

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 07-04

1. PROJECT TITLE: The Ripcurl Project

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

Contact: Tess Nguyen
Phone: (714) 536-5271
Email: tnguyen@surfcity-hb.org

3. PROJECT LOCATION: The proposed project is located at 7302-7400 Center Avenue in the northeastern portion of the City of Huntington Beach in western Orange County, California. (Refer to *Figure 1* and *Figure 2*). The proposed project is located within a developed 3.8-acre site bordered by Center Avenue to the north; an existing commercial property to the south; Gothard Street to the west; and the Union Pacific Railroad right-of-way, commercial property, and the proposed Bella Terra Phase II site to the east.

4. PROJECT PROPONENT: Amstar Red Oak Huntington Beach, LLC
2010 Business Center Drive, Suite 230
Irvine, CA 92612

Contact Person: Andrew Nelson
Phone: 949-733-2000

5. GENERAL PLAN DESIGNATION: CG-F1-d (General Commercial – 0.35 Floor Area Ratio
Maximum – Design Overlay)

6. ZONING: CG (General Commercial)

7. PROJECT DESCRIPTION The proposed project is a mixed-use residential and commercial development that would consist of four levels of housing over three levels of parking (one level of parking below grade and two levels of parking above grade). The retail component would be located on the ground level adjacent to the two levels of above grade parking. A mezzanine level would also be located on the roof. Overall, the project would be six stories in height and consist of approximately 440 residential units and up to 10,000 square feet (sf) of retail uses. The total project floor area, excluding parking and basement area, would be approximately 382,700 sf. Refer to *Figure 3* for a conceptual site plan. Outdoor amenities would include a pool and spa area, fire pit and movie

projection area. Indoor amenities would include a fitness center, business center, conference room, and clubhouse.

The depth of the subterranean parking level is anticipated to be between 10 and 22 feet below the existing ground surface, including footing depths. Therefore, it is anticipated that the proposed site development will include excavations of 10 to 22 feet below the existing ground surface.

The residential component would include approximately 301,098 sf of residential area and approximately 7,000 sf of leasing office, lobby and recreation space. Of the approximately 440 residential units that are proposed, it is estimated that 151 would be studio apartments, 190 would be one-bedroom units, 88 would be two-bedroom units, and 11 would be live-work loft units. Units would range in size from 465 sf (studio) to 1,037 sf (two-bedroom). Based on the existing average household size of 2.41 persons per renter-occupied unit for the City of Huntington Beach,¹ the residential component of the project would most likely generate approximately 1,060 residents. However, based on the applicant's experience with similar projects, the residential component of the project would most likely generate approximately 611 residents,² which is based on an average household size of 1.1 persons per studio and loft units, 1.4 persons per one-bedroom unit, and 2.0 persons per two-bedroom unit. The residential component would also likely employ approximately 11 full-time positions.³ Amenities provided by the residential component would include a pool, spa, fitness center, business center, conference room, and clubhouse.

The commercial component of the proposed project would include up to 10,000 sf of ground floor retail that would be located on the corner of Gothard Street and Center Avenue. The commercial component would offer neighborhood-serving retail that would target students attending Golden West Community College and nearby residents. Potential retailers would include uses such as a convenience store, café, sandwich shop, cleaners, juice shop, and mailbox store. If commercial demand rises in the future, the live-work units could be converted to retail uses in the future. The commercial component would likely employ approximately 36 full-time positions.⁴

Project Context

Generally speaking, the City's neighborhood-serving commercial uses are "free standing," clustered at mini malls, or at centers typically located at the intersection of major arterial roads. The project site is located within the City's Edinger Commercial Corridor District. This District is characterized by larger retail centers than those typically found along Beach Boulevard. However, the multi-tenant and larger uses have little physical or visual connection and are, most often, single trip destinations. As a consequence, the corridor lacks overall identity and strong physical anchors.

According to the City's General Plan, Edinger Avenue (the City's primary path) and Gothard Street (the City's secondary path) lack characteristics that provide identity and clarity of location. This is due in large part to a confusing array of signs, lack of consistent landscaping, strip commercial centers, and the predominance of tract walls.

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

¹ United States Census Bureau, 2006 American Community Survey, <<http://factfinder.census.gov>>; (10 January 2007).

² Red Oak Investments, LLC. November 2007.

³ Ibid.

⁴ Ibid.

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.

Project Site Current and Past Uses:

The project site is currently developed as a shopping center known as the College Country Center. The shopping center contains approximately 60,000 sf of commercial and office space located in four one-story retail buildings and one two-story office building. The shopping center is approximately 90 percent leased with 45 tenants.

Historical records indicate that the project site was first utilized for agricultural purposes sometime prior to 1938 and the site continued to be utilized for agricultural purposes until at least 1953. As early as 1969 the site appeared to lay fallow. The project site was cleared and developed with its present use as a shopping center in 1979. All of the existing structures and surface parking on-site would be demolished as part of the proposed project.

Concurrent Entitlements (Discretionary Approvals) Required:

- **General Plan Amendment** –To allow mixed-use on the site and establish an allowable residential density and FAR.
- **Zoning Text Amendment** – To establish a “Transit Center High Density Mixed Use District” and associated development standards.
- **Zoning Map Amendment** –To establish a “Transit Center High Density Mixed Use District” zone on the project site.
- **Conditional Use Permit Request** – To permit construction of the proposed structure.
- **Design Review** – Approval.

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:

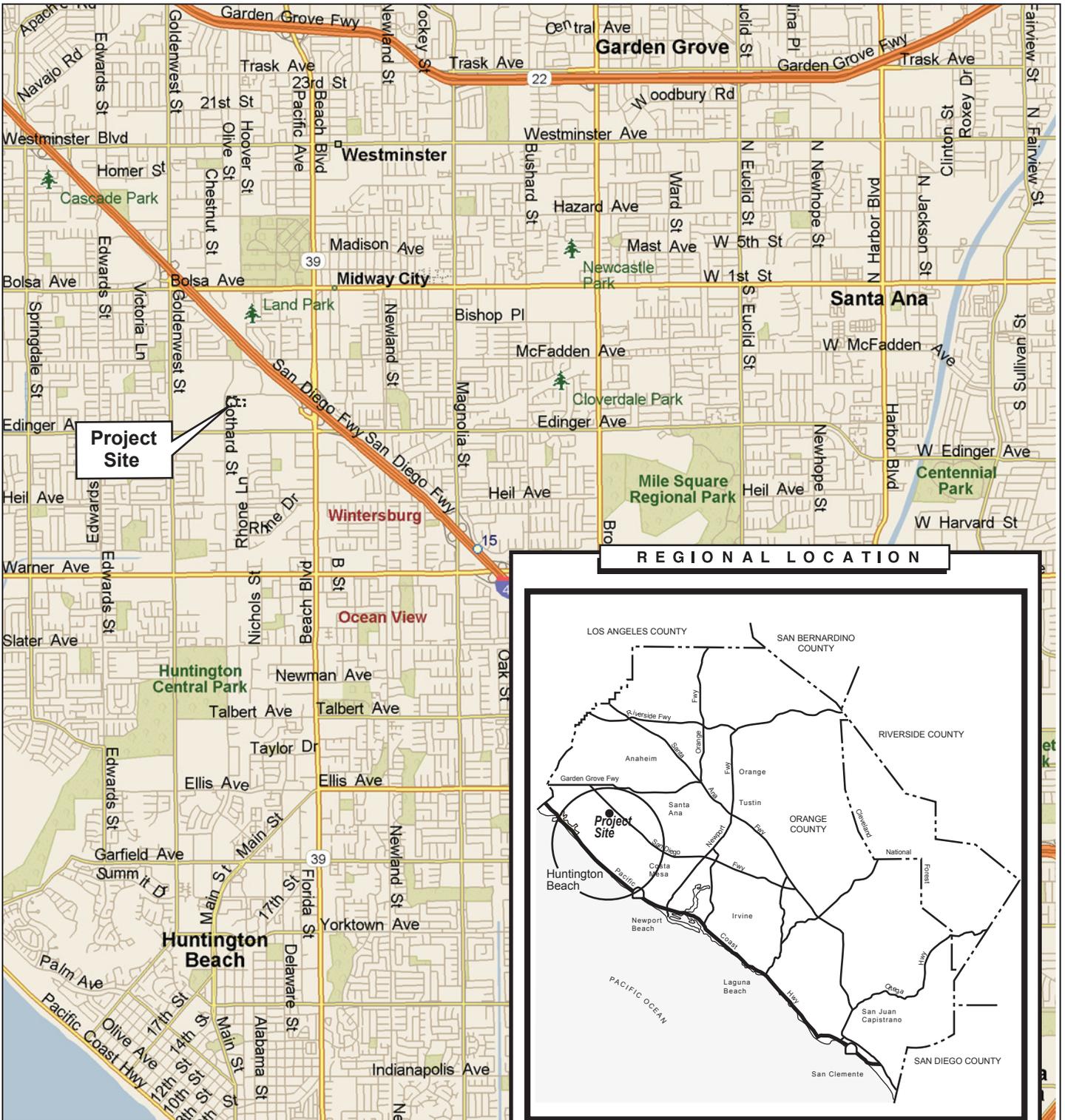
- *East:* Regional Commercial (Bella Terra)
- *North* (across Center Avenue): Golden West Transportation Center
- *West:* (across Gothard Street): Golden West Community College
- *South:* Regional Commercial

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: No previous environmental documentation applies to the project site.

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



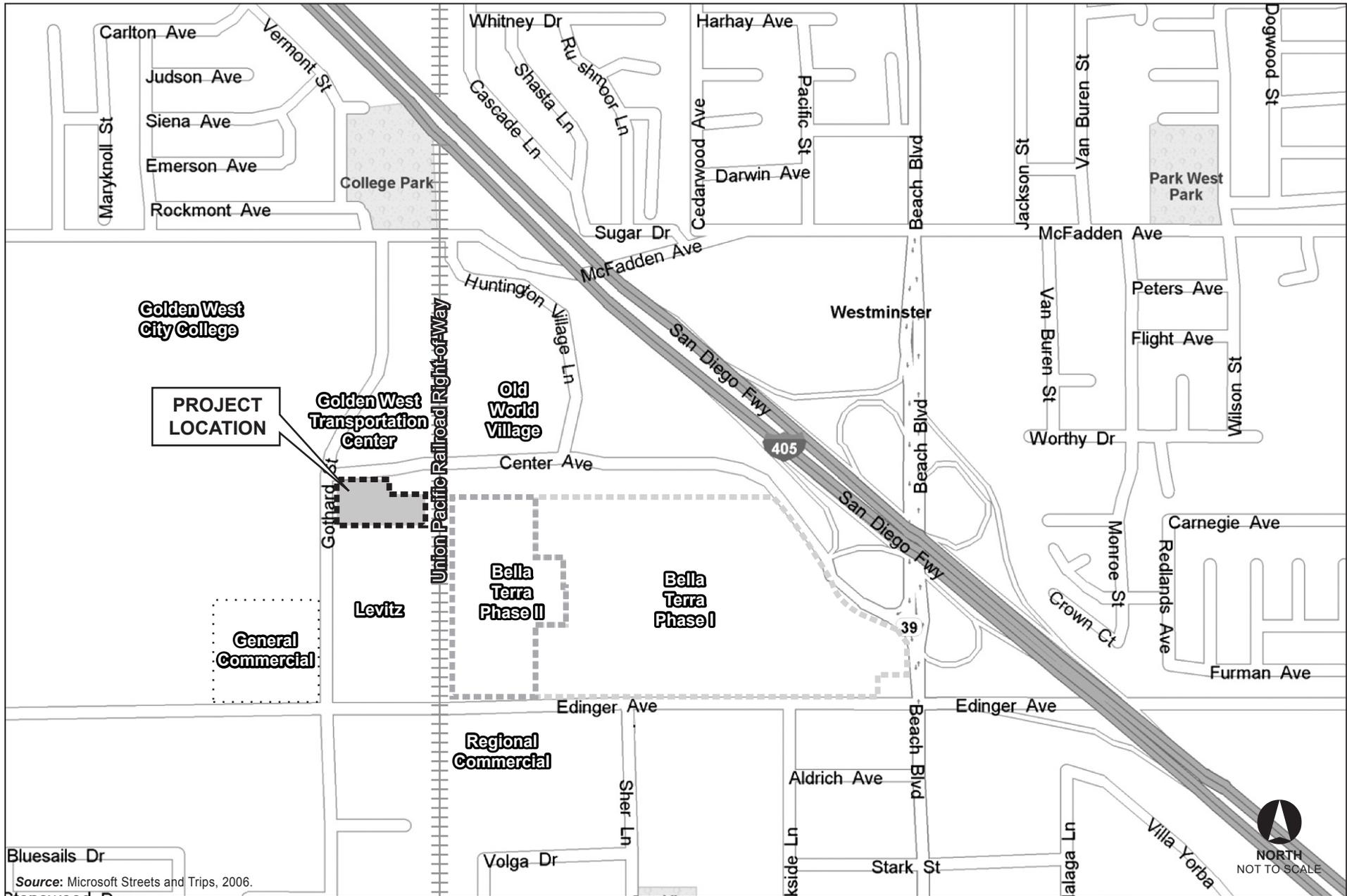
Source: Microsoft Streets and Trips, 2006.

FIGURE 1
Project Vicinity and Regional Location Map

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Rip Curl





Source: Microsoft Streets and Trips, 2006.

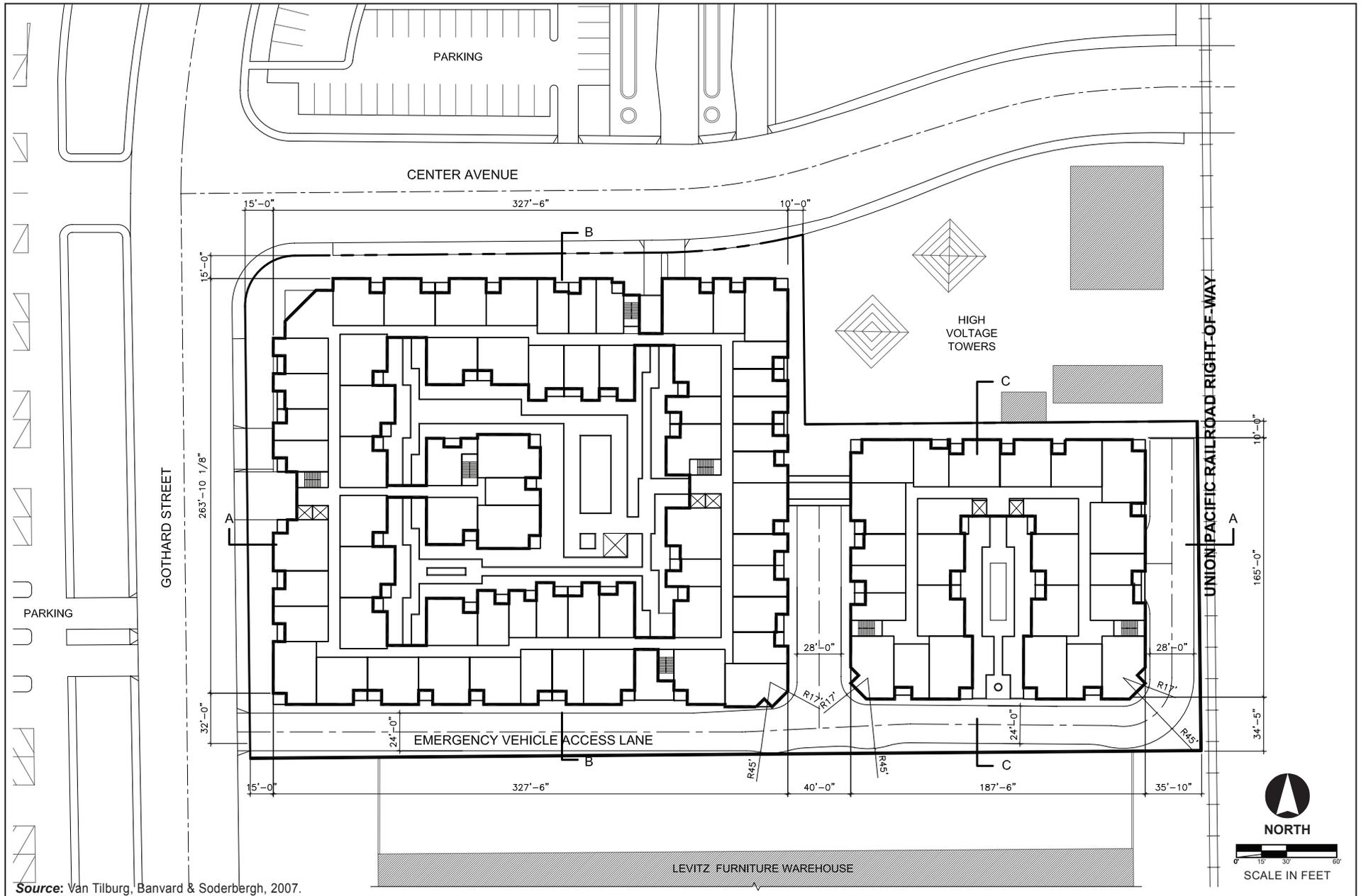
FIGURE 2
Project Site and Surrounding Land Uses



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Source: Van Tilburg, Banvard & Soderbergh, 2007.

FIGURE 3
Conceptual Site Plan

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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**.

Signature Tess Nguyen

Date January 16, 2008

Printed Name TESS NGUYEN

Title Associate Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

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:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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).

	<i>Potentially Significant</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 CG-F1-d (General Commercial), which establishes a floor area ratio (FAR) of 0.35 for the site and a design overlay that requires underlying land uses to be designed in accordance with special design standards. The project site currently has a zoning designation of General Commercial, consistent with the General Plan.

Implementation of the proposed project would require a General Plan Amendment (GPA) to allow a mix of uses on the site and to establish a permitted residential density and higher FAR. A Zoning Map Amendment (ZMA) would also be required for the project to establish a “Transit Center High Density Mixed Use District” zoning designation for the project site, and an associated Zoning Text Amendment (ZTA) would be required to establish development standards for the “Transit Center High Density Mixed Use District” zoning designation. 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? (See Figures 1 and 3)

Discussion:

The proposed project would not disrupt or physically divide an established community. The project involves the redevelopment of an existing 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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 will include a residential component consisting of approximately 440 dwelling units, which would 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 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 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 site is not 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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- ii) Strong seismic ground shaking? (Sources: 1, 13)

Discussion:

The 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 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) and 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. 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, 21)

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 10 to 22 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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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| 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

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 minor amounts of peat were encountered at depths below 10 feet. Therefore, the site is susceptible to subsidence due to peat oxidation. Finally, groundwater was encountered at a depth of eight 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.

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| 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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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 for 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.

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| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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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:

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| a) Violate any water quality standards or waste discharge requirements? (Sources: 12, 16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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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

	<i>Potentially Significant</i>	<i>Potentially Significant</i>	<i>Potentially Significant</i>	<i>Potentially Significant</i>
	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>
	<i>Less Than Significant Impact</i>			
	<i>No Impact</i>	<i>No Impact</i>	<i>No Impact</i>	<i>No Impact</i>

construction. The SWPPP would incorporate both Best Management Practices (BMPs) and water quality management practices. The ability of the project to meet applicable waste discharge and water quality requirements during construction will be addressed in the EIR.

Project development would change the character of the site from commercial use to a mix of residential and commercial uses. 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, 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 project to meet applicable waste discharge and water quality requirements during operation will be addressed in the EIR.

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| 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: 16, 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 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 development. 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.

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| 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? (Sources: 20) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- 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 of surface runoff in a manner which would result in flooding on or off-site? **(Sources: 20)**
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Discussion:

The project site is developed and served by an existing storm water collection and conveyance system. As a result, the proposed project will not require any substantial changes to the existing drainage pattern of the site or the area. In addition, the project 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? **(Sources: 20)**
-

Discussion:

The 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, 16)**
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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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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, 17) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Approximately 1.3 acres within the 3.8-acre project site has been delineated on Federal Emergency Management Agency (FEMA) flood maps as being within Zone “A”. Thus, as a portion of the project site is located within a flood hazard area, the lowest floor of the proposed structure 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 City and FEMA requirements.

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 5, 17) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Approximately 1.3 acres within the 3.8-acre project site has been delineated on Federal Emergency Management Agency (FEMA) flood maps as being within Zone “A”. Thus, as a portion of the project site is located within a flood hazard area, the lowest floor of the proposed structure 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.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 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.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 moderate 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.

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| k) Potentially impact stormwater runoff from construction activities? (Sources: 12, 16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 12, 16)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed project does not include uses involving the storage, handling or distribution of hazardous materials. Additionally, no fuel station or equipment maintenance will occur on the project site. No impact would occur, and no further analysis is required in the EIR.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 12, 16)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Project development would change the character of the site from commercial use 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, 16)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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:

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 3, 20) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

The project as proposed would entail earth movement and construction activities. In addition, project operation 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 South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). Therefore, the EIR will address potential project exceedance of 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.

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 3, 21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Refer to the discussion under item V.a., above. In addition, construction of 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 (PM₁₀). 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.

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| c) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 3) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Project-generated traffic 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, Goldenwest College students and customers of The Ripcurl Project). In addition, during construction, nearby sensitive receptors could experience higher levels of air emissions from nearby construction equipment. The potential for the project to result in these substantial pollution concentrations will be addressed in the EIR.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create objectionable odors affecting a substantial number of people? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The project does not propose, and would not facilitate, uses that are significant sources of objectionable odors. Potential sources of odor associated with the proposed project 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 (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

	<i>Potentially Significant</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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intermittent in nature, and impacts associated with construction-generated odors are expected to be less than significant. It is expected that any 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 the proposed project construction and operation 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-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 3, 20)

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

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

During construction of 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 the project would generate additional vehicular trips that could potentially result in a substantial traffic increase in the area. This increase in project-related traffic 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)

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

Refer to the discussion under item VI.a. above. Increased trip generation from long-term operation of the project 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, 21)

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

The project site is not located within two miles of a public or private airstrip and does not propose any structures of substantial height to interfere with existing airspace or flight patterns. No impact would occur, and no further analysis of this issue is required in the EIR.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (See Figure 3) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

The project design is not anticipated to include any design features that would result in substantial vehicular or pedestrian hazards. Pedestrian corridors would be provided and/or maintained throughout and along the perimeter of the project site. The project would not include any uses that would be incompatible with, or hazardous to, existing uses. The proposed new access driveway planned at Center Avenue and Gothard Street for access/egress to the project site 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.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in inadequate emergency access? (See Figure 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

An emergency access lane accessed from Gothard Street and located along the southern border of the project site would provide secondary access to both components of the proposed project. The onsite roadway infrastructure would be designed to assist emergency access. 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. No significant impact would occur, and no further analysis of this issue is required in the EIR.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Result in inadequate parking capacity? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The proposed project would include parking in conformance with City requirements. Specifically, the development would include approximately 578 parking on three levels. Of these spaces, 528 would be reserved for the residential component and 50 stalls will be reserved for the commercial component. It is likely that the proposed parking stalls 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.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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 residents will have access to the Golden West Transportation Center located north 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.

VII. BIOLOGICAL RESOURCES. Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	<i>Potentially Significant</i>	<i>Potentially Significant</i>	<i>Potentially Significant</i>	<i>Potentially Significant</i>
	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>
	<i>Less Than Significant Impact</i>			
	<i>No Impact</i>	<i>No Impact</i>	<i>No Impact</i>	<i>No Impact</i>

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, 22**)

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 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 commercial uses. It is unlikely that any substantial wildlife movement would occur though the proposed project site, as the site is bordered by commercial development and streets on all four sides, thus preventing wildlife movement. However, there is the potential that migratory birds may utilize existing trees on site for nesting. Implementation of the proposed project would result in the removal of 51 trees from the project site. As a result, the project has the potential to significantly impact migratory bird species even though the site will be re-landscaped, including trees. Impacts associated with the removal of the trees on migratory birds will be analyzed further in the EIR.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (**Sources: 1, 2, 14**)

	<i>Potentially Significant</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Discussion:

There are currently limited biological resources within the project site, which is developed with commercial uses and associated surface parking. Impacts are anticipated to be less than significant and no further analysis 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 under item VIII.a., above, the site does not contain 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:

The proposed project includes a mix of residential and commercial uses and long-term operation of the project 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 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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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| 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Refer to discussion under item IX.a. above. 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 project includes a mix of residential and commercial uses and long-term operation of the project 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.

In addition, structures constructed or remodeled between 1930 and 1981, such as those existing on-site, have the potential of containing Asbestos Containing Building Material (ACBM). As the site was developed prior to the ban on ACBM, the likelihood that the site contains these materials is high. Furthermore, the structures on site were constructed prior to, and around the time, that 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.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is located adjacent to Golden West Community College. The proposed project will not emit hazardous emissions or handle hazardous materials beyond general cleaning supplies. Therefore, no impacts would occur and no further analysis is required in the EIR.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impact would occur, and no further analysis of this issue is required in the EIR.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 9, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	<i>Potentially Significant</i>	<i>Potentially Significant</i>	<i>Potentially Significant</i>	<i>Potentially Significant</i>
	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>	<i>Unless Mitigation Incorporated</i>
	<i>Less Than Significant Impact</i>			
	<i>No Impact</i>	<i>No Impact</i>	<i>No Impact</i>	<i>No Impact</i>

Discussion:

The project is not located within two miles of any known public or private airstrip. Additionally, the proposed structures would not exceed heights that require review and approval by the Federal Aviation Administration (FAA) or Airport Land Use Commission (ALUC). Therefore, the project would not result in a safety hazard for people residing in the project area. 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 result in a safety hazard for people residing or working in the project area? (Sources: 9, 18)
-

Discussion:

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

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 21)
-

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 retail-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 proposed 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

	<i>Potentially Significant</i>	<i>Potentially Significant Impact</i>	<i>Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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adequate buffering of such equipment. Sensitive receptors in the vicinity of the project site include existing residences and Golden West College. 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. 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 illustrate 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 75dBA may be perceptible. The EIR will include a noise analysis to investigate and verify predicted temporary/intermittent construction noise generated by 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 the project 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

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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 two 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, 18**)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project site is not located within two 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, 18**)
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

Refer to discussion under 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**)
- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Proposed development would include approximately 440 multi-family residential units and approximately 10,000 sf of retail space. 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.

- b) Police Protection? (**Sources: 1, 3**)
- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Proposed development would include approximately 440 multi-family residential units and approximately 10,000 sf of retail space. 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 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**)
- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

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Discussion:

The proposed project includes the development of approximately 440 multi-family residential units. 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 project includes the development of approximately 440 multi-family residential units. 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 project includes development of approximately 440 multi-family residential units. 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:

The proposed project would modify the project site from general commercial uses to a mixed use development including approximately 440 dwelling units and approximately 10,000 sf of retail space. Thus, 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)

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.

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- 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**)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 regarding the expansion of the existing storm drain system are 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**)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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. The applicant must receive a “will serve” letter from the Huntington Beach Public Works Department in order to construct the project, meaning that the Public Works Department must confirm that adequate water supply is available over the long-term to serve the project and commit to provide water service. With this condition satisfied prior to project construction, impacts would be less than significant. 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**)

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

The project will connect to existing wastewater facilities that 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 project 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**)

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

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal. Collected solid

	<i>Potentially Significant</i>	<i>Potentially Significant Impact</i>	<i>Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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 30 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 proposed 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, the project would be required to comply with all federal, state and local statutes 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, 16**)

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: 22**)

Discussion:

Scenic vistas in the City of Huntington 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 building (approximately 60 to 66 feet) is compatible with the existing buildings that are located in the immediate vicinity. Therefore, development of the project site would not adversely affect the scenic vista. No impact would occur, and no further analysis of this issue is required in the EIR.

- 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 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 does contain 51 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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

As discussed above, height of the proposed structure (60 to 66 feet) would be compatible with the existing buildings that are located in the immediate vicinity. However, the height of the building 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 Figure 3) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

Light impacts could result from the proposed residential and commercial uses. Lighting from the proposed structure, street lights, and park lighting system 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 proposed project would 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 §15064.5? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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 §15064.5? (Sources: 3) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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- 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 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:

The proposed project includes the development of approximately 440 multi-family residential units. This would increase population in the area, thereby increasing demands upon existing parks. The development will include outdoor amenities consisting of a pool and spa area, fire pit and movie projection area. Indoor amenities would include a fitness center and clubhouse. All of 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:

The proposed project includes outdoor amenities consisting of a pool and spa area, fire pit and movie projection area. Indoor amenities would include a fitness center and clubhouse. The construction of these recreation facilities would contribute to the potential environmental impacts from the overall project as identified in this initial study. The construction of these recreation facilities will be analyzed as part of the overall project analysis included in the EIR. The long-term operation of the proposed recreation facilities is not anticipated to have an adverse effect on the environment. The EIR will investigate impacts associated with the construction of proposed project amenities in more detail.

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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c) Affect existing recreational opportunities? (**Sources: 1, 3**)

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

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

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

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

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

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| 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

As discussed above in section VII. Biological Resources, the proposed project site is currently developed with 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 through the proposed project site, as the site is bordered by commercial development and streets on all four sides, thus preventing wildlife movement. However, there is the potential that migratory birds may utilize existing trees on site for nesting. Implementation of the proposed project would result in the removal of 51 trees from the project site. As a result, the project has the potential to significantly impact migratory bird species. Impacts associated with the removal of the trees on migratory birds will be analyzed further in the EIR.

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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

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.

- | | | | | |
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| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 3, 12) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

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:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
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	“
3	Project Narrative	See Attachment #1
4	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
5	FEMA Flood Insurance Rate Map (February 18, 2004)	“
6	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
7	City of Huntington Beach CEQA Procedure Handbook	“
8	Trip Generation Handbook, 7 th Edition, Institute of Traffic Engineers	“
9	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
10	Hazardous Waste and Substances Sites List	“
11	State Seismic Hazard Zones Map	“
12	City of Huntington Beach Municipal Code	“
13	Geotechnical Investigation, College Country Mixed Use Development, 7304-7400 Center Avenue, Huntington Beach California. Geocon Inland Empire, Inc. December 12, 2006.	“
14	Phase I Environmental Site Assessment College Country Shopping Center, 7302-7400 Center	“

Avenue, Huntington Beach, California. URS Corporation.
January 9, 2007.

		“
15	2005 Urban Water Management Plan, City of Huntington Beach. November 21, 2005.	“
16	The Ripcurl Development, Preliminary Water Quality Management Plan. Fuscoe Engineering. October 26, 2007.	“
17	Base Flood Elevation Study, The Ripcurl Development, City of Huntington Beach, California. Fuscoe Engineering. October 18, 2007.	“
18	2007 Thomas Bros. Maps – Los Angeles and Orange Counties	“
19	City of Huntington Beach Emergency Management Plan	“
20	Draft Grading Plan	See Attachment #2
21	Project Elevations	See Attachment #3
22	California Natural Diversity Database Accessed December 12, 2007	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach