



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ricky Ramos, Senior Planner *RR*
DATE: September 10, 2013

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 01-003 (GUN RANGE
REMEDICATION AND REUSE)**

**APPLICANT/
PROPERTY**

OWNER: City of Huntington Beach, Community Services Department, 2000 Main Street,
Huntington Beach, CA 92648

LOCATION: Huntington Central Park (between Goldenwest St. and Gothard St., south of Talbert
Ave.)

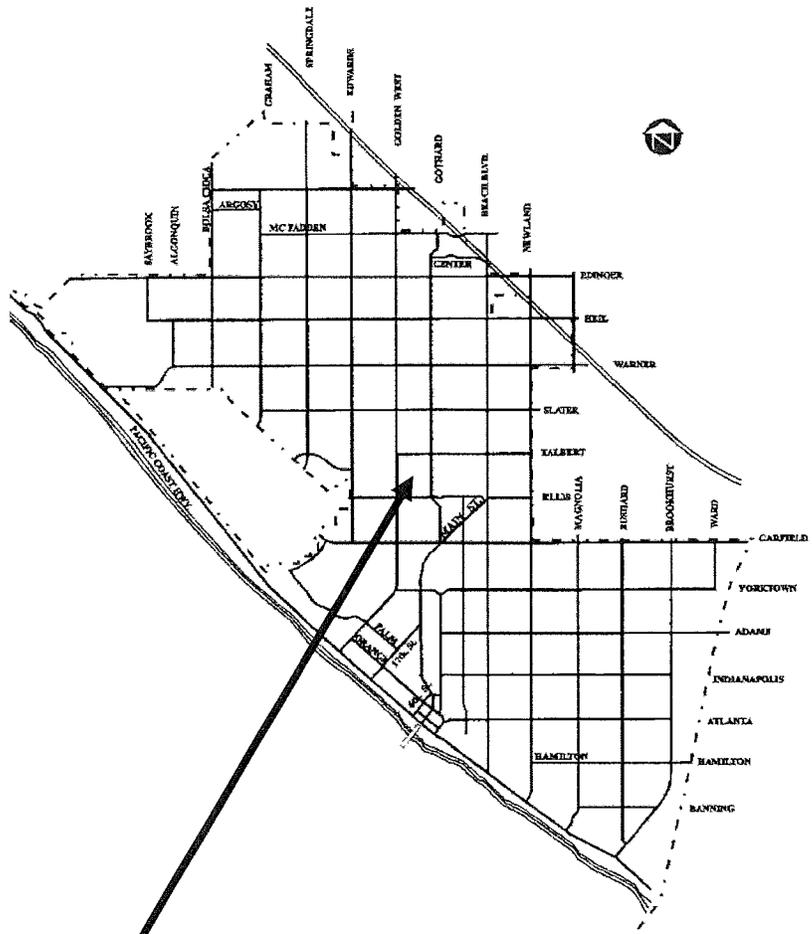
STATEMENT OF ISSUE:

- ◆ Environmental Impact Report (EIR) No. 01-003 request:
 - Analyzes the potential environmental impacts associated with a proposal to remediate the lead contamination that resulted from the prior use of the ±4.9 acre site as a gun range and reuse it as a park element within Central Park.
 - Documents potential impacts to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas, Hazards and Hazardous Materials, Noise, Traffic and Circulation, and Utilities.
 - Evaluates two alternatives to the proposed project.
 - Concludes that all potential impacts can be mitigated to a less than significant level with the exception of short-term construction emissions, which remain significant and unavoidable.
- ◆ Staff's Recommendation: Certify EIR No. 01-003 based upon the following:
 - It was prepared in accordance with the California Environmental Quality Act (CEQA); and
 - It adequately analyzes the potential environmental impacts associated with the proposed project, evaluates project alternatives, and identifies mitigation measure to lessen the project's impacts consistent with General Plan policies.

RECOMMENDATION:

Motion to:

“Certify Environmental Impact Report No. 01-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1674 (Attachment No. 1).”



**PROJECT
SITE**

VICINITY MAP
Environmental Impact Report No. 01-003
(Gun Range Remediation and Reuse)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Continue EIR No. 01-003 and direct staff accordingly.”
- B. “Deny certification of EIR No. 01-003 with findings for denial.”

PROJECT PROPOSAL:

Environmental Impact Report No. 01-003 represents a request to analyze the potential environmental impacts associated with a proposal by the City to remediate the lead contamination that resulted from the prior use of the +4.9 acre site as a gun range and reuse it as a park element within Central Park pursuant to Chapter 240 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and CEQA.

The remediation that is analyzed is based on a Remedial Action Plan (RAP) approved by the Orange County Health Care Agency (OCHCA) in 2011. OCHCA has been identified as the lead agency for the remediation of the gun range site. The RAP identifies a requirement to clean the site to the residential standard of 80 parts per million (PPM) lead. This is considered a conservative approach to the remediation since no residential use would be implemented as part of the reuse of the site. The preferred remedial alternative involves removing all lead-impacted soil exceeding 80 parts per million lead and removal of all telephone poles used within the gun range.

Upon completion of the remediation, the City proposes to reuse the site as a park, which would require future Conditional Use Permit approval by the Planning Commission. While no park development plan has been formally submitted at this time, for purposes of the EIR, a range of recreational uses that could be implemented was identified as follows: park area (tot lot, picnic area, snack bar/restaurant, and passive open space); dog park; outdoor basketball courts; outdoor tennis courts; parking; and restrooms. In lieu of the outdoor basketball and tennis courts, a skate park facility was also analyzed. The site would continue to be accessed from Gothard Street. A summary of potential long-term recreational uses and associated acreages is provided in the following table.

Table 1 - Potential On-Site Recreational Uses

Recreational Use	Acreage
Park Area	0.84
Dog Park	2.00
Outdoor Basketball Courts (4) and Tennis Courts (4) or Skate Park	1.07
Parking (80 spaces)	1.00
Total	4.91

Background:

Development of the site first occurred in the 1950s when the County began utilizing the site as a portion of the 51-acre Huntington Beach landfill. Subsequent to the landfill’s closure in 1962, the County deeded the property to the City. A gun range facility was constructed on the site in approximately 1968 and was

used by various law enforcement agencies and the general public. In the early 1990s, unstable soil conditions caused by the decomposing landfill materials became evident and the public side of the facility was closed. In 1997, the entire gun range was closed due to safety concerns.

Study Session: The request was presented to the Planning Commission for study session on August 27, 2013 and no questions were raised that required follow up by staff. In response to a Planning Commission question, the city’s consultant indicated that the site will be cleaned up to the residential standard of 80 PPM lead which is the cleanest level and provides unrestricted use of the site.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	OS-P (Open Space Park)	OS-PR (Open Space Park and Recreation)	Former Gun Range
North, South, and West of Subject Property:	OS-P	OS-PR	Sports Complex, Sully Miller Lake
East of Subject Property:	I-F2-d (Industrial – Max Floor Area Ratio 0.5 – Design Overlay)	OS-PR	Former County Transfer Station

General Plan Conformance:

The EIR is consistent with the goals, objectives, and policies of the City’s General Plan as follows:

A. Land Use Element

Goal LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

B. Circulation Element

Policy CE 2.1: Comply with adopted performance standards for acceptable levels of service.

C. Recreation and Community Services Element

Goal RCS 3: Develop park sites to provide diverse recreational and sports facilities that meet the residents’ and visitors’ active and passive recreational needs.

Objective RCS 4.1: Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

D. Environmental Resources/Conservation Element

Policy ERC 2.1.10: Conduct construction activities to minimize adverse impacts on existing wildlife resources.

E. Air Quality Element:

Policy AQ 1.8.1: Continue to enforce construction site guidelines that require truck operators to minimize particulate emission.

Policy AQ 1.8.2: Require installation of temporary construction facilities (such as wheel washers) and implementation of construction practices that minimize dirt and soil transfer onto public roadways.

F. Environmental Hazards Element:

Policy EH 1.2.1: Require appropriate engineering and building practices for all new structures to withstand ground shaking and liquefaction such as stated in the Uniform Building Code (UBC).

Goal EH 3: Ensure the safety of the City's businesses and residents from methane hazards.

G. Hazardous Materials Element:

Goal HM 1: Reduce, to the greatest degree possible, the potential for harm to life, property and the environment from hazardous materials and hazardous waste.

Policy HM 1.4: Promote the identification and remediation of existing hazardous waste sites.

The EIR analyzes the issues listed above and identifies requirements and mitigation measures needed to reduce impacts to less than significant. Upon completion of the project the city will have remediated lead contamination on site and redeveloped it for additional park area in conformance with the General Plan.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

In accordance with the California Environmental Quality Act, EIR No. 01-003 was prepared by RBF Consulting to analyze the potential impacts of the project as well as identify appropriate mitigation measures. The required CEQA procedure that was followed is outlined below:

2009

Staff conducted an initial study and determined that an EIR would be necessary for the project. A Notice of Preparation was filed with the State Clearinghouse to notify public of intent to prepare an EIR.

May 9 to June 24, 2013

Notice of Completion and Draft EIR filed with the State Clearinghouse and made available for public review and comment for 45 days.

Staff has responded to all comments received as part of the Final EIR. Through the use of appropriate mitigation measures identified in the EIR, the majority of the potentially adverse impacts associated with the project can be mitigated to a level of insignificance. There are, however, short-term construction emission impacts anticipated from the proposed project that cannot be completely eliminated through mitigation measures. Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. It should be noted, however, that removal of any of the recommended mitigation measures will require findings and justification.

Environmental Board:

The Environmental Board (EB) was notified of the EIR and submitted a letter which is included and responded to in the Final EIR and Response To Comments (Attachment No. 2). The EB did not raise any significant issues and is supportive of plans to remediate and reuse the former gun range.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements: The Departments of Public Works, Fire, and Community Services have reviewed the EIR and their comments have been incorporated.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on August 29, 2013 and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), and interested parties. As of September 3, 2013 no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

May 9, 2013 (Notice of Completion)

MANDATORY PROCESSING DATE(S):

May 9, 2014

ANALYSIS:

The analysis section provides an overview of the EIR and its conclusions, project alternatives, and the Response to Comments.

EIR Overview

The EIR provides a detailed analysis of potential impacts associated with the proposed project. The issues discussed in the EIR are those that have been identified in the course of extensive review of all potentially significant environmental impacts associated with the project. In the Initial Study, the project was determined to have less than significant or no impacts in the following areas and that no further analysis is required in the EIR: Aesthetics, Agricultural Resources, Cultural Resources, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

The EIR discusses potential adverse impacts in the issue areas outlined below. The cumulative impacts of the project are addressed, as are the impacts of project alternatives. A summary of key issues and mitigation measures resulting from the EIR is provided below.

◆ Hazards and Hazardous Materials

The EIR analyzed the remediation alternatives outlined in the approved RAP. The proposed alternative involves removing all contaminated soil and all the telephone poles. The EIR concludes that the lead remediation from the gun range would not result in a significant hazard to the public based on the identified mitigation measures that require the remediation contractor to incorporate into its work plan the recommendations in the Revised Remedial Action Plan and Human Health Risk Assessment approved by the OCHCA to ensure remediation is conducted in a safe manner. The issue of landfill gas was also analyzed. To address this issue, the City will be required to extend the existing landfill gas collection and control system at the sports complex to the gun range site.

◆ Geology and Soils

Impacts from earthquake faults, seismic ground shaking, liquefaction, landslides, and expansive soils were analyzed based on a geotechnical and geological report that was prepared for the site. The EIR concludes that upon compliance with the California Building Code and a mitigation measure requiring that new structures are supported by a deep foundation such as driven piles that impacts from seismic ground shaking and soil instability would be less than significant.

◆ Air Quality

The EIR looked at both short-term (construction) and long-term (operational) air quality impacts of the project. Temporary air emissions will occur during remediation, demolition, grading, and construction activities. Several mitigation measures to control dust and emissions from construction equipment and vehicles have been identified. However, despite the mitigation measures, emissions during remediation are still significant and unavoidable and would require that the City Council adopt a Statement of Overriding Considerations in conjunction with approval of the site remediation. Long term operational air emissions were determined to be less than significant with no mitigation required.

◆ Greenhouse Gas Emissions

The project's direct and indirect greenhouse gas (GHG) emissions from construction, operation, and trip generation were modeled. The EIR concludes that the project's GHG emissions do not exceed the Air Quality Management District's significance threshold. Therefore, impacts are less than significant. It also concludes that the project would not conflict with any applicable GHG reduction plan, policy, or regulation. No mitigation is needed.

◆ Noise

The project will generate short-term noise impacts during remediation, grading, and construction activities but at levels that are not excessive so as to impact noise sensitive uses. In addition, these activities are temporary and exempt from the provisions of the City's Noise Ordinance. Vibration impacts during construction were also analyzed and because ground-borne vibration decreases rapidly with distance, impacts to adjacent development is anticipated to be less than significant. Long-term noise impacts from the operation of the project were determined to be less than significant due to the considerable distance from sensitive uses. Traffic that will be generated by the project will increase noise levels in the area but at a level far below what would be a significant impact. No mitigation is needed.

◆ Biological Resources

A plant and wildlife survey of the site was completed that indicates that the site has special status plant species (coastal sage scrub and riparian vegetation). Coastal sage scrub provides habitat for the special status coastal gnatcatcher. Several mitigation measures have been identified requiring focused surveys for special status plants and coastal gnatcatcher prior to vegetation clearing and applying protective measures as needed. Also, the existing riparian vegetation was determined to be degraded and not valuable. Because the site has the potential to support migratory birds, a mitigation measure has been identified to require nesting survey prior to vegetation removal during nesting season. Lastly, any mature trees to be removed will require 2:1 replacement. Less than significant impacts are anticipated with mitigation incorporated.

◆ Utilities

The project's water, waste water, storm water, and solid waste needs were analyzed. The City anticipates that it would be able to accommodate the project's water demand during construction and long-term operations. The project's short-term and long-term wastewater demand was determined to be minimal and could be served by existing facilities. Stormwater runoff will be addressed through compliance with all Water Quality Board requirements including the implementation of a Water Quality Plan. Solid waste demand for the project is also projected to be minimal and have a negligible impact on existing and projected landfill capacity. The EIR concludes that based on the project's scope and consistency with the General Plan, all services can be provided with less than significant impacts. No mitigation measures are necessary.

◆ Traffic and Circulation

A traffic study was completed that looked at project impacts to four study intersections (Gothard at Slater, Talbert, and Ellis as well as Beach and Talbert) considering existing, short-range (2016), and long-range (2030) timeframes. The study concludes that the study intersections will continue to operate at an acceptable level of service even with the addition of project-generated trips with the exception of Beach and Talbert which is forecast to operate at a deficient LOS F during p.m. peak hour by 2030 with or without the project. Therefore, a mitigation measure has been included to require the City to contribute its fair share towards the future improvement of the intersection. Trip generation during remediation and construction was determined to be less than that of the proposed park project. Less than significant impacts from remediation, construction, and park use trip generation are anticipated with mitigation incorporated.

Alternatives to the Proposed Project

CEQA guidelines require that an EIR evaluate a reasonable range of alternatives to the project that would meet the project objectives while potentially avoiding or reducing any of the significant impacts caused by the project. The two alternatives below were evaluated in the EIR:

Alternative 1: No Project – This alternative assumes no remediation or reuse of the gun range site.

Alternative 2: Limited Excavation – This alternative involves a remedial option with limited excavation to a depth of only five feet and clean fill capping to protect underlying lead contamination resulting in a decrease in materials exported from the site.

The EIR concludes that Alternative 2 is the environmentally superior alternative. However, this alternative may result in long-term risks to human health and safety and would not accomplish the project objective to fully remediate all the lead contamination from the former gun range site.

Public Comments and Errata

During the EIR public review period, the City received a total of 11 comment letters. However, the comments were minimal and included the following among others:

1. Remediation of the site can only improve water quality.
2. Development near the railroad should be planned with safety of the rail corridor in mind.
3. Buildings and landfill gas monitoring system proposed on site after remediation must be approved by the OCHCA.
4. Provisions for identification and evaluation of accidentally discovered archaeological resources should be included.
5. The EIR should discuss whether the project site is part of the acreage to be preserved as raptor forage.

6. A mitigation measure should be considered to specify a vegetation palette for replanting the ravine after remediation that is compatible with existing vegetation.

All comment letters were responded to in the Response to Comments of the Final EIR. The Final EIR also includes revised EIR sections (errata) to clarify or correct information in response to comments or as identified subsequent to the circulation of the EIR (Attachment No. 2).

SUMMARY:

EIR No. 01-003 serves as an informational document with the sole purpose of identifying potential environmental impacts associated with the gun range remediation and reuse, project alternatives, and appropriate mitigation measures:

- ◆ Staff's Recommendation: Certify EIR No. 01-003 based upon the following:
 - It was prepared in accordance with the California Environmental Quality Act (CEQA); and
 - It adequately analyzes the potential environmental impacts associated with the proposed project, evaluates project alternatives, and identifies mitigation measure to lessen the project's impacts consistent with General Plan policies.

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 1674 Certifying EIR No. 01-003
2. Final EIR No. 01-003 including Response To Comments and Errata (not attached but previously provided under separate cover and available for review at City's website)
3. Draft EIR No. 01-003 and Appendices (not attached but previously provided under separate cover and available for review at City Hall, Central Library, and City's website)

SH:MBB:RR:kdc

RESOLUTION NO. 1674

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HUNTINGTON BEACH CERTIFYING THE FINAL
ENVIRONMENTAL IMPACT REPORT (SCH#2009041150)
FOR THE GUN RANGE REMEDIATION AND REUSE PROJECT**

WHEREAS, Environmental Impact Report No. 01-003, State Clearinghouse # 2009041150 (“EIR”) was prepared by the City of Huntington Beach (“City”) to address the environmental implications of the proposed Gun Range Remediation and Reuse Project (the “Project”); and

- On April 30, 2009, a Notice of Preparation/Initial Study for the Project was distributed to the State Clearinghouse, other responsible agencies, trustee agencies and interested parties; and
- After obtaining comments received in response to the Notice of Preparation, the City completed preparation of the Draft EIR and filed a Notice of Completion with the State Clearinghouse on May 9, 2013; and
- The Draft EIR was circulated for public review and comment from May 9, 2013 to June 24, 2013, and was available for review at several locations including Planning and Building Department, City Clerk’s Office, Central Library, and the City’s website; and

WHEREAS, public comments have been received on the Draft EIR, and responses to those comments have been prepared and provided to the Planning Commission; and

WHEREAS, Public Resources Code 21092.5(a) requires that the City of Huntington Beach provide a written proposed response to any public agency that commented on the Environmental Impact Report, and the Response to Comments included in the Final Environmental Impact Report satisfies this provision; and

WHEREAS, the Planning Commission held a public meeting on the EIR on September 10, 2013 and received and considered public testimony.

NOW, THEREFORE, the Planning Commission of the City of Huntington Beach does hereby resolve as follows:

SECTION 1. Consistent with CEQA Guidelines Section 15132, the Final EIR for the Project is comprised of the Draft EIR and Appendices, the comments received on the Draft EIR, the Responses to Comments (including a list of persons, organizations, and public agencies commenting on the Draft EIR), the Text Changes to the Draft EIR (bound together with the Responses to Comments) and all Planning and Building Department Staff Reports to the

Planning Commission, including all minutes, transcripts, attachments and references. All of the above information has been and will be on file with the City of Huntington Beach Department of Planning and Building, 2000 Main Street, Huntington Beach, California 92648.

SECTION 2. The Planning Commission finds and certifies that the Final EIR is complete and adequate in that it has identified all significant environmental effects of the Project and that there are no known potential environmental impacts not addressed in the Final EIR.

SECTION 3. The Planning Commission finds that although the Final EIR identifies certain significant environmental effects that will result if the Project is approved, all significant effects which can feasibly be mitigated or avoided have been mitigated or avoided by the incorporation of Project features, standard requirements, and by the imposition of mitigation measures on the approved Project. All mitigation measures are included in the "Mitigation Monitoring Reporting Program" attached as Exhibit "A" to this Resolution and incorporated herein by this reference.

SECTION 4. The Planning Commission finds that the Final EIR has described reasonable alternatives to the Project that could feasibly obtain the basic objectives of the Project, even when these alternatives might impede the attainment of Project objectives. Further, the Planning Commission finds that a good faith effort was made to incorporate alternatives in the preparation of the Draft EIR and that a reasonable range of alternatives was considered in the review process of the Final EIR and ultimate decisions on the Project.

SECTION 5. The Planning Commission finds that no "substantial evidence" (as that term is defined pursuant to CEQA Guidelines Section 15384) has been presented that would call into question the facts and conclusions in the EIR.

SECTION 6. The Planning Commission finds that no "significant new information" (as that term is defined pursuant to CEQA Guidelines Section 15088.5) has been added to the Final EIR after circulation of the Draft EIR. The Planning Commission finds that the minor refinements that have been made to the Project as a result of clarifications in the mitigation measures and EIR text do not amount to significant new information concerning the Project, nor has any significant new information concerning the Project become known to the Planning Commission through the public hearings held on the Project, or through the comments on the Draft EIR and Responses to Comments.

SECTION 7. The Planning Commission finds that the Mitigation Monitoring Reporting Program establishes a mechanism and procedures for implementing and verifying the mitigations pursuant to Public Resources Code 2108.6 and hereby adopts the Mitigation Monitoring Reporting Program. The mitigation measures shall be incorporated into the Project prior to or concurrent with Project implementation as defined in each mitigation measure.

SECTION 8. The Planning Commission finds that the Final EIR reflects the independent review and judgment of the City of Huntington Beach Planning Commission, that the Final EIR was presented to the Planning Commission, and that the Planning Commission reviewed and considered the information contained in the Final EIR prior to approving it.

SECTION 9. The Planning Commission finds that the Final EIR serves as adequate and appropriate environmental documentation for the Project. The Planning Commission certifies that the Final EIR prepared for the Project is complete, and that it has been prepared in compliance with the requirements of the California Environmental Quality Act and CEQA Guidelines.

PASSED AND ADOPTED by the Planning Commission of the City of Huntington Beach at a regular meeting thereof held on September 10, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Scott Hess, Secretary

Chairperson, Planning Commission

Exhibit A: Mitigation Monitoring Reporting Program



4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project (the project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Remediation and Reuse of the Former Gun Range Within Huntington Central Park Project file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study and EIR, which provide general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

**EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park**



- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring and Reporting Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code Section 21081.6.



Table 1
MITIGATION MONITORING AND REPORTING CHECKLIST

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
						Signature	Date
HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1	<p>Prior to issuance of any grading permit for the project, the City of Huntington Beach shall ensure that the Remediation Contractor has incorporated into its work plan all remedial recommendations associated with Alternative 2 within the <i>Revised Remedial Action Plan and Human Health Risk Assessment</i>, prepared by Waterstone Environmental Inc., dated January 2011. The <i>Revised Remedial Action Plan and Human Health Risk Assessment</i> is included as Appendix 13.3 of the EIR and is incorporated by reference into this mitigation measure.</p>	Remediation Contractor	Prior to issuance of Grading Permit	City Public Works Department/ City Engineer	Prior to Issuance of Grading Permit/ During Remediation		
HAZ-2	<p>The Remediation Contractor shall prepare a site-specific Health and Safety Plan (HASP) pursuant to the provisions of the <i>Revised Remedial Action Plan and Human Health Risk Assessment</i> (prepared by Waterstone Environmental, Inc., dated January 2011) Section 7.11, <i>Health and Safety Plan</i>, for all remediation work activities. The purpose of the HASP is to describe the controls and procedures that shall be implemented to minimize incidents, injury, and health risks associated with the excavation activities to be conducted at the project site. The following shall be addressed in the HASP:</p>	Remediation Contractor	Prior to issuance of Grading Permit	City Public Works Department/ City Engineer	Prior to Issuance of Grading Permit/ During Remediation		



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
						Signature	Date
	<ul style="list-style-type: none"> The HASP shall incorporate the requirements specified by Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations Standards (WPA 29 CFR 1910.120 and CCR Title 8). Field personnel shall review the HASP prior to commencing field work. Prior to initiation of field activities each day, a tailgate safety meeting shall be conducted to identify potential physical and chemical hazards and outline measures to be taken in event of an emergency. All on-site personnel shall be required to document their attendance at the tailgate safety meeting by signing a form before work each day. During field activities, appropriate personal protective equipment shall be worn by all personnel within designated exclusion zones. The amount of dust present in the operator breathing zone shall be obtained in the field on a regular basis using a dust meter or equivalent as required by the HASP. 						

ATTACHMENT NO. 1.7



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE			
						Signature	Date		
HAZ-3	<p>The HASP shall be reviewed and approved by the City Engineer prior to the issuance of a grading permit.</p> <p>Prior to the issuance of building permits for reuse of the project site, the City shall construct a landfill gas collection and control system (GCCS) that conveys landfill gas to the existing GCCS at the Huntington Central Sports Complex. In consultation with the SCAQMD, the City shall also implement an LFG monitoring program, which shall require that any proposed structures on-site would be monitored on at least a quarterly basis, consistent with SCAQMD Rule 1150.1. The proposed GCCS shall be coordinated with the SCAQMD, OCHCA, SARWQCB, and City of Huntington Beach Fire Department. The GCCS shall incorporate the recommendations included within the <i>Landfill Gas Analysis for Former Gun Range Within Central Park</i> prepared by SCS Engineers (dated February 4, 2009), and any additional recommendations identified by the City Engineer. The <i>Landfill Gas Analysis for Former Gun Range Within Central Park</i> is included as Appendix 13.10 of the EIR and is incorporated by reference into this Mitigation Measure.</p>	City Public Works Department/ City Engineer	Prior to Issuance of Building Permit	City Public Works Department/ City Engineer	Prior to Issuance of Building Permit/ During Construction				
GEOLOGY AND SOILS									
GEO-1	<p>Prior to issuance of a building permit, the City shall verify that any new structures are supported by a deep foundation</p>	Project Engineer	Prior to Issuance of a Building Permit	City Planning and Building Department	Prior to Issuance of a Building Permit				



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
						Signature	Date
AIR QUALITY							
AQ-1	<p>system, such as driven piles or caissons. The foundation system shall be designated to withstand negative dragdown due to existing fill and to mitigate for liquefaction and lateral spreading. These foundation requirements shall be denoted on project plans for review and approval by the City.</p> <p>Prior to issuance of any Grading Permit, the City Engineer shall confirm that the Grading Plan and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust; Pave or apply water every three hours during daily construction 	Construction/ Remediation Contractor	Prior to issuance of Grading Permit	City Public Works Department/ City Engineer	Prior to Issuance of Grading Permit/ During Construction and Remediation		

ATTACHMENT NO. 1.9



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
						Signature	Date
	<p>activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;</p> <ul style="list-style-type: none"> Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied; All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour; Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area; Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes; On-site vehicle speed shall be limited to 15 miles per hour; All material transported off-site shall be either sufficiently 						

ATTACHMENT NO. 1.10



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
						Signature	Date
AQ-2	<p>watered or securely covered to prevent excessive amounts of dust prior to departing the job site; and</p> <ul style="list-style-type: none"> • Reroute construction trucks away from congested streets or sensitive receptor areas. <p>All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (<i>Spilling Loads on Highways</i>), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall demonstrate to the City of Huntington Beach City Engineer how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4).</p>	Construction/ Remediation Contractor	Prior to Issuance of a Grading Permit	City Public Works Department/ City Engineer	Prior to Issuance of a Grading Permit; During Construction and Remediation		
AQ-3	<p>Prior to issuance of any Grading Permit, the City Engineer shall confirm that the Grading Plan and specifications stipulate that, in compliance with SCAQMD Rule 403, O₃ precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City. Maintenance records shall be provided to the City by the construction contractor on a monthly</p>	Construction/ Remediation Contractor	Prior to Issuance of Grading Permit	City Public Works Department/ City Engineer	Prior to Issuance of Grading Permit; During Construction and Remediation		

ATTACHMENT NO. 1.11



EIR for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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AQ-4	<p>The City shall be responsible for ensuring that contractors comply with this measure during construction. Contract specifications shall be included in the project construction documents which shall be reviewed and approved by the City prior to issuance of a grading permit.</p> <p>The following measures shall be implemented during remediation to substantially reduce NO_x related emissions. They shall be included in the Grading Plan and contract specifications. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <ul style="list-style-type: none"> Off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than five minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and SCAQMD Rule 2449. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that 	Construction/ Remediation Contractor	Prior to Finalization of Grading Plans and Contract Specifications/ During Remediation and Construction	City Public Works Department/ City Engineer	Prior to Finalization of Grading Plans and Contract Specifications /During Remediation and Construction		

ATTACHMENT NO. 1.12



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
						Signature	Date
	<p>meet EPA 2007 model year NO_x emissions requirements</p> <ul style="list-style-type: none"> The following note shall be included on all grading plans: During remediation, all internal combustion engines/ equipment operating on the project site shall meet EPA-Certified Tier 3 emissions standards, or higher according to the following: <ul style="list-style-type: none"> January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. Post-January 1, 2015: All off-road diesel-powered construction equipment 						



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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	<p>greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <ul style="list-style-type: none"> - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment. • The remediation and construction contractors shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions. • Use low sulfur fuel for stationary construction equipment. This is 						

ATTACHMENT NO. 1.14



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

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	<p>required by SCAQMD Rules 431.1 and 431.2.</p> <ul style="list-style-type: none"> Utilize existing power sources (i.e., power poles) when available. This measure would minimize the use of higher polluting gas or diesel generators. Configure construction parking to minimize traffic interference. Minimize obstruction of through-traffic lanes and provide temporary traffic controls such as a flag person during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum. Schedule construction operations affecting traffic for off-peak hours to the best extent when possible. Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service.) Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable 						

ATTACHMENT NO. 1.15



EIR for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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AQ-5	<p>equipment, shall be turned off when not in use for more than five minutes.</p> <p>The following SCAQMD recommended measures shall be implemented for hauling activities related to soil remediation and demolition to substantially reduce NOx related emissions. They shall be included in the Grading Plan and contract specifications. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <ul style="list-style-type: none"> • All heavy duty trucks utilized for hauling shall meet or exceed EPA 2007 engine emission standards. • Beginning in 2015, all heavy duty trucks utilized for hauling shall meet or exceed EPA 2010 engine emission standards. • If the above clean truck requirements are infeasible, a phase-in schedule shall be put forth that shall feasibly achieve emission reductions as soon as possible. • The contractor shall maintain a log of all hauling trucks entering the project site to ensure that on average, the daily truck fleet meets the selected EPA emission standards. This log shall be 	Construction/ Remediation Contractor	Prior to Finalization of Grading Plans and Contract Specifications/ During Construction and Remediation	City Public Works Department/ City Engineer	Prior to Finalization of Grading Plans and Contract Specifications /During Construction and Remediation		

ATTACHMENT NO. 1.14



EIR for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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	<p>available for inspection by City staff at any time.</p> <ul style="list-style-type: none"> Prohibit all vehicles and trucks from idling in excess of five minutes, both on- and off-site. 						
BIOLOGICAL RESOURCES							
BIO-1	<p>Prior to vegetation clearing activities on-site, the City of Huntington Beach shall conduct focused surveys for special status plant species during the appropriate blooming period (generally spring/summer) to determine the presence or absence of special status plant species. If a special status plant species is observed, its rarity and abundance shall be evaluated by the Project Biologist. If the finding is considered significant, then additional avoidance, minimization, or mitigation measures may be required as determined appropriate by the Project Biologist.</p>	City of Huntington Beach/Project Biologist	Prior to Vegetation Clearing Activities	City Planning and Building Department	Prior to Vegetation Clearing Activities		
BIO-2	<p>Prior to the approval of landscape plans for the proposed project, the project Landscape Architect shall certify to the City of Huntington Beach Planning and Building Department that exotic plant species (any species listed in the California Invasive Plant Council [Cal-IPC] Invasive Plant Inventory or the Federal Noxious Weed List) are not included in the plant palette for the site.</p>	Project Landscape Architect	Prior to Approval of Landscape Plans	City Planning and Building Department	Prior to Approval of Landscape Plans		
BIO-3	<p>Prior to vegetation clearing activities on-site, the City of Huntington Beach shall conduct focused surveys for the coastal</p>	City of Huntington Beach/Project	Prior to Vegetation Clearing	City Planning and Building Department	Prior to Vegetation Clearing		



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Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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BIO-4	California gnatcatcher to determine the presence or absence of this species on the project site. Survey protocol requires either (1) a minimum of six surveys be conducted between March 15 and June 30 or (2) a minimum of nine surveys be conducted between July 1 and March 14. If focused surveys determine that coastal California gnatcatcher is not present on the project site, then no further measures would be necessary. If focused surveys determine that the coastal California gnatcatcher is present on the project site, then the City shall implement additional avoidance, minimization, or mitigation measures as determined by the USFWS. Prior to the approval of lighting plans and specifications for the proposed project, the City of Huntington Beach Planning and Building Department shall verify that night lighting shall be directed away from open space areas and shielding shall be incorporated into the final project design to minimize the increase in ambient lighting adjacent areas to the greatest extent practicable. These stipulations shall be denoted on project plans for review and approval by the Planning and Building Department.	Biologist	Activities	City Planning and Building Department	Activities/ During Construction		
BIO-5	To the extent feasible, the City of Huntington Beach shall conduct all vegetation removal activities outside of the nesting season (typically February 15 to August 15) to avoid potential impacts	City of Huntington Beach/Project Biologist	During Remediation and Construction	City Planning and Building Department	During Remediation and Construction		

ATTACHMENT NO. 1.18



EIR for the Remediation and Reuse of the
Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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BIO-6	<p>to nesting birds. However, if initial vegetation removal occurs during the nesting season, all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to commencement of clearing. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the Project Biologist.</p> <p>Prior to landscape plan approval for the proposed project, the Huntington Beach Department of Planning and Building Director or his designee shall verify that all mature/significant trees affected by the project are identified on project landscape plans. Any tree meeting the City's criteria for a mature/significant tree (generally including trees with a minimum 10-inch diameter trunk at approximately four feet in height from the adjoining ground) shall be replaced at a 2:1 ratio. Replacement tree locations shall also be denoted on project landscape plans.</p>	Project Landscape Architect	Prior to Landscape Plan Approval	City Planning and Building Department	Prior to Landscape Plan Approval		
TRAFFIC AND CIRCULATION							
TRA-1	<p>Prior to issuance of a building permit for the proposed project, the City of Huntington Beach shall contribute its fair share to the implementation of the following potential improvements (also identified in the <i>Huntington Beach Circulation Element Update</i>) for the Beach Boulevard/Talbert Avenue intersection:</p>	City of Huntington Beach	Prior to Issuance of Building Permit	City Public Works Department/ City Engineer	Prior to Issuance of Building Permit		

ATTACHMENT NO. 1.19



EIR for the Remediation and Reuse of the Former Gun Range Within Huntington Central Park

Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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CUL-1	<ul style="list-style-type: none"> • Add second westbound left turn lane; • Add defacto westbound right turn lane; • Add separate northbound right turn lane; • Add second eastbound left turn lane; and/or • Stripe defacto eastbound right turn lane. <p>Prior to the issuance of a grading permit and building permit, the Huntington Beach Department of Planning and Building Director or his designee will confirm that the grading and construction plans stipulate that a qualified professional archaeologist will be contacted in the event that potential archaeological resources are discovered during the remediation, grading, and construction activities. Work will stop until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures to the approval of the City's Planning and Building Department. Treatment measures typically include development of avoidance strategies or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the site area of work is unlikely to contain significant</p>	Construction Contractor	Prior to Issuance of a Grading or Building Permit	City Planning and Building Director or Designee	Prior to Issuance of a Grading or Building Permit/ During Remediation and Construction		

EIR for the Remediation and Reuse of the
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Mitigation Number	Mitigation Measure	Implementation Responsibility	Implementation Timing	Monitoring Responsibility	Monitoring Timing	VERIFICATION OF COMPLIANCE	
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	cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.						

ATTACHMENT NO. 1.21

ATTACHMENT NO. 2

FINAL EIR NO. 01-003, ERRATA,
AND RESPONSE TO COMMENTS
NOT ATTACHED

AVAILABLE FOR REVIEW AT:

CITY WEBSITE

[http://www.surfcity-
hb.org/Government/Departments/Planning/Environmentalreports.
cfm](http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm)

ATTACHMENT NO. 3

DRAFT EIR NO. 01-003 NOT ATTACHED

AVAILABLE FOR REVIEW AT:

PLANNING AND ZONING COUNTER – CITY HALL, 3RD FLOOR

CITY CLERK'S OFFICE – CITY HALL, 2ND FLOOR

CENTRAL LIBRARY

CITY WEBSITE

<http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>