTM: Zone-11 N3729162 E403440
Mapping Precision: SPECIFIC
Symbol Type: POLYGON
Area: 1,121.5 acres

Township: 05S
Range: 11W
Section: XX **Qtr:** XX
Meridian: S
Elevation: 0 ft

Location: BOLSA CHICA SLOUGH, BOLSA CHICA STATE BEACH.

Location Detail:

Ecological: THIS SPECIES IS FOUND IN BRACKISH COASTAL LAGOONS AND ESTUARIES.

Threat: SUCH HABITAT IS BEING ELIMINATED BY DEVELOPMENT AND MODIFICATION.

General: STATUS UNCERTAIN; RECORD BASED UPON EMPTY SHELLS, WITH NO SUBSEQUENT COLLECTIONS. LACM #10571.

Owner/Manager: DPR-BOLSA CHICA SB

California Department of Fish and Game
Natural Diversity Database
Terra Bella Species List

	Common Name/Scientific Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1	A tiger beetle *Cicindela latesignata latesignata*	IICOL02113			G4T1T2	S1	
2	Belding's savannah sparrow *Passerculus sandwichensis beldingi*	ABPBX99015		Endangered	G5T3	S3	
3	California least tern *Sternula antillarum browni*	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2S3	
4	Coulter's goldfields *Lasthenia glabrata ssp. coulteri*	PDAST5L0A1			G4T3	S2.1	1B.1
5	Los Angeles sunflower *Helianthus nuttallii ssp. parishii*	PDAST4N102			G5TH	SH	1A
6	San Bernardino aster *Symphyotrichum defoliatum*	PDASTE80C0			G3	S3.2	1B.2
7	San Fernando Valley spineflower *Chorizanthe parryi var. fernandina*	PDPGN040J1	Candidate	Endangered	G2T1	S1.1	1B.1
8	Sanford's arrowhead *Sagittaria sanfordii*	PMALI040Q0			G3	S3.2	1B.2
9	Santa Barbara morning-glory *Calystegia sepium ssp. binghamiae*	PDCON040E6			G5TH	SH	1A
10	Southern Coastal Salt Marsh	CTT52120CA			G2	S2.1	
11	Southern Foredunes	CTT21230CA			G2	S2.1	
12	Ventura Marsh milk-vetch *Astragalus pycnostachyus var. lanosissimus*	PDFAB0F7B1	Endangered	Endangered	G2T1	S1.1	1B.1
13	coastal California gnatcatcher *Polioptila californica californica*	ABPBJ08081	Threatened		G3T2	S2	SC
14	estuary seablite *Suaeda esteroa*	PDCHE0P0D0			G4	S3.2	1B.2
15	light-footed clapper rail *Rallus longirostris levipes*	ABNME05014	Endangered	Endangered	G5T1T2	S1	
16	mimic tryonia (=California brackishwater snail) *Tryonia imitator*	IMGASJ7040			G2G3	S2S3	
17	monarch butterfly *Danaus plexippus*	IILEPP2010			G5	S3	
18	mud nama *Nama stenocarpum*	PDHYD0A0H0			G4G5	S1S2	2.2
19	salt marsh bird's-beak *Cordylanthus maritimus ssp. maritimus*	PDSCR0J0C2	Endangered	Endangered	G4?T2	S2.1	1B.2
20	south coast marsh vole *Microtus californicus stephensi*	AMAFF11035			G5T1T2	S1S2	SC
21	southern California saltmarsh shrew *Sorex ornatus salicornicus*	AMABA01104			G5T1?	S1	SC
22	southern tarplant *Centromadia parryi ssp. australis*	PDAST4R0P4			G4T2	S2.1	1B.1
23	wandering (=saltmarsh) skipper *Panoquina errans*	IILEP84030			G4G5	S1	
24	western mastiff bat *Eumops perotis californicus*	AMACD02011			G5T4	S3?	SC

James, Jane

From: Knapp, Jim [jknapp@LANDAM.com]
Sent: Tuesday, March 18, 2008 6:08 PM
To: James, Jane
Subject: Bella Terra II

Jane,

Please add this to the official record for the 30-day Public Review and Comment Period for the Initial Study of the Bella Terra II project. Unfortunately I will be out of town on March 26th therefore unable to attend the Scoping Meeting. First let me start by saying this is just about the worst proposal I could have imagined for this site. TRAFIC, TRAFIC, TRAFIC, Edinger Ave. is crowded enough. High density residential is not what Huntington Beach needs. With a population of over 200,000 the city does not need another 2,000 plus residents packed in the second most crowded intersection of the city. Today's high rise apartment building will be the slums of tomorrow. The economic strength and quality of life that residents of the city of Huntington Beach have come to enjoy comes from keeping residential and commercial / retail separate. If built this project along with the Rip Cure project would significantly degrade that high quality of life in the entire north end of Huntington Beach, with massive increase in traffic along Edinger Ave., Gothard Street, and Center Ave.. With increased population comes increased crime. According to Tess Nguyen of the city of Huntington Beach a significant number of the rental units would be designated as "low income housing". It is clear this is not the element we would like to attract to our city.

I do agree that redevelopment should take place at the Bella Terra II site, just with NO residential units. Please send the developer be to the drawing board to come up with a proposal that does not include residential units.

Thank you,

Jim Knapp
714-713-5407
jknapp@unitedtitle.com

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net

March 18, 2008

Ms. JAne James, SENIOR PLANNER
CITY OF HUNTINGTON BEACH
2000 Main Street
Huntington Beach, CA 92648

Re: SCH# 2008031066; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for the Bella Terra Project; City of Huntington Beach; Orange County, California

Dear Ms. James:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:

- If a part or the entire (APE) has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

√ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ Contact the Native American Heritage Commission (NAHC) for:

* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.

- Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.

√ Lack of surface evidence of archeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f)of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Contact List.

Cc: State Clearinghouse

Native American Contacts
Orange County
March 18, 2008

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor
Los Angeles , CA 90021
office @tongvatribe.net
(213) 489-5001 - Officer
(909) 262-9351 - cell
(213) 489-5002 Fax

Gabrielino Tongva

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
31742 Via Belardes
San Juan Capistrano , CA 92675
DavidBelardes@hotmail.com
(949) 493-0959
(949) 493-1601 Fax

Juaneno

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street
San Juan Capistrano , CA 92675-2674
arivera@juaneno.com
949-488-3484
949-488-3294 Fax

Juaneno

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
,
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
5450 Slauson, Ave, Suite 151 PMB
Culver City , CA 90230
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Gabrielino Tongva

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

Gabrielino Tongva

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry , Tribal Manager & Cultural Resources
31742 Via Belardes
San Juan Capistrano , CA 92675
kaamalam@cox.net
(949) 493-0959
(949) 293-8522 Cell
(949) 493-1601 Fax

Juaneno

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2008031066; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Village at Bella Terra Project; City of Huntington Beach; Orange County, California.

Native American Contacts
Orange County
March 18, 2008

Juaneno Band of Mission Indians
Alfred Cruz, Culural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
slfredgcruz@sbcglobal.net

Juaneno Band of Mission Indians
Joe Ocampo, Chairperson
1108 E. 4th Street Juaneno
Santa Ana , CA 92701
(714) 547-9676
(714) 623-0709-cell

Juaneno Band of Mission Indians
Adolph "Bud" Sepulveda, Chairperson
P.O. Box 25828 Juaneno
Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bsepul@yahoo.net

Sonia Johnston, Tribal Vice Chairperson
Juaneño Band of Mission Indians
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
(714) 323-8312
sonia.johnston@sbcglobal.net

Juaneno Band of Mission Indians
Anita Espinoza
1740 Concerto Drive Juaneno
Anaheim , CA 92807
(714) 779-8832

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2008031066; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Village at Bella Terra Project; City of Huntington Beach; Orange County, California.

March 25, 2008

City of Huntington Beach Department of Planning
P.O. Box 190
Huntington Beach, CA 92648-2702

Attn: Jane James

RE: NOTICE Bella Terra II Project

As a patron, located in the nearby vicinity, we greatly suffered under the last Bella Terra development in 2004; pile driving was unbearable.

To increase the number of stories to the buildings, would be an eye sore and few shoppers want to go beyond two levels to shop - especially if they are elderly or with children. Four to six levels are impractical and unnecessary.

The ground level parking is sufficient for the demand at Bella Terra. Other parking structures do not seem necessary. A hotel, especially 10 stories, seems out of place for the shopping area.

A few additional, one or two level, stores would be enough development at Bella Terra.

Sincerely,

Ms. Diane A. McCormick

Ms. Diane A. McCormick
15621 Beach Blvd. #71
Westminster, CA 92683

dmc

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

ARNOLD SCHWARZENEGGER, *Governor*

April 8, 2008

Jane James
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Dear Ms. James:

Re: SCH# 2008031066; The Village at Bella Terra Project

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission is in receipt of the *Notice of Completion & Environmental Document Transmittal-NOP* from the State Clearinghouse. Commission staff is concerned that the proposed improvements at Center Avenue and Gothard Street (lat= 33.733753, long=-118.000385) may increase traffic volumes not only on streets and at intersections, but also at the McFadden Avenue (DOT# 748038R), Center Drive (DOT# 748039X) and Edinger (DOT# 748040S) crossings. This includes considering pedestrian circulation patterns/destinations with respect to Union Pacific Railroad Company right-of-way.

Mitigation Measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Dan Miller, UP

DEPARTMENT OF TRANSPORTATION
District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592

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Post-it® Fax Note 7671	Date 4/15/08	# of pages ▶ 2
To Jane James	From Marlon Regisford	
Co./Dept. City of Huntington Beach	Co. Caltrans District 12	
Phone # (714) 536-5271	Phone # (949) 724-2241	
Fax # (714) 374-1540	Fax #	

April 14, 2008

Jane James
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

Subject: Bella Terra II Project

Dear Ms. James,

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for the Bella Terra II Project.** The proposal is to amend the City's General Plan and zoning text to increase the total mixed-use building floor area (FAR) from 1.5 to 1.75 allowing an additional 172,606 square feet beyond the 1,035,639 square feet that is currently allowed. The maximum residential density would then increase from 25 dwelling units per acre to 45 dwelling units per acre. This increase would allow a maximum of 317 additional units on the site beyond the 396 units that are currently allowed. The total building area for the project would be no more than 818,700 square feet. The nearest State routes to the project are SR-39 and I-405.

Caltrans District 12 is a responsible agency on this project and we have the following comments:

1. Caltrans Traffic Operations requests all applicants use the Highway Capacity Manual (HCM) method outlined in the latest version when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by Caltrans because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on the state's facilities Caltrans recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, traffic operations may find the Traffic Impact Study based on ICU methodology inadequate, resulting in possible delay or denial of a permit by Caltrans. All input sheets, assumptions, and volumes on State Facilities including ramps and intersection analysis should be submitted to Caltrans for review and approval.

2. Caltrans endeavors to maintain a target Level of Service (LOS) at the transition between LOS C and LOS D on State highway facilities. Any degradation of the LOS past this threshold should be mitigated to bring the facility back to the baseline/existing condition. The traffic study should analyze impacts in terms of LOS, and in certain situations, the hours of delay. For example, when the existing condition of a freeway segment is operating at LOS F and a project will add a significant number of new trips to this segment the LOS will not change but the total hours of delay would. Therefore, when fully disclosing the impacts a project will have on this segment, the total hours of delay would be a more accurate method to use. We recommend that early coordination be done between the Department and the City to fully

address level of significance thresholds (transition between LOS C and D) and appropriate methods for analyzing impacts (LOS vs. Hours of Delay).

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,

Ryan Chamberlain, Branch Chief
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research

James, Jane

From: Robert Sternberg [robert.sternberg@asmnet.com]
Sent: Tuesday, April 15, 2008 4:53 PM
To: James, Jane; CITY COUNCIL
Subject: The Village at Bella Terra Project Environmental Assessment No. 2007-002

This is in regards to The Village at Bella Terra Project ("The Village") Environmental Assessment No. 2007-002 Public Comments. I was not able to attend this public comment hearing which was held at the Huntington Beach Library on Wednesday, March 26, 2008 due to my work schedule but here are my concerns. After reading the environmental impact report ("EIR") I have the following concerns and questions which I feel are not adequately addressed in the report.

Overall, this project is very dense for the area. As proposed, The Village Project would be one of the densest projects in Huntington Beach. This is just one of many high density projects being proposed for this same general area. I do not think that this draft EIR takes into adequate consideration all of the pending and future projects and potential impacts in this immediate area into this report.

This project is in a flood zone area.

Traffic would only increase in this area. Not enough bicycle trails or walking paths are proposed.

The EIR proposal says that in page 5, 200 additional residential units or a hotel, up to ten stories in height would be permitted. This plan does not conform to the general nearby area including the single family homes at McFadden Ave. or what should be the general vision of this area. This is a high height configuration and certainly not a village configuration. A general vision should be up to four or six stories in total height. Thus, the basic conceptual plan project appears nice but the added residential units and/or hotel pushes this past what is acceptable for the area.

The EIR Section XIII AESTHETICS [page 32] should be given more weight. It appears that the current building layout of up to ten stories of buildings along the northern end along Center Ave. is too high for the area. Isn't a height limit requirement of 75 feet enough? As proposed, this would block out the sunshine from the Old World Village and cast shadows into the Old World Village currently across the street on Center Ave. Also it would block the cooling winds from the Old World Village across the street. There is no public green space or new parks proposed or in these plans. There is only a small fountain area. It appears that parking for the residential and retail operations is very limited.

The overall height when you include in the elevator shafts, decorative items, etc. would not fit into the existing area and single family homes nearby.

There are inadequate residential parking spaces for the proposed units. This appears to be inadequate and the overflow will end up and impact Golden West College or Old World Village across the street.

The EIR Section XI PUBLIC SERVICES [page 29] does not adequately describe or give proper weight to the impact and resolution upon the added strain on the police and fire departments. Will another police substation be built to handle the development in this area? How about the fire department operations? Everything in this area should be marked as Potentially Significant Impact.

The EIR Section XV RECREATION [page 34] does not appear to address the issues of the inadequate park and recreational public area. I content that this should be marked as a potentially significant impact and a change from what is currently marked.

I do not think that the EIR takes into proper consideration that by raising the current height limit on Center Ave., you are changing the character and nature of this area which includes the impact upon Old World Village.

These are my comments.

Regards,

Robert

Robert K. Sternberg
15231 Nottingham Lane
Huntington Beach, CA 92647

Phone: 714.898.5776
Email: robsternberg@verizonmail.com