# CITY OF HUNTINGTON BEACH

2000 MAIN STREET CALIFORNIA 92648

## Notice of Preparation FORM E

**To:** Agencies, Organizations, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report

| **Lead Agency:** | | **Consulting Firm:** | |
|---|---|---|---|
| Agency Name: | City of Huntington Beach<br>Planning Department | Firm Name: | RBF Consulting |
| Street Address: | 2000 Main Street (P.O. Box 190) | Street Address: | 14725 Alton Parkway |
| City/State/Zip: | Huntington Beach, CA 92648 | City/State/Zip: | Irvine, CA 92618 |
| Contact: | Mr. Ricky Ramos<br>Senior Planner | Contact: | Mr. Alan Ashimine<br>Project Manager |

The City of Huntington Beach will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the Initial Study. A copy of the Initial Study is attached.

Please send your response to Mr. Ricky Ramos, Senior Planner, at the address shown above. We will need the name for a contact person in your agency. The comment period during which the City will receive comments on the Notice of Preparation (NOP) is:

***Starting Date:*** April 30, 2009 ***Ending Date:*** June 1, 2009

**Project Title:** EIR for the Remediation and Reuse of the Former Gun Range within Huntington Central Park

**Project Location:** City of Huntington Beach, County of Orange

**Project Description:** The project site is approximately 4.91 acres in size and is located within Huntington Central Park. It is surrounded by Talbert Avenue to the north, Ellis Avenue to the south, Gothard Street to the east, and Goldenwest Street to the west. The project proposes the remediation of hazardous materials contamination associated with the site's historical use as a gun range facility. Following remediation, the project site would be developed as an open space/park element, as part of Huntington Central Park. On-site improvements may consist of facilities typical of open space/park uses, such as a children's playground/park area, dog park, basketball courts, tennis courts, snack bar/restaurant, picnic area, and associated parking areas, restrooms, irrigation, lighting, and various utilities. Potential future improvements could also include higher intensity uses such as a commercial recreational facility (e.g., skate park, BMX area, or paintball area), or incidental City park maintenance/operations facilities.

**Potential Environmental Effects:** Through preparation of an Initial Study, the City has determined that the project could result in impacts relating to air quality, biological resources, geology and soils, hazards and hazardous

materials, noise, recreation, and utilities/services systems. An EIR will be prepared to evaluate the significance of these potential impacts.

**Document Availability:** The NOP and Initial Study are available for public review at the locations listed below during regular business hours:

- City of Huntington Beach Planning Department, 2000 Main Street, Huntington Beach, California;
- Huntington Beach Central Library, 7111 Talbert Avenue, Huntington Beach, California; and
- http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm

As stated above, the City will receive your written comments regarding this NOP from Thursday, April 30, 2009 through Monday, June 1, 2009. **All written comments must be received by the City by June 1, 2009, 5:00 PM.** If you require additional information please contact Ricky Ramos, Senior Planner, at (714) 536-5271.

**Date:** 4.23.09

**Signature:** R Ramos

Ricky Ramos

**Title:** Senior Planner

**Telephone:** (714) 536-5271

**E-mail:** rramos@surfcity-hb.org

*Reference:* California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

APRIL 2009

# Remediation and Reuse of the Former Gun Range within Huntington Central Park

Prepared for:

**City of Huntington Beach**

Prepared by:

**RBF Consulting**

# ENVIRONMENTAL CHECKLIST FORM
# CITY OF HUNTINGTON BEACH
# PLANNING DEPARTMENT
# ENVIRONMENTAL ASSESSMENT NO. 01-03

**1. PROJECT TITLE:** **Environmental Impact Report (EIR) for the Remediation and Reuse of the Former Gun Range within Huntington Central Park**

**Concurrent Entitlements:** None.

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

**Contact:** Mr. Ricky Ramos
**Phone:** (714) 536-5271

**3. PROJECT LOCATION:** The former gun range site is approximately 4.91 acres in size and is located in the central portion of the City of Huntington Beach (City), within Huntington Central Park (See Exhibits 1 and 2, *Regional Vicinity Map* and *Site Vicinity Map*, respectively). Access to the site is provided by Gothard Street, located south of Talbert Avenue and north of Ellis Avenue. The project is generally located south of the City of Westminster, west of the City of Fountain Valley, and southeast of the City of Seal Beach.

**4. PROJECT PROPONENT:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

**Contact Person:** Mr. Ricky Ramos
**Phone:** (714) 536-5271

**5. GENERAL PLAN DESIGNATION:** The City of Huntington Beach *General Plan* designates the proposed project site as "Open Space – Park,", and is part of the Huntington Central Park. This area is designed to preserve open spaces for the City's existing and future residents and provide, maintain, and protect significant environmental resources, recreational opportunities, and visual relief from development.

**6. ZONING:** The project site is zoned as Open Space-Parks and Recreation (OS-PR). This district provides areas for public or private use and areas for preservation and enhancement.

7. **PROJECT DESCRIPTION** (Describe the whole action involved, including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation)**:**

The gun range site was originally owned by the County of Orange as part of a County-operated landfill, which closed in 1962. Subsequent to the landfill's closure, the County deeded the property to the City of Huntington Beach. The Huntington Beach Police Officer's Association then utilized the site to construct the current gun range improvements that consisted of a public and private training facility. In the early 1990s, unstable soil conditions caused by the decomposing landfill materials became evident and the public side of the facility was closed. In 1997, the entire gun range was closed due to safety concerns.. Due to the former landfill and gun range activities, the site represents a public health and safety hazard due to potential landfill gas migration and existing lead contamination.

The City proposes to remediate hazardous materials occurring on-site, and reuse the project site as a recreational component of the surrounding Huntington Beach Central Park.

**Previous Environmental Documentation**

In 2001, the City of Huntington Beach initiated the California Environmental Quality Act (CEQA) process for the remediation and reuse of the former gun range facility. A Notice of Preparation (NOP) for the project was circulated for a 30-day public review period from March 15, 2001 to April 13, 2001. Upon receipt of comments on the NOP, a Draft EIR (State Clearinghouse No. 2001031067) was prepared and circulated for a 45-day public review period from March 27, 2003 to May 12, 2003. Shortly after completion of the Draft EIR public review period, the project was placed on hold due to negotiations regarding on-site hazardous materials remediation. Thus, the previous EIR prepared for the project was never certified by the City of Huntington Beach.

This Initial Study and NOP are being recirculated for public review due to: 1) the lapse in time since preparation of the previous EIR, and associated potential for changes in the environmental baseline for analysis; 2) a potential change in the options for on-site hazardous materials remediation; and 3) a potential change in the long-term recreational reuse of the site.

**Project Description**

The proposed project involves the remediation of the 4.91-acre former gun range site, located within Huntington Central Park in the City of Huntington Beach. Remediation of the site would require the removal of structures, asphalt, and on-site contaminants resulting from over 20 years of use as a firing range for the Huntington Beach Police Officers Association and other law enforcement agencies. The Remedial Action Plan would require review and approval by several local and state agencies, including the Orange County Health Care Agency and the Santa Ana Regional Water Quality Control Board. The Remedial Action Plan, to be prepared for the project, would employ methods to meet cleanup goals for protection of human health and groundwater. This would be accomplished by remediating lead impacted soils and addressing coal tar-coated telephone poles that encompass the majority of the project site.

Following remediation, the project site is proposed to be developed as an open space/park element, as part of the Huntington Central Park. Although the City has not developed a specific proposal for long-term reuse of the site, on-site improvements may consist of facilities typical of open space/park uses, such as a children's playground/park area, dog park, basketball courts, tennis courts, snack bar/restaurant, picnic area, and associated parking areas, restrooms, irrigation, lighting, and various

utilities. Potential future improvements could also include higher intensity uses such as a commercial recreational facility (e.g., skate park, BMX area, or paintball area), or incidental City park maintenance/operations facilities. Implementation of the proposed project would be consistent with the City of Huntington Beach General Plan and Zoning Ordinance, as well as policies contained in the Master Plan of Recreation Uses for Huntington Central Park. In addition, the project site is located within the Huntington Central Park Master Plan EIR, therefore the proposed project would be subject to mitigation measures contained therein.

## 8. SURROUNDING LAND USES AND SETTING:

Surrounding Land Uses and Setting:

North: This area is designated as Open Space – Park (OS-P). OS-P typically permits public parks and recreational facilities. The project site is bounded to the north by the Huntington Central Park Sports Complex; refer to Exhibit 3, *Aerial Photograph*. Further north, past the Huntington Central Park Sports Complex is the Huntington Beach Central Library. A Chevron petroleum facility is located at the northwest corner of Gothard Street and Talbert Avenue.

South: Open Space – Park (OS-P), Industrial (I-F2-d), Residential Low Density (RL-7-sp). The Sully Miller Lake (OS-P) is located directly to the south of the proposed project site. The Ocean View Mobile Home Park (OS-P) is located to the southwest of the proposed project site, at the northeast corner of Ellis Avenue and Goldenwest Street. Various businesses and industrial uses (I-F2-d) are situated southeast of the project site, while single-family residential uses (RL-7-SP) are located south of Ellis Avenue.

East: Industrial (I-F2-d). Industrial (I) generally permits light manufacturing, research and development, warehousing, business parks and professional offices, supporting retail, financial, warehouse and sales outlets, restaurants, and similar uses. The specific industrial designation to the east permits a maximum floor area ratio of 0.50 (F2) and has a Design Overlay (d). The Orange County Transfer Station is located adjacent to the project site to the east, along Gothard Street.

West: Open Space – Park (OS-P). The project site is bounded to the west by the Huntington Central Park Sports Complex, Goldenwest Street, and Huntington Central Park.

## 9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

**Draft Environmental Impact Report for the Remediation of the Former Gun Range Within Huntington Central Park, March 27, 2003.**

As stated above, the City of Huntington Beach initiated the CEQA process for remediation and reuse of the existing gun range facility in 2001. The City prepared the *Draft Environmental Impact Report for the Remediation of the Former Gun Range Within Huntington Central Park* (March 27, 2003), which analyzed the potential impacts due to a range of remediation alternatives and a number of possible recreational reuses of the site. The EIR project area encompassed the entire 4.91-acre gun range site. The purpose of this EIR was to identify potentially significant environmental impacts, recommend mitigation measures to minimize these impacts, and identify alternatives to the proposed

project which could avoid or reduce these impacts. This Draft EIR was circulated for public review and comment, but was not certified by the City of Huntington Beach.

**Huntington Beach General Plan Update Final Environmental Impact Report, May 13, 1996.**

This document addresses the potential environmental impacts associated with implementation of the City of Huntington Beach Draft General Plan. The purpose of this EIR is to identify the Draft General Plan's significant effects on the environment, to indicate the manner in which significant effects can be mitigated or avoided, and to identify alternatives to the proposed project which could avoid or reduce these impacts. The document also provides objective planning and environmental information for the City of Huntington Beach.

**Final Master Environmental Impact Report for Master Plan of Recreation Uses for Central Park, City of Huntington Beach, California, August 2, 1999.**

The Master Environmental Impact Report (MEIR) for Master Plan of Recreation Uses assesses the environmental consequences of the proposed Master Plan of Recreation Uses for Huntington Central Park. The MEIR project area encompasses 157.5 acres of the 356.8-acre Central Park. The purpose of the Master Plan is to plan for facilities and programs that will continue to provide diverse recreation opportunities for all citizens consistent with the goals of the City of Huntington Beach General Plan.

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

| | |
|---|---|
| **Remedial Action Plan** | Orange County Health Care Agency<br>Santa Ana Regional Water Quality Control Board |
| **Health Risk Assessment** | Orange County Health Care Agency |

## 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 | Date |
| Printed Name | Title |

**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.

2. 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.

3. "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.

4. 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).

5. 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.

6. 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.

7. 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: Code Requirements - The City imposes code requirements on projects which are considered to be components of or modifications to the project, some of these code requirements 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. For the readers' information, a list of applicable code requirements identified in the discussions has been provided as Attachment No. 4.

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*SAMPLE QUESTION:*

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

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| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **I. LAND USE AND PLANNING.** Would the project: | | | | |
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 3, 4, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The City of Huntington Beach General Plan land use designation for the proposed project site is Open Space–Park and is zoned OS-PR (Open Space-Parks and Recreation). Proposed uses for the project site would be consistent with the General Plan and Zoning Ordinance, as well as policies contained in the Huntington Central Park Master Plan. On-site improvements would not require a change in land use plan, policy, or regulation of an agency with jurisdiction over the project. As such, impacts in regard to land use would be less than significant.

| | | | | |
|---|---|---|---|---|
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 3) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project would not conflict with any habitat conservation plans or natural community conservation plans, as there are no such plans applicable to the project site. Impacts in this regard are not expected to occur.

| | | | | |
|---|---|---|---|---|
| c) Physically divide an established community? (Sources: 1, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project site has been previously developed, and is surrounded by industrial, public, and open space/recreational uses. The project site is proposed to become a component of the existing Huntington Central Park. Project implementation is not of a scope or nature such that it would physically divide an established community or disrupt the physical arrangement of the City. There are no anticipated impacts.

| | | | | |
|---|---|---|---|---|
| **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, 5, 12, 13) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project is in an urban area, and was previously developed. No homes or businesses are proposed as part of the project. All major infrastructure systems, including utilities and roads are in place. Impacts in this regard are not expected to occur.

| | | | | |
|---|---|---|---|---|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 5, 13) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project is not expected to induce local growth, either directly or indirectly. The project will not displace homes since the project site does not contain existing residential units. The proposed project is limited to existing areas owned by the City for the purpose of providing recreational opportunities for Huntington Beach residents. Therefore, no impacts are anticipated in this regard.

| | | | | |
|---|---|---|---|---|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

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

Discussion: The project will not displace people since the project site does not contain existing residential units. See discussion above, Response II(b). Impacts in this regard are not expected to occur.

## 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: 1, 3, 5, 6) | ☐ | ☐ | ☐ | ☒ |

Discussion: Several earthquake faults traverse the City of Huntington Beach, the largest of which is the Newport-Inglewood Fault. This fault has been deemed capable of producing fault rupture due to co-seismic or primary seismic activity. However, the subject site is not located within an Alquist-Priolo Special Studies Zone, as the Newport-Inglewood fault zone is located one mile south of the subject site. Because no known or mapped active seismic faults traverse the subject site, no impacts would occur in this regard.

| | | | | |
|---|---|---|---|---|
| ii) Strong seismic ground shaking? (Sources: 1, 3, 5, 6, 14) | ☒ | ☐ | ☐ | ☐ |

Discussion: A number of major faults exist in the vicinity of the City of Huntington Beach. The seismic environment of the area is considered high based on the proximity of these known active or potentially active faults. The Newport-Inglewood Fault is of special concern because of its location within the southern portion of the City. Other faults in the vicinity include:

Elsinore Fault - Located 28 miles from the City center and is capable of a magnitude 7.5 earthquake
Palos Verdes-Coronado Bank Fault - Located 10 miles from the City center and is capable of a magnitude 7.5 earthquake.
Raymond Fault - Located 30 miles from the City center and is capable of a magnitude 7.5 earthquake.
San Andreas Fault - Located 51 miles from the City center and is capable of a magnitude 8.3 earthquake.
Sierra Madre-San Fernando Fault - Located 32 miles from the City center and is capable of a 7.5 magnitude earthquake.
Whittier-North Elsinore Fault - Located 19 miles from the City center and is capable of a magnitude 7.5 earthquake.
Elysian Park Fault - Located 25 miles from City center and is capable of a 7.0 magnitude earthquake.
Compton-Los Alamitos Blind Thrust Fault - Located less than 10 miles from the City center and is capable of a magnitude 7.0 earthquake.
Torrance-Wilmington Blind Thrust Fault - Located less than 10 miles from the City center and is capable of a magnitude 7.0 earthquake.

Future structures that may be built in association with park development would be required to comply with Uniform Building Code (UBC) standards and would be built to a Seismic Zone 4 standard. A geotechnical report will be prepared for the proposed project that will analyze potential seismic and site stability issues. This issue will be further investigated within the EIR.

| | | | | |
|---|---|---|---|---|
| iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 3, 5, 6) | ☒ | ☐ | ☐ | ☐ |

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

Discussion: Liquefaction occurs when the dynamic loading of saturated sand or silt causes pore water pressures to increase to the point where grain-to-grain contact is lost and the material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures and fissuring of the ground surface. A common trait of liquefaction is formation of sand boils, which are short-lived fountains of soil and water that emerge from fissures or vents and leave freshly deposited conical mounds of sand or silt on the ground surface. The proposed project site exists within a liquefaction zone, as identified in the City's GIS data base. A geotechnical report is currently being prepared for incorporation within the EIR. The EIR will further discuss issues in this regard.

| | | | | |
|---|---|---|---|---|
| iv) Landslides? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: According to the City of Huntington Beach General Plan, potential landslide areas within the City are limited to the mesa bluffs region. The proposed project site is not in this region and is generally flat. Therefore, project implementation would not expose people or structures to potential substantial adverse effects involving landslides.

| | | | | |
|---|---|---|---|---|
| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, 5, 6, 14) | ☒ | ☐ | ☐ | ☐ |

Discussion: Potential significant soil erosion in the City of Huntington Beach is limited to the seaward facing bluffs along the coast. These areas are subject to erosion during periods of extremely high tides. The proposed project site is not in this region. However, grading and trenching during the remediation and construction phases of the project would increase the potential for erosion. It should be noted that the site exists over a former landfill which ceased operation in 1962. Some areas of this former landfill are capped, the degradation of which could cause significant geologic and safety hazards. In accordance with the City's code requirements, a detailed soils analysis would be prepared for the subject site, the recommendations of which would mitigate any impacts to less than significant levels. In addition, an erosion control plan shall be prepared for the proposed project (see Attachment 4, Code Requirements, Section B and Section J) The EIR would further study this issue and would include the preparation of a geotechnical report to support its analysis.

| | | | | |
|---|---|---|---|---|
| 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, 3, 5, 6, 14) | ☒ | ☐ | ☐ | ☐ |

Discussion: As stated above, the site exists over a former landfill with ceased operating in 1962. The degradation of underlying landfill materials has caused substantial site stability issues, resulting in closure of the gun range facility in 1997. As stated above, the City's code requirements would apply to the project, and a geotechnical report would be prepared to further analyze this issue in the EIR. Refer to Response III(b).

| | | | | |
|---|---|---|---|---|
| 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, 3, 5, 6, 14) | ☒ | ☐ | ☐ | ☐ |

Discussion: The City of Huntington Beach General Plan EIR indicates a moderate to high level of expansive soils in the project area. The proposed project would be subject to established building codes regulating building and grading practices. Conformance with the UBC and the City's code requirements would minimize impacts from expansive soils. However, these issues would be further discussed in the EIR. A geotechnical report is currently being prepared for incorporation within the EIR.

| | | | | |
|---|---|---|---|---|
| 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: 1, 3, 5, 6) | ☐ | ☐ | ☐ | ☒ |

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

Discussion: No septic tanks or alternative waste water disposal systems are proposed. Therefore, no impacts in this regard are expected.

## IV. HYDROLOGY AND WATER QUALITY. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 3, 5, 14, 15) | ☐ | ☒ | ☐ | ☐ |

Discussion: Impacts related to water quality would primarily result from erosion, siltation, and sedimentation occurring both during remediation of the gun range and grading for long-term recreation uses. However, the project would be in compliance with all Santa Ana Regional Water Quality Control Board (SARWQCB) requirements and would obtain a National Pollution Discharge Elimination System (NPDES) Municipal Permit. Typical urban water quality pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, and careless material storage and handling. Use of Best Management Practices (BMPs) would ensure that all on-site surface water would be directed to existing storm drains. In addition, a Water Quality Management Plan in accordance with NPDES standards would be prepared for the proposed project (see Attachment 4, Code Requirements, Section C). With the incorporation of mitigation provided within the Huntington Central Park Master Plan EIR, impacts are expected to be reduced to less than significant levels (see Attachment 5, Huntington Central Park Master Plan EIR, Measure Water-4).

| | | | | |
|---|---|---|---|---|
| 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: 1, 3, 5, 15) | ☐ | ☒ | ☐ | ☐ |

Discussion: Project implementation would not result in the depletion of groundwater supplies or interference with groundwater recharge since the project does not involve the extraction of groundwater from the site. Groundwater wells supply the majority of the City of Huntington Beach's water. Although the project would not interfere with groundwater recharge, future park use could require water use. The City would perform necessary studies to determine what measures would reduce the project's impacts to the City's water supply systems, including groundwater wells (see Attachment 5, Huntington Central Park Master Plan EIR, Measure Utilities-7). Impacts in this regard are anticipated to be less than significant with adherence to the identified mitigation measure.

| | | | | |
|---|---|---|---|---|
| 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: 1, 3, 5, 14, 15) | ☐ | ☒ | ☐ | ☐ |

Discussion: The site has been previously developed and is void of existing drainage courses such as rivers or streams. Although the project may incorporate impermeable surfaces for parking lots, paths, and internal roads, the project is not of the scope or nature to significantly alter the site's absorption rate. The project would be in compliance with all SARWQCB requirements and would obtain an NPDES Municipal Permit (see Attachment 4, Code Requirements, Section C) Use of BMPs would ensure that all on-site surface water would be directed to existing storm drains, in accordance with standard drainage facility design requirements (see Attachment 5, Huntington Central Park Master Plan EIR, Measure Utilities-8). Therefore, existing mitigation measures from the Huntington Central Park Master Plan EIR are expected to reduce impacts to less than significant levels.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: As stated above, the project site is void of drainage courses and project implementation would not substantially alter the site's absorption rate. The project would not result in the potential for on- or off-site flooding. A less than significant impact would occur in this regard.

| | | | | |
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| 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: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project would not contribute to or create runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Refer to Response IV(c).

| | | | | |
|---|---|---|---|---|
| f) Otherwise substantially degrade water quality? (Sources: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project would adhere to SARWQCB and NPDES Municipal Permit requirements. Refer to Response IV (a) and Response IV(c).

| | | | | |
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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: 1, 3, 5, 10) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project is not located within a 100-year flood hazard area nor does the project include any housing. Therefore, no impacts are anticipated in this regard.

| | | | | |
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| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1, 3, 5, 10) | ☐ | ☐ | ☐ | ☒ |

Discussion: As stated above in Hydrology and Water Quality (g), the proposed project is not located within a 100-year flood hazard. Therefore, no impacts are anticipated in this regard.

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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: 1, 2, 3, 4, 5, 10) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project is not located within the vicinity of a waterway retained by a levee or dam. Therefore, no impacts are anticipated in this regard.

| | | | | |
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| j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: Previous evaluations designate the tsunami potential for the City of Huntington Beach at very low. Of more concern are seiche waves caused by tsunamis captured and reflected within the enclosed area of an inner harbor, such as Huntington Harbor. The project site is not in the immediate vicinity of a harbor. In addition, the site vicinity is void of land features capable of producing mudflow. Therefore, the potential for inundation by seiche, tsunami or mudflow is sufficiently non-existent or remote so as not to be considered an impact.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| k) Potentially impact stormwater runoff from construction activities? (Sources: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project may potentially impact stormwater runoff from short-term construction activities. However, existing Federal and State regulations (including the SARWQCB's General Construction Permit Program) would require the implementation of BMPs during construction to minimize off-site water quality impacts. Upon compliance with existing regulatory requirements, implementation would be less than significant.

| | | | | |
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| l) Potentially impact stormwater runoff from post-construction activities? (Sources: 1, 3, 5, 15) | ☐ | ☒ | ☐ | ☐ |

Discussion: As stated above, the proposed project would not affect any existing drainage courses, nor would it substantially increase the site's absorption rate. Long-term operations would be subject to SARWQCB and NPDES requirements, as stated in Hydrology and Water Quality (a) and (c). The project would also be subject to the Huntington Central Park Master Plan EIR mitigation measures (Measure Utilities-8). Impacts would be less than significant upon compliance with existing water quality requirements and implementation of existing mitigation measures.

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| 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? (Sources: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The short-term remediation and construction process would involve the handling and potential transport of hazardous materials. In addition, remedial and construction activities would require the storage, maintenance, and refueling of mechanical equipment on-site. The potential for polluted runoff from the project site during the remediation process would be minimized through adherence to Federal, State, and local standards for the handling of hazardous materials, in addition to construction-related water quality standards imposed by the SARWQCB.

| | | | | |
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| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: As stated above, existing Federal, State, and local water quality requirements would minimize impacts to less than significant levels. Thus, the proposed project would result in less than significant impacts to beneficial uses of receiving waters.

| | | | | |
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| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 1, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: Project implementation would not substantially alter the site's absorption rate, nor would a substantial increase in topography occur that could increase off-site flow velocities. The project would include design features to direct stormwater runoff to the existing storm drain system. Thus, a less than significant impact would occur.

| | | | | |
|---|---|---|---|---|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 1, 3, 5) | ☐ | ☒ | ☐ | ☐ |

Discussion: As stated above, compliance with existing water quality regulations and incorporation of mitigation provided within the Huntington Central Park Master Plan EIR would minimize erosion impacts to less than significant levels. Refer to Response IV(c).

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **V. AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project: | | | | |
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 5, 7, 8, 14, 15) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project has the potential to result in significant short-term air quality impacts. The remediation and construction phases may result in temporary increases in air emissions due to heavy machinery, increased truck trips, and increased vehicular trips by on-site workers. Mitigation measures from the Huntington Central Park Master Plan EIR (Measures Air-1 through Air-12) would be incorporated along with applicable City code requirements. Long-term air quality impacts are anticipated to be less than significant as the project's site would become a component of the Huntington Central Park. The proposed project's impacts to air quality standards would be further analyzed in the EIR.

| | | | | |
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| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 3, 5, 7, 8, 14, 15) | ☒ | ☐ | ☐ | ☐ |

Discussion: Local nuisances associated with increased dust/particulate levels, remediation, and construction odors may affect the Ocean View mobile home park to the south, the Central Library to the north, and Huntington Central Park Sports Complex to the west and north. However, appropriate mitigation measures for fugitive dust control and construction equipment/vehicle emissions as provided by the Central Park Master EIR and the City's code requirements would be implemented (see Attachment 4, Code Requirements, Section I, and Attachment 5, Huntington Central Park Master EIR, Measures Air-1 through Air-12). The proposed project's construction impacts would be further analyzed in the EIR.

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| c) Create objectionable odors affecting a substantial number of people? (Sources: 1, 5, 7, 8) | ☒ | ☐ | ☐ | ☐ |

Discussion: The project's potential short-term construction odors may impact the nearby mobile home community, City library, and the Huntington Central Park Sports Complex. The proposed project's impacts would be further analyzed in the EIR. Refer to Response V(b).

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| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 5, 7, 8) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project would be subject to the South Coast Air Quality Management District (SCAQMD) rules and regulations and the 2007 Air Quality Management Plan (AQMP). Implementation of the proposed project would be consistent with the City's General Plan and impacts in this regard have been adequately analyzed in the General Plan EIR and Central Park Master EIR. Impacts would be less than significant in this regard.

| | | | | |
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| 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: 1, 5, 7, 8) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project may result in substantial cumulatively considerable air quality effects during construction activities. The proposed project's construction activities may create a cumulatively considerable increase in air pollutants to levels that may exceed thresholds. The proposed project's potential impacts would be further analyzed in the EIR. Potential cumulative operational impacts are not anticipated to exceed thresholds as the proposed use is not anticipated to generate significant vehicle trips.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **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: 1, 2, 3, 5, 14, 16) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project's traffic impacts can be separated into short term impacts due to remedial and construction activities and long term impacts from project operations. To address these potential impacts on surrounding roadways, the City of Huntington Beach prepared a memorandum analyzing trip generation and distribution resulting from implementation of the proposed project (see Attachment 6, Gun Range Remediation – Transportation/Traffic Information).

Short term traffic impacts could result from increased trips of vehicles involved in the remediation and construction phases. The primary sources of traffic associated with remediation/construction would be employees/workers traveling to and from the site, equipment deliveries, and materials delivered to or removed from the site. Based upon a conservative estimate of traffic generation provided by the City as part of Attachment 6, the remediation process (lasting approximately three months) would generate approximately 100 average daily trips, 30 average peak hour trips, 500 peak daily trips, and 80 peak hour trips. In addition, the conservative trip generation estimate for the project construction process (lasting approximately four to six months) is 80 average daily trips, 20 average peak hour trips, 200 peak daily trips, and 50 peak hour trips.

Long term reuse of the project site as a recreational component of Huntington Central Park would generate varying levels of traffic based upon the variety of recreational uses selected for the site (e.g., dog park, park area, basketball courts, tennis courts, etc.). Each use would have slightly different trip generation rates, with most activities peaking on weekends. Generally, the dog park and playground uses would generate the most traffic on a consistent basis. As shown in Attachment 6, a conservative estimate for the use with the highest trip generation (dog park) would result in 200 average daily weekday trips, 300 average daily weekend trips, 25 average weekday peak hour trips, and 60 average weekend peak hour trips.

Project access would occur through the existing access driveway extending to the site from Gothard Street. Based upon traffic analysis provided in Attachment 6, remediation and construction traffic would primarily utilize Beach Boulevard, Talbert Avenue, and Gothard Street for access. Traffic generated through long term operations on-site would primarily utilize Gothard Street and Talbert Avenue, with relatively even distribution on other area streets including Ellis, Garfield, and Slater. Analysis provided in Attachment 6 shows that the project would not cause any of the intersections analyzed to fall below the City's adopted standard of Level of Service (LOS) D. Thus, based upon traffic analysis provided in Attachment 6, even upon utilization of conservative trip generation estimates for the project, traffic impacts would be less than significant.

In addition, in accordance with the City's code requirements, a truck and construction vehicle routing plan would be prepared for the project to further reduce any short-term traffic impacts to less than significant levels (refer to Attachment 4, Code Requirements, Section F).

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| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 3, 5, 16) | ☐ | ☐ | ☒ | ☐ |

Discussion: As discussed above in Response VI(a), the proposed project is not anticipated to generate traffic capable of exceeding the City's acceptable Level of Service (LOS) standard for any of the project phases (remediation, construction, and long term operation). Thus, based upon traffic analysis provided in Attachment 6, even upon utilization of conservative trip generation estimates for the project, an exceedance of the City's LOS threshold would not occur and less than significant impacts are anticipated.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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: 1, 2, 9) | ☐ | ☐ | ☐ | ☒ |

Discussion: Although the City of Huntington Beach is included within the Airport Environs Land Use Plan (AELUP) of Orange County, the proposed project site is located more than six miles from the Armed Forces Reserve Center in the City of Los Alamitos and over seven miles from John Wayne Airport in the City of Santa Ana. No impacts are anticipated in this regard.

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| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: Implementation of the proposed project plan may result in an increase in vehicle trips, pedestrian activity, and bicycle use which could increase the potential for conflicts. However, adherence to existing City design standards for circulation, crosswalks, parking, and access would minimize impacts in this regard. Access to the subject site, currently provided via Gothard Street, is not proposed to change. Impacts are anticipated to be less than significant.

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| e) Result in inadequate emergency access? (Sources: 1, 2, 3, 5, 14) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project shall be in compliance with all City of Huntington Beach emergency response and/or emergency evacuation plans. The project site is currently accessible via an entrance located along Gothard Street. Required evacuation plans and procedures shall be incorporated into site design and the project would comply with applicable design standards. Pursuant to the City's code requirements, fire access roads shall be provided in accordance with Fire Department codes (see Attachment 4, Code Requirements, Section D). Impacts in this regard are expected to be less than significant.

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| f) Result in inadequate parking capacity? (Sources: 1, 2, 3, 5, 14) | ☐ | ☐ | ☐ | ☒ |

Discussion: Implementation of the proposed project may create additional demand for parking. Development of the project site would be consistent with parking requirements in the City's zoning ordinance. The City's code requirements require that on-site parking be provided for all construction workers and equipment, thereby eliminating short-term construction impacts (see Attachment 4, Code Requirements, Section G). No impacts are expected in this regard.

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| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: As stated above, the proposed project would incorporate the goals and policies of the City of Huntington Beach General Plan and Central Park Master Plan, and would not conflict with any other known policies. No impacts are expected in this regard.

## VII. <u>BIOLOGICAL RESOURCES</u>. 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, 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, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Discussion: The proposed project is a former gun range facility, located within an urbanized area. However, vegetation within the site has grown since the closure of the Gun Range facility in 1997. This vegetation primarily includes grasses and shrubs, but also includes several small trees and stands of bushes scattered intermittently throughout the site. A biological resources report, to be prepared as part of the EIR, would analyze the project's potential impacts upon sensitive plant or wildlife species as designated by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.

| | | | | |
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| 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, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: As stated above in Response VII(a), the project site will be evaluated for potential sensitive natural communities. The biological report to be prepared as part of the EIR would analyze impacts in this regard.

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| 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, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: A Preliminary Delineation of Jurisdictional Waters was prepared to determine potential impacts to wetland features as a result of project construction. No wetland features exist on the project site. Although an earthen ditch exists along the western boundary of the project site, the Preliminary Delineation determined that the ditch was not a jurisdictional feature under Federal and State regulations. No impacts would occur in this regard.

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| 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, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: As stated above in Response VII(a), the proposed project site exists within an urbanized area. Although the site is occupied by a range of vegetation types (to be analyzed within the EIR), the site itself is partially fenced and is surrounded by urban and recreational development. The site does not act as a corridor for any migratory fish or wildlife species. No impacts would occur in this regard.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: As stated above in Response VII(a), the EIR would include a biological report that analyzes impacts to potential biological resources occurring on-site. The EIR would examine any conflicts with existing local ordinances protecting biological resources.

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| 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, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts are anticipated in this regard.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **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, 3, 5) | ☐ | ☐ | ☐ | ☒ |
| Discussion: The project site is located within a fully developed urban setting. No classified or designated mineral deposits of statewide or regional significance are known to occur on the project site. No impacts are anticipated in this regard. | | | | |
| 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, 3, 5) | ☐ | ☐ | ☐ | ☒ |
| Discussion: The project site has not been delineated as an important mineral resource recovery site within the City's General Plan. No impacts are anticipated in this regard. | | | | |
| **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: 1, 2, 3, 5, 15) | ☒ | ☐ | ☐ | ☐ |
| Discussion: The proposed project site is a former practice firing range previously utilized by the Huntington Beach Police Officers Association and other law enforcement agencies. The site is known to have substantial concentrations of lead and other contaminants. Remediation of the project site could possibly require the transport and disposal of hazardous materials. A Remedial Action Plan is currently being prepared and would be incorporated within the EIR. The EIR would further examine impacts in this regard. In addition, mitigation measures in accordance with the Central Park Master EIR would be implemented during remediation activities (see Attachment 5, Central Park Master EIR, Measures Hazards-9 and Hazards-11). | | | | |
| 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: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |
| Discussion: As stated above in Response IX(a), the project site is known to have substantial concentrations of lead and other contaminants. The EIR would further examine impacts in this regard. | | | | |
| 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: 1, 2, 3, 5, 11) | ☐ | ☐ | ☐ | ☒ |
| Discussion: No schools are located within one-quarter mile of the subject site. Therefore, impacts to schools in this regard would not occur. | | | | |
| 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: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Discussion: Although the site is known to be contaminated with lead and other toxic substances, the former gun range is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore no impacts are anticipated in this regard.

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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 pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources:1, 2, 3, 5, 9) | ☐ | ☐ | ☐ | ☒ |

Discussion: Although the City of Huntington Beach is included within the Airport Environs Land Use Plan (AELUP) of Orange County, the proposed project site is located more than six miles from the Armed Forces Reserve Center in the City of Los Alamitos and over seven miles from John Wayne Airport in the City of Santa Ana. No impacts are anticipated in this regard.

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| 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:1, 2, 9) | ☐ | ☐ | ☒ | ☐ |

Discussion: The project is not within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area. Although a City of Huntington Beach Police Department heliport exists approximately 0.2 miles southeast of the project site, the facility does not experience high volumes of helicopter traffic since it is limited to police operations only. Thus, less than significant impacts are anticipated in this regard. Refer to Response IX(e).

| | | | | |
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| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project shall be in compliance with all City of Huntington Beach emergency response and/or emergency evacuation plans. The project site is currently accessible via an entrance located along Gothard Street. Required evacuation plans and procedures shall be incorporated into site design and the project would be in compliance with the applicable design standards. Impacts in this regard are not expected to occur.

| | | | | |
|---|---|---|---|---|
| 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, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project site is developed and located within a fully developed urban setting. Therefore, project implementation would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

## 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: 1, 2, 3, 5, 15) | ☒ | ☐ | ☐ | ☐ |

Discussion: Implementation of the proposed project, including remediation/construction-related stationary noise sources and long term operational noise, may result in noise levels in excess of City standards. Some demolition may be required during the remediation phase, thus resulting in the potential generation of temporary excessive groundborne noise and

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

vibration levels. Construction noise impacts would be reduced in accordance with the Central Park Master EIR through the use of noise reduction control features on all construction equipment (see Attachment 5, Central Park Master EIR, Measure Noise-5). Potential long-term recreational uses may generate stationary and/or mobile noise although this is expected to be consistent with the analysis contained within the Central Park Master EIR. These issues would be further analyzed in the EIR.

| | | | | |
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| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: Some demolition may be required during the remediation phase, thus resulting in the potential generation of temporary excessive groundborne noise and vibration levels. This issue would be further analyzed in the EIR. Refer to the discussion above, Response X(a).

| | | | | |
|---|---|---|---|---|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: Potential long-term recreational uses may generate stationary and/or mobile noise although this is expected to be consistent with the analysis contained within the Central Park Master EIR. This issue would be further analyzed in the EIR. Refer to the discussion above, Response X(a).

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| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: There is a potential for temporary or periodic increase in ambient noise levels in the project vicinity above existing levels during construction. Operation of the project site would generate noise similar to surrounding recreational uses as the proposed project site would become a recreational component of Huntington Central Park. This issue would be further analyzed in the EIR. Refer to the discussion above, Response X(a).

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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 expose people residing or working in the project area to excessive noise levels? (Sources: 1, 2, 3, 5, 9) | ☐ | ☐ | ☐ | ☒ |

Discussion: Although the City of Huntington Beach is included within the Airport Environs Land Use Plan (AELUP) of Orange County, the proposed project site is located more than six miles from the Armed Forces Reserve Center in the City of Los Alamitos and over seven miles from John Wayne Airport in the City of Santa Ana. No impacts are anticipated in this regard.

| | | | | |
|---|---|---|---|---|
| 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: 1, 2, 3, 5, 9) | ☐ | ☐ | ☒ | ☐ |

Discussion: No private airstrip exists within the site vicinity. Although a City of Huntington Beach Police Department heliport exists approximately 0.2 miles southeast of the project site, the facility does not experience high volumes of helicopter traffic since it is limited to police operations only. Therefore, people residing or working in the project area would not be exposed to excessive noise levels. Impacts in this regard are expected to be less than significant. Also refer to Response X(e).

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| **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, 2, 3, 5, 14) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project site is currently developed and has previously been served by the Huntington Beach Fire Department. The proposed project would comply with all City of Huntington Beach safety codes, emergency response and/or emergency evacuation plans, and the City's General Plan. Fire access roads shall be provided in compliance with City of Huntington Beach Fire Department standards (see Attachment 4, Code Requirements, Section D). Impacts in this regard have been previously analyzed in the General Plan EIR and the Central Park Master EIR, thus fire protection impacts are anticipated to be less than significant.

| | | | | |
|---|---|---|---|---|
| b) Police Protection? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: Development of the project may result in an overall increased demand for police protection services. Police patrols within the proposed recreation area may be necessary for crime prevention and safety measures. Police responses may be necessary during site remediation and construction. However, given the small size of the site and recreational nature of proposed long-term operations, the project is not anticipated to result in a significant demand on police services. Less than significant impacts are anticipated.

| | | | | |
|---|---|---|---|---|
| c) Schools? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The project vicinity is served by the Ocean View School District and the Huntington Beach Union High School District. The project is not expected to create a need for new or increased school services or to directly impact enrollment figures, since the project does not propose housing, nor would it create substantial long-term employment positions. Impacts would be less than significant in this regard.

| | | | | |
|---|---|---|---|---|
| d) Parks? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project site is proposed as a recreational land use, consistent with the Huntington Central Park Master Plan. Implementation of the project would enhance the City's park system. No impacts would occur in this regard.

| | | | | |
|---|---|---|---|---|
| e) Other public facilities or governmental services? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: No other adverse impacts have been identified for public services.

| | | | | |
|---|---|---|---|---|
| **XII. UTILITIES AND SERVICE SYSTEMS.** Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project would generate wastewater through the long-term operational use of recreational facilities such as public restrooms or snack bar/restaurant facilities. Potential impacts upon wastewater facilities will be further analyzed in the EIR.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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: 1, 2, 3, 5, 15) | ☒ | ☐ | ☐ | ☐ |

Discussion: Implementation of the project may require the installation of water and wastewater facilities for restroom/concession buildings and drinking fountains. These would be provided as required by applicable City and County agencies. This issue would be further analyzed in the EIR.

| | | | | |
|---|---|---|---|---|
| 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: 1, 2, 3, 5, 15) | ☒ | ☐ | ☐ | ☐ |

Discussion: Improvements for long-term recreational reuse at the project site could require the construction of stormwater drainage facilities. Use of BMPs would ensure that all on-site surface water would be directed to existing storm drains, in accordance with standard drainage facility design requirements (see Attachment 5, Huntington Central Park Master Plan EIR, Measure Utilities-8). These impacts would be further analyzed in the EIR.

| | | | | |
|---|---|---|---|---|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 2, 3, 5, 15) | ☒ | ☐ | ☐ | ☐ |

Discussion: Water consumption would primarily consist of irrigation of potential on-site landscaping and provision for restroom/concession facilities and drinking fountains. The City would perform necessary studies to determine what measures would reduce the project's impacts to the City's water supply systems, including groundwater wells (see Attachment 5, Huntington Central Park Master Plan EIR, Measure Utilities-7). In addition, project-related water demand is anticipated to be consistent with the General Plan EIR and the Central Park Master EIR. These issues would be further analyzed 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: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project may require the construction of additional wastewater facilities. It is anticipated that the wastewater treatment provider would have adequate capacity to serve the project's demand. However, this issue would be further analyzed in the EIR. Refer to the discussion above, Response XII(b).

| | | | | |
|---|---|---|---|---|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project would generate solid waste upon removal of existing structures on-site. In addition, the project would generate solid waste in the form of rubbish from park users and green waste from maintenance of potential landscaping on-site. Project-related solid waste impacts are anticipated to be consistent with the General Plan EIR and the Central Park Master EIR. These issues would be further analyzed in the EIR.

| | | | | |
|---|---|---|---|---|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

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

Discussion: As stated above, project-related solid waste impacts are anticipated to be consistent with the General Plan EIR and the Central Park Master EIR. These issues would be further analyzed in the EIR. Refer to the discussion above, Response XII(f).

| | | | | |
|---|---|---|---|---|
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☒ | ☐ |

Discussion: The project would include BMPs as required by the SARWQCB during the NPDES permitting process. Water quality features, if determined necessary, would be incorporated into site design in consultation with the SARWQCB. Impacts would be less than significant in this regard.

## XIII. AESTHETICS. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project site is located within an urbanized area, and is surrounded by open space, vacant land, light industrial, and residential uses. No scenic vistas exist in the project site vicinity. Thus, no impacts would occur in this regard.

| | | | | |
|---|---|---|---|---|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: No state scenic highways exist within the vicinity of the project site. In addition, no scenic resources exist on-site. As stated above in Response XIII(a), the project represents a beneficial impact to the project area in regard to aesthetics. No impacts would occur in this regard.

| | | | | |
|---|---|---|---|---|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3, 5, 14) | ☐ | ☐ | ☒ | ☐ |

Discussion: The proposed project would improve the aesthetic character of the site vicinity by replacing the existing dilapidated gun range structures with a recreational use. All heating units, air conditioning units, plumbing lines, ductwork, and other unsightly equipment would be screened from view (see Attachment 4, Code Requirements, Section H). Although impacts are anticipated to be less than significant, the EIR will examine potential impacts to visual character and quality due to proposed recreational facilities.

| | | | | |
|---|---|---|---|---|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 3, 5, 14) | ☐ | ☐ | ☒ | ☐ |

Discussion: Implementation of the proposed project may include nighttime lighting for certain areas of the site. Potential opportunities to reduce impacts would be implemented in order to reduce light spillover effects in accordance with the City's code requirements (see Attachment 4, Code Requirements, Section E). This issue would be further examined in the EIR.

## XIV. CULTURAL RESOURCES. Would the project:

| | | | | |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

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

Discussion: The proposed project site was operated by the County of Orange as a landfill until 1962 when it was converted into a gun range facility used by the Huntington Beach Police Officers Association. The proposed project site currently exists as an abandoned gun range facility and is in an urbanized area. No significant historical, cultural, archaeological, paleontological, geological, or human remains have been identified. Therefore, impacts in this regard are not expected to occur.

| | | | | |
|---|---|---|---|---|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: As stated above in Response XIV(a), the project site is occupied by an abandoned gun range facility, located over a former landfill. No archaeological resources are anticipated to occur on-site, and no impacts would occur in this regard.

| | | | | |
|---|---|---|---|---|
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: As stated above in Response XIV(a), the project site is occupied by an abandoned gun range facility, located over a former landfill. No paleontological resources are anticipated to occur on-site, and no impacts would occur in this regard.

| | | | | |
|---|---|---|---|---|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: As stated above in Response XIV(a), the project site is occupied by an abandoned gun range facility, located over a former landfill. No human remains are anticipated to occur on-site, and no impacts would occur in this regard.

## 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, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project is proposed for development as a recreational component of Huntington Central Park, consistent with existing General Plan and zoning designations. The project would increase the City's ability to provide recreational opportunities to its residents and represents a beneficial impact in this regard. In addition, given the expanded recreational opportunities provided by the project, no impacts would occur relative to the deterioration of existing recreational facilities.

| | | | | |
|---|---|---|---|---|
| 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, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: The project itself represents a recreational expansion of the Huntington Central Park, representing a beneficial impact to the City's recreation system. However, remediation of the former gun range may have a temporary adverse physical effect on the environment due to the potential for hazardous materials to occur on-site. These effects would be further analyzed within the EIR.

| | | | | |
|---|---|---|---|---|
| c) Affect existing recreational opportunities? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☒ | ☐ |

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

Discussion: The project represents a recreational component of Huntington Central Park and is consistent with existing General Plan and zoning designations. The project consists of demolishing an existing gun range and converting the site for recreational uses, positively contributing to the City's recreation system. Impacts in this regard are expected to be less than significant.

## 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: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project site is located within an urbanized setting and is occupied by a former gun range practice facility. Designated land uses within the project area do not include agricultural uses. Based upon the Farmland Mapping and Monitoring Program for the California Resource Agency, project components do not affect any agricultural resource area. Therefore, impacts to agricultural land or zoning for agricultural use would not occur.

| | | | | |
|---|---|---|---|---|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The proposed project is zoned as Open Space-Parks and Recreation (OS-PR) and does not conflict with existing zoning for agricultural use or a Williamson Act contract. Impacts in this regard are not expected to occur.

| | | | | |
|---|---|---|---|---|
| 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: 1, 2, 3, 5) | ☐ | ☐ | ☐ | ☒ |

Discussion: The project proposes the remediation of a former gun range and implementation of recreational uses, and will not affect agricultural uses. Impacts in this regard are not expected to occur.

## XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

| | | | | |
|---|---|---|---|---|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 2, 3, 5, 13) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project site has been previously developed in an urbanized area. Significant cultural resources are not expected to occur on-site, as the project site is located on a former landfill. As stated in Section VII, Biological Resources, potentially significant impacts to biological resources would be further analyzed within the EIR, due to vegetation that occurs on site.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project consists of a Remedial Action Plan and recreation uses within a previously developed area. The extent of this proposed project could contribute to cumulative impacts when combined with past, present, and future projects in the area. Potential cumulatively significant impacts may occur in the areas of air quality, noise, water quality, and utilities. These cumulative impacts would be discussed in the EIR.

| | | | | |
|---|---|---|---|---|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 2, 3, 5) | ☒ | ☐ | ☐ | ☐ |

Discussion: The proposed project could result in environmental effects that have adverse impacts on human beings. Potential impacts associated with air quality, noise, and hazardous materials could significantly affect human populations and would be addressed in the EIR.

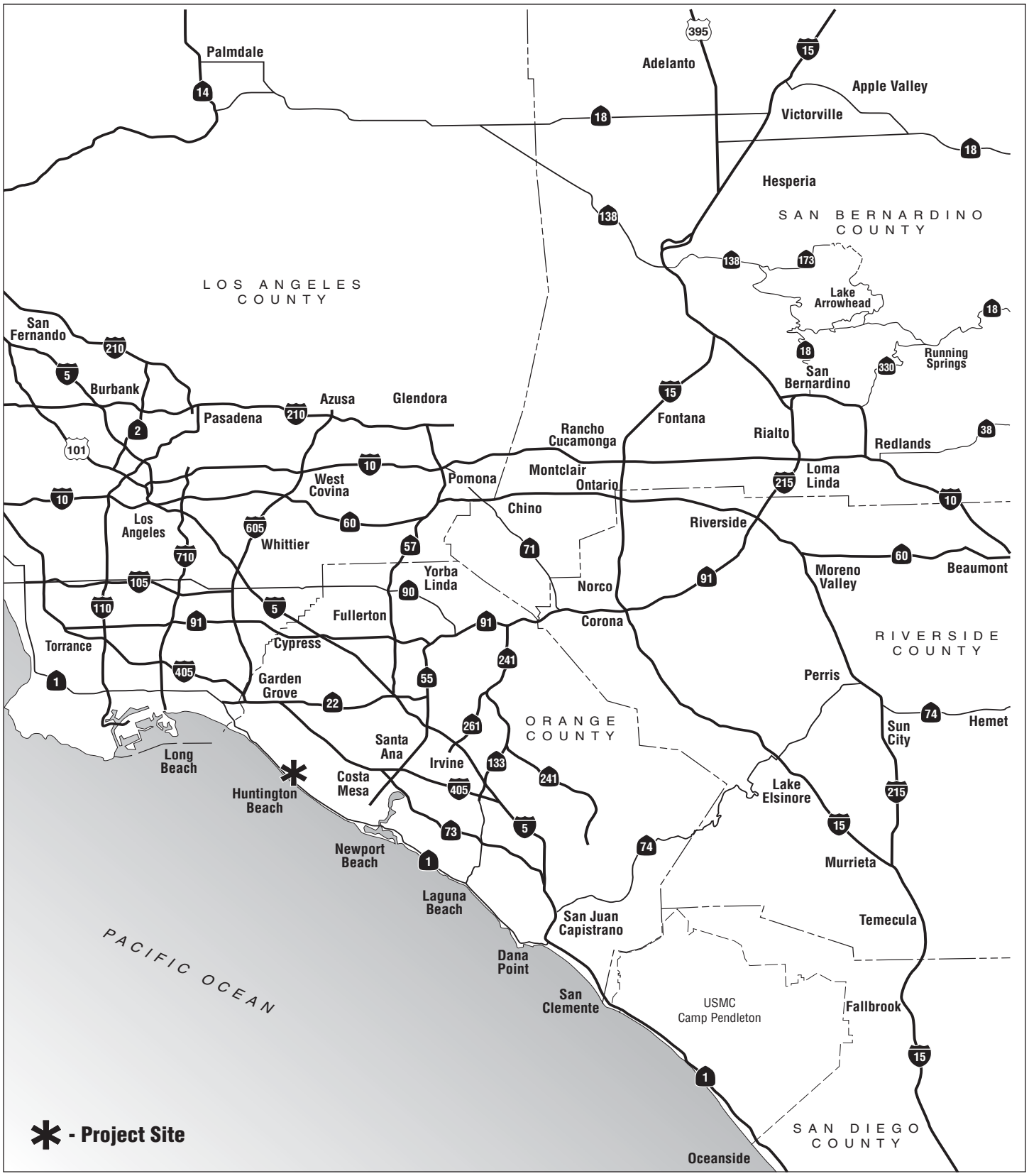
## EARLIER ANALYSIS

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

Earlier Documents Prepared and Utilized in this Analysis:

| Reference # | Document Title | Available for Review at: |
|---|---|---|
| 1 | Remediation of the Former Gun Range Within Huntington Central Park Draft EIR, City of Huntington Beach, March 27, 2003. | City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor<br>2000 Main St.<br>Huntington Beach |
| 2 | City of Huntington Beach General Plan, 1996 | " |
| 3 | City of Huntington Beach General Plan FEIR, 1996 | " |
| 4 | City of Huntington Beach Zoning and Subdivision Ordinance | " |
| 5 | Master Environmental Impact Report for Master Plan of Recreation Uses for Central Park, City of Huntington Beach, California, SCH # 97091007, Certified August 2, 1999. | " |
| 6 | Soils Report, Central Park Sports Complex, Huntington Beach, California, April 5, 2000 | " |
| 7 | South Coast Air Quality Management District, Air Quality Management Plan | " |
| 8 | South Coast Air Quality Management District, CEQA Air Quality Handbook | " |
| 9 | Orange County Airport Environs Land Use Plan, November 16, 1998 | " |
| 10 | FEMA Flood Insurance Rate Map, February 18, 2004 | " |
| 11 | Regional Vicinity Map | See Attachment #1 |
| 12 | Site Vicinity Map | See Attachment #2 |
| 13 | Aerial Photo | See Attachment #3 |
| 14 | Code Requirements | See Attachment #4 |
| 15 | Summary of Applicable Mitigation Measures from the Central Park Master EIR | See Attachment #5 |
| 16 | Gun Range Remediation – Transportation/Traffic Information | See Attachment #6 |

**Attachment No. 1**
**Regional Vicinity Map**




NOT TO SCALE

INITIAL STUDY/ENVIRONMENTAL CHECKLIST
REMEDIATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK

# Regional Vicinity Map

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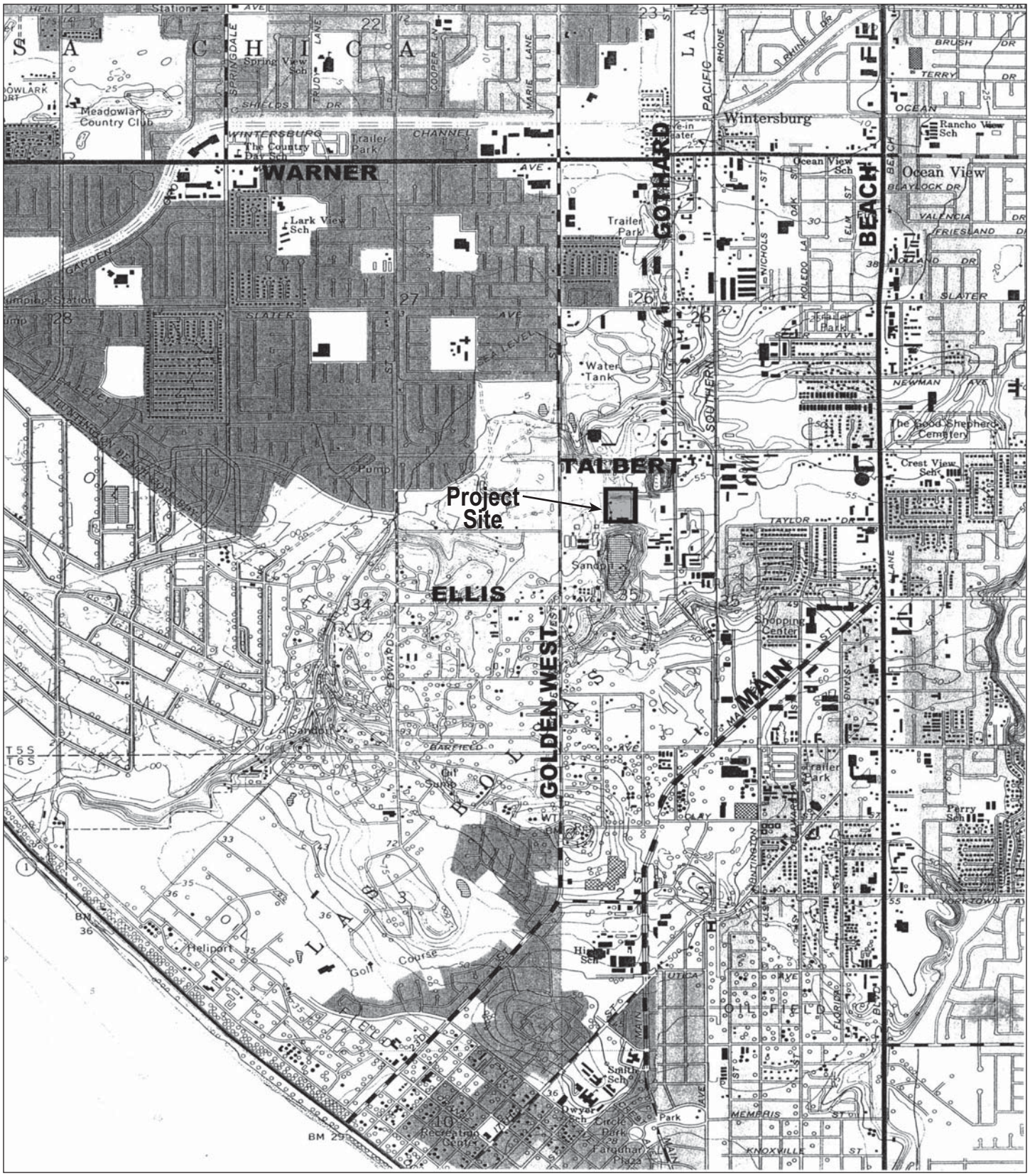
**Exhibit 1**

**Attachment No. 2**
**Site Vicinity Map**




Source: USGS Quadrangle Maps, 7.5 Minute, Newport Beach and Seal Beach, CA, Photorevised 1981.

NOT TO SCALE

INITIAL STUDY/ENVIRONMENTAL CHECKLIST
REMEDIATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK

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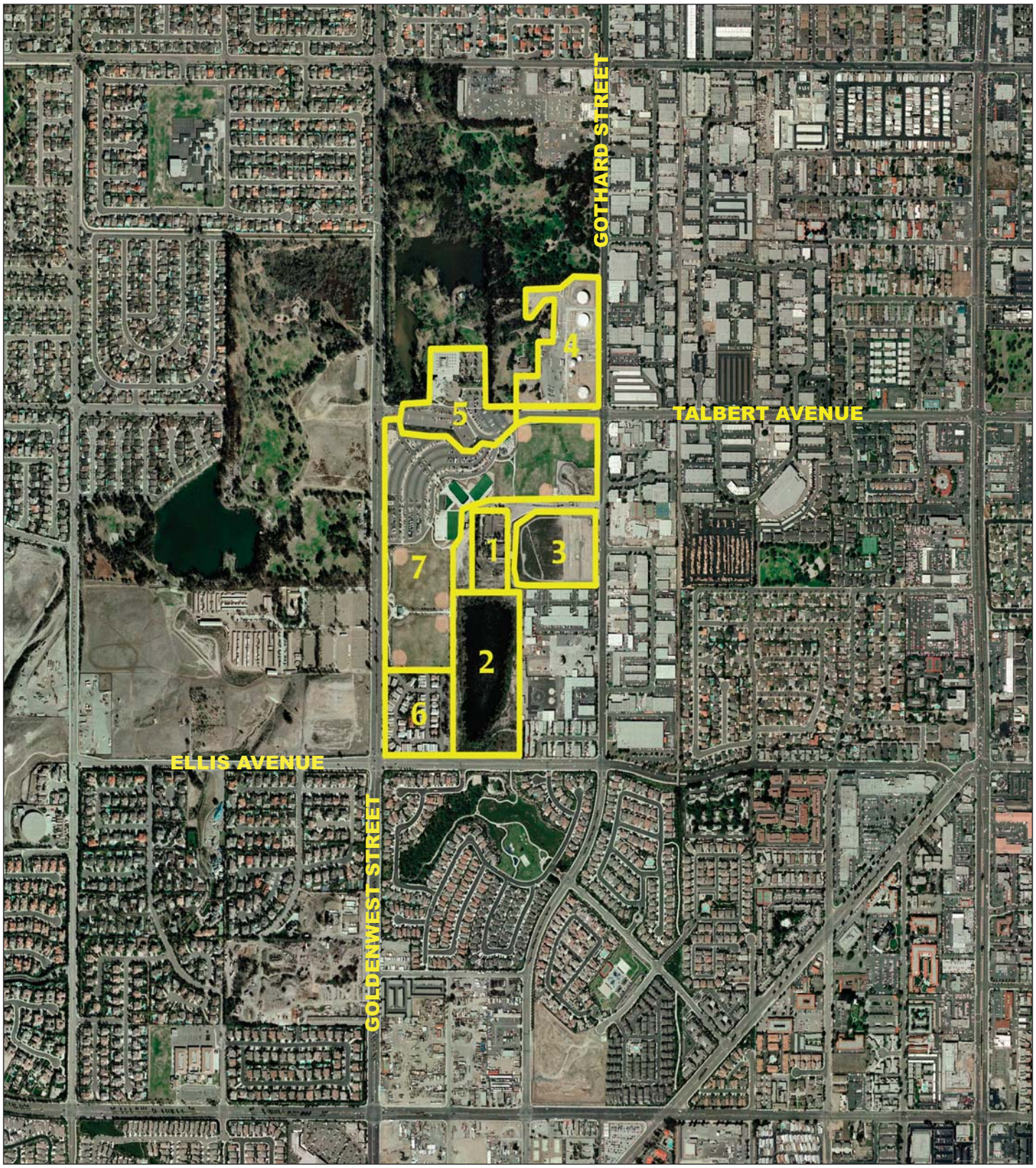
# Site Vicinity Map

**Exhibit 2**

**Attachment No. 3**
**<u>Aerial Photo</u>**




1 - Project Site
2 - Sully Miller Lake
3 - Orange County Transfer Station
4 - Chevron Facility
5 - Huntington Central Library
6 - Ocean View Mobile Home Park
7 - Huntington Central Park Sports Complex

NOT TO SCALE

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INITIAL STUDY/ENVIRONMENTAL CHECKLIST
REMEDIATION AND REUSE OF THE FORMER GUN RANGE WITHIN HUNTINGTON CENTRAL PARK

# Aerial Photograph

**Exhibit 3**

**Attachment No. 4**
**<u>Code Requirements</u>**

# Environmental Impact Report (EIR) for the Remediation and Reuse of the Former Gun Range within Huntington Central Park
# Code Requirements

**A.** An engineering geologist shall be engaged to submit a report indicating the ground surface acceleration from earth movement for the subject property. All structures within this development shall be constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors shall be submitted to the City for review prior to the issuance of building permits.

**B.** A detailed soils analysis shall be prepared by a registered Soils Engineer and submitted with the building permit application. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding: grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof.

**C.** In accordance with NPDES requirements, a "Water Quality Management Plan" shall be prepared by a Civil or Environmental Engineer and its recommendations shall be incorporated into the project design.

**D.** Fire access roads shall be provided in compliance with Fire Department City Specification 401. Include the Circulation Plan and dimensions of all access roads.

**E.** If outdoor lighting is included, energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations.

**F.** The developer shall coordinate with the Department of Public Works, Traffic Engineering Division in developing a truck and construction vehicle routing plan. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction related impacts to adjacent residents. The plan shall take into consideration any street improvement construction occurring in the vicinity. These plans must be submitted for approval to the Department of Public Works.

**G.** On-site parking shall be provided for all construction workers and equipment unless approved otherwise by the Public Works Department.

**H.** All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment

plan showing screening must be submitted for review and approval with the application for building permit(s).

**I.** During grading operations, the following shall be complied with:

1. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
2. Discontinue operation during second stage smog alerts.
3. All haul trucks shall be covered prior to leaving the site to prevent dust from impacting the surrounding areas.
4. Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas.
5. Wind barriers shall be installed along the perimeter of the site.

**J.** An erosion control plan shall be submitted to Public Works Department for review and approval.

# Attachment No. 5
## Summary of Applicable Mitigation Measures from the Central Park Master EIR

# Mitigation Measures from the Master EIR for Central Park Master Plan Applicable to the Proposed Project

| Description of Impact | Mitigation Measure |
|---|---|
| Potential impacts to surface water quality and discharge. | **Water-4:** The City of Huntington Beach will reevaluate potential impacts to surface water quality from implementation of the Active Recreation Area and the Gun Range program level elements and determine appropriate mitigation measures as are appropriate. |
| Potential impact to groundwater supplies by substantially interfering with groundwater recharge. Potential impacts to the City's water supply systems including groundwater wells. | **Utilities-7:** If the Green Acres Project is not yet operational and able to supply water to the program level elements of the *Master Plan* prior to the development of final plans and specifications, additional studies will be undertaken to determine the extent to which one or a combination of the following measures will be necessary to reduce impacts to water supply systems for program level elements during the interim until water from the Green Acres Project is available:<br>• Reduce the required irrigable areas by 10 percent;<br>• Enhance the utilization of existing groundwater systems (i.e., subpotable wells); or<br>• Supplement the irrigation supply with water from the domestic water system. |
| Potential impact to existing drainage pattern of the site/area, result in the construction of new/remodeling of stormwater drainage facilities. | **Utilities-8:** City of Huntington Beach will require that design of program level elements will be undertaken such that there are no substantial increases in the rate and amount of surface runoff. Incidental drainage will be routed off of the site to existing storm drains. It is assumed that any necessary improvements to existing storm drain systems will be completed before the completion of program level elements |
| Potentially require or result in the construction of new water/wastewater treatment facilities or the expansion of existing facilities that could cause significant environmental effects. | **Utilities-9:** Prior to the construction of program level elements, additional electrical load analyses shall be undertaken to determine the need for additional electrical transformers. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-1:** Moisten soil each day prior to commencing grading to depth of soil cut. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-2:** Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 mile per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-3:** Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation. |
| Potentially expose sensitive receptors to substantial pollutant | **Air-4:** Wash mud-covered tires and under carriages of trucks leaving construction sites. |

| Description of Impact | Mitigation Measure |
|---|---|
| concentrations. | |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-5:** Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-6:** Securely cover all loads of fill coming to the site with a tight fitting tarp. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-7:** Cease grading during periods when winds exceed 25 miles per hour. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-8:** Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-9:** Maintain construction equipment in peak operating condition so as to reduce operating emissions. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-10:** Use low-sulfur diesel fuel in all equipment. |
| Potentially expose sensitive receptors to substantial pollutant concentrations. | **Air-11:** Shut off engines when not in use. |
| Potential to create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials. | **Hazards-9:** Any unrecorded or unknown wells uncovered during the excavation or grading process shall be immediately reported to and coordinated with the City and DOGGR. |
| Potential to create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials. | **Hazards-11:** The City Fire Department will prepare a Fire Risk Evaluation prior to issuance of grading permits. |
| Potentially expose persons or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. | **Noise-5:** The U.S. Environmental Protections Agency has estimated that noise levels from construction equipment can be lowered by as much as 13 dBA by implementing noise control features that require no major redesign or extreme cost. The City of Huntington Beach shall require that all construction equipment incorporate noise reduction control features. All vehicles and compressors should utilize exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times. |

# Attachment No. 6
## Gun Range Remediation – Transportation/Traffic Information

## Gun Range Remediation – Transportation/Traffic Information

The following information and analysis is intended for the purpose of assessing the potential for the Gun Range Remediation and Reuse project to result in potentially significant adverse impacts related to Transportation and Traffic. The results and conclusions are based on the project description as provided by the Planning Department in December 2008 and is summarized below:

**Project Description:**

The project is the remediation of a 4.91 acre site located within Huntington Central Park. The remediation includes removal of structures, asphalt and on-site contaminants. Clean-up methods are likely to include excavation and hauling of material from the site to an appropriate disposal facility. Site remediation is expected to generate approximately 5,000 cubic yards of material to be removed from the site. Additional material will be needed on the site to establish the new use of the site as described below. New construction is also considered part of the "construction" element of the project.

Assumptions:

| | |
|---|---|
| Period of remediation activity | 3 months |
| Removal trips (inbound & outbound) | 1,100 trips total |
| Peak daily haul trips | 120 trips/day |
| Other construction traffic | 50 trips/day |

Following remediation, the site may be developed as an open space/park. Potential activities/uses on the site could include a children's playground, dog park, snack bar/restaurant, picnic area, parking, restrooms.

Assumptions: (based on utilization of the entire 4.91 acre site)

| | |
|---|---|
| Park Area (including tot lot, picnic area, passive open space) | 0.84 acres |
| Dog park | 2.0 acres |
| Outdoor Basketball Courts (4) | 0.4 acres |
| Tennis Courts (4 regulation size) | 0.67 acres |
| Parking (80 spaces) | 1.0 acres |

Other potential uses that may include higher intensity uses such as a skate park, BMX, Paintball facility or other commercial recreation operation and associated parking utilizing the entire 4.91 acre area are not being evaluated as part of this analysis and would be subject to separate environmental analysis and approval processing, if proposed.

**Traffic Generation Analysis**

Remediation/Construction Traffic: The proposed project would generate construction traffic during the remediation and construction activities. The primary sources of traffic are employees/workers arriving at the site daily, equipment deliveries, and materials delivered to or removed from the site.

Traffic will vary on a daily basis throughout the remediation and construction periods. This analysis estimates an average number of trips throughout the construction period and a peak number of trips during the most intense traffic activity periods of construction.

Remediation:

| | |
|---|---|
| Duration | 90 days |
| Working hours | 7 am to 7 pm |
| Employees on site | 5 – 50/day |
| Deliveries | 0-10/day |
| Material export | 0-100/day |
| Breakdown | |
| Average daily trips | 100/day (50 in/50 out) |
| Average peak hour trips | 30 (am 25 in/5 out, pm 5 in/25 out) |
| Peak daily trips | 500/day (250 in/250 out) |
| Peak hour trips | 80 (am 70 in/10 out, pm 10 in/70 out) |

Construction:

| | |
|---|---|
| Duration | 120 -180 days |
| Working hours | 7 am to 7 pm |
| Employees on site | 5 – 50/day |
| Deliveries | 0-30/day |
| Material Import | 0-60/day |
| Breakdown | |
| Average daily trips | 80/day (40 in/40 out) |
| Average peak hour trips | 20 (am 15 in/5 out, pm 5 in/15 out) |
| Peak daily trips | 200/day (100 in/100 out) |
| Peak hour trips | 50 (am 40 in/10 out, pm 10 in/40 out) |

Park Use Traffic: Following completion of construction, the park would be open to the public for continual use. The majority of traffic would be general public access to the park with a small percentage of maintenance and operations activity. Each use would tend to have slightly different trip generation characteristics, with most activities peaking on weekends. Generally, the dog park and playground areas would generate the most traffic on a consistent basis.

| | **Estimated Average Trip Generation** | | | |
|---|---|---|---|---|
| | **Daily (50% in/50% out)** | | **Peak Hour (in/out)** | |
| **Activity** | **Weekday** | **Weekend** | **Weekday*** | **Weekend** |
| Dog Park | 200 | 300 | 25 (15/10) | 60 (30/30) |
| Park Area | 120 | 200 | 15 (10/5) | 30 (20/10) |
| Basketball Courts | 60 | 100 | 15 (12/3) | 20 (12/8) |
| Tennis Courts | 60 | 100 | 16(12/4) | 24 (16/8) |
| Total | 340 | 700 | 71 (49/22) | 134 (78/56) |

* Weekday peak hour assumed to correspond with peak time for area roadways (typically 7-9 am or 4-6 pm) and not the absolute peak time for park trip generation

**Potential Traffic Impacts:**

The project site is located on the west side of Gothard Street approximately 900 feet south of Talbert Avenue. Access to the site is solely from Gothard Street and the current street configuration would accommodate a full access driveway. Construction traffic would primarily use Gothard and Talbert with longer trips utilizing Beach Boulevard to the east. Traffic generated by daily use of the public park would be expected to use Gothard and Talbert Streets primarily, with a relatively even distribution of traffic on area streets such as Ellis, Garfield and Slater. Traffic is likely to disperse to local streets within relatively short distances from the park.

Existing weekday intersection level of service calculations were completed for 4 intersections using traffic counts from 2006. Traffic volumes in this area have not changed significantly in that time and the traffic volumes are representative of existing conditions. The intersections evaluated are:

Gothard Street and Talbert Avenue
Gothard Street and Slater Avenue
Gothard Street and Ellis Avenue
Beach Boulevard and Talbert Avenue

The results of the level of service analysis are presented in the following table.

| Intersection | AM Peak Hour | | PM Peak Hour | |
|---|---|---|---|---|
| | V/C | LOS | V/C | LOS |
| Gothard/Talbert | 0.48 | A | 0.69 | B |
| Gothard/Slater | 0.68 | B | 0.61 | B |
| Gothard/Ellis | 0.39 | A | 0.39 | A |
| Beach/Talbert | 0.70 | B | 0.89 | D |

During the afternoon peak hour, the intersection of Beach Boulevard and Talbert Avenue is currently operating at LOS D. The remaining intersections are operating at either LOS A or B during both the morning and afternoon peak periods. LOS D is the threshold for acceptable level of service as adopted by the City of Huntington Beach. Intersections operating at LOS E or F are considered deficient under current City criteria. Weekend traffic counts were not conducted for this study. However, in the area near the proposed park, weekend traffic volumes are considerably lower than during peak weekday times. Peak activities at the Sports Complex and the Library can generate some significant volumes of traffic, though the influences on Gothard Street are considerably lower than on Goldenwest Street to the west. It is assumed that the

weekday analysis represents the worst case combination of roadway volumes and project traffic trip generation.

In this case, if the project were to cause an intersection to operate at LOS E or have a significant contribution to an intersection already operating at LOS E, the impact would be considered significant. The City's criteria for a significant contribution is a minimum increase in ICU of 0.01.

To have a significant adverse impact at any intersection, the project would have to contribute a minimum of 17 vehicles (1% of a single lane peak hour capacity of 1,700 vehicles per hour) to an already deficient condition. Peak trip generation for the site during remediation/construction is estimated to be 80 trips (10 inbound, 70 outbound) and 71 trips (49 inbound, 22 outbound) during regular park operations after construction. With the exception of the intersection of Beach Boulevard at Talbert Avenue during the afternoon peak hour, all of the remaining intersections could accommodate a minimum of 340 vehicles in the peak hour without exceeding the level of service threshold. Since expected peak hour trip generation is far less than that, no significant adverse impact could reasonably be expected at these intersections.

During the afternoon peak hour, it is expected that approximately 25 percent of the peak project traffic would travel through the intersection of Beach Boulevard at Talbert Avenue. During the remediation construction phase, that would equate to 3 inbound vehicles and 18 outbound vehicles. Based on the number of travel lanes and the distribution of traffic to the various turning movements, the relatively low volume of traffic destined for the intersection would not have the potential to result in an increase in ICU of at least 0.01, and therefore not have potential for a significant adverse impact.

The afternoon peak hour for the completed park would similarly have little potential for a significant adverse impact at the intersection. Again, with approximately 25 percent of the peak hour traffic expected to use the Beach Boulevard/Talbert Avenue intersection, the traffic volumes of12 inbound and 6 outbound trips are insufficient to have the potential for a significant adverse impact at the intersection.

It is important to note that these conclusions are valid for all locations even if a conservative general traffic growth rate is applied to existing traffic volumes for a 5 year period. Typically a 0.5 to 1 percent growth rate is applied. A 5 percent growth rate would not change the background condition enough to create the potential for a significant adverse impact at any of the intersections.