INITIAL STUDY

PALM/GOLDENWEST SPECIFIC PLAN AMENDMENT PROJECT

HUNTINGTON BEACH, CALIFORNIA

LSA

February 2026

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PALM/GOLDENWEST SPECIFIC PLAN AMENDMENT PROJECT

HUNTINGTON BEACH, CALIFORNIA

Submitted to:

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February 2026

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LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
ADT	average daily trips
Air Basin	South Coast Air Basin
AMI	average median income
APEFZ	Alquist-Priolo Earthquake Fault Zones
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
AR	Residential Agricultural
ASCE	American Society of Civil Engineers
Basin Plan	Water Quality Control Plan
bgs	below ground surface
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
BRA	Biological Resources Assessment
C&D	Construction and Demolition
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
CALGreen Code	California Green Building Standards Code
California Register	California Register of Historic Resources
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CGP	Construction Stormwater General Permit
CGS	California Geological Survey

City	City of Huntington Beach
CNDDB	California Natural Diversity Database
CNPSEI	California Native Plant Society Electronic Inventory
Coastal Act	California Coastal Act of 1976
Coastal Commission	California Coastal Commission
Cortese List	DTSC Hazardous Waste and Substances Site List
CPTED	Crime Prevention Through Environmental Design
CRC	California Resources Corporation
CRECs	Controlled Recognized Environmental Conditions
CUP	conditional use permit
CV	Commercial Visitor
DA	drainage area
DAMP	Drainage Area Management Plan
DOC	California Department of Conservation
DPR	California Department of Parks and Recreation
DTSC	California Department of Toxic Substances Control
du/ac	dwelling units per acre
EI	expansion index
EIR	Environmental Impact Report
EO	Executive Order
ESA	Environmental Site Assessment
EV	electric vehicle
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FHSZ	fire hazard severity zone
FIRM	Federal Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FRAP	Fire and Resources Assessment Program
GHG	greenhouse gas
GIS	geographic information system

gpd	gallons per day
GSAs	Groundwater Sustainability Agencies
GSPs	Groundwater Sustainability Plans
GWRS	Groundwater Replenishment System
HBCSD	Huntington Beach City School District
HBFD	Huntington Beach Fire Department
HBUHSD	Huntington Beach Union High School District
HBZSO	Huntington Beach Zoning & Subdivision Ordinance
HCOCs	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HRA	Historic Resources Assessment
HRECs	Historical Recognized Environmental Conditions
I-405	Interstate 405
ITE	Institute of Transportation Engineers
LCP	Local Coastal Program
LID	Low Impact Development
LOS	level of service
LRA	Local Responsibility Area
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MET	Metropolitan Water District of Southern California
mgd	million gallons per day
MLD	Most Likely Descendant
MRZs	Mineral Resource Zones
MWDOC	Municipal Water District of Orange County
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NAVD 88	North American Vertical Datum of 1988
NCCP	Natural Community Conservation Plan
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan
NHMLAC	Natural History Museum of Los Angeles County

NPDES	National Pollutant Discharge Elimination System
NWI	Natural Wetlands Inventory
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District
OCWR	OC Waste & Recycling
OPR	Governor's Office of Planning and Research
OS-P	Open Space—Parks
OS-PR	Parks and Recreation Subdistrict
OS-R	Open Space—Recreation
OS-S	Open Space—Shore
PCH	Pacific Coast Highway, also known as State Route 1 or SR-1
PEIR	City of Huntington Beach's *General Plan Update Program Environmental Impact Report*
PGSP	Palm/Goldenwest Specific Plan
PLC	Pacific Land Company
PRC	Public Resources Code
PRD	Permit Registration Documents
proposed project	proposed Palm/Goldenwest Specific Plan Amendment Project
RECs	Recognized Environmental Conditions
RH	High Density Residential
RHNA	Regional Housing Needs Assessment
RL	Low Density Residential
RM	Medium Density Residential
RMH	Medium High Density Residential
RMH-A	Medium High Density Residential (Small Lot Subdistrict)
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District

SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SGMA	Sustainable Groundwater Management Act
SHC	California Streets and Highways Code
Signage Plan	Public Access and Recreation Signage Plan
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SMARTS	Stormwater Multiple Application and Report Tracking System
SoCalGas	Southern California Gas Company
SP	Specific Plan
SR-1	State Route 1, also known as Pacific Coast Highway or PCH
SR-39	State Route 39
SRA	State Responsibility Area
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TGD	*Orange County Technical Guidance Document*
TIA	Traffic Impact Analysis
TMDL	Total Maximum Daily Load
tpd	tons per day
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
WDID	Waste Discharge Identification Number
WDRs	Waste Discharge Requirements
WMP	Water Master Plan
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, this Initial Study has been prepared for the proposed Palm/Goldenwest Specific Plan Amendment Project (proposed project) for the City of Huntington Beach (City). Consistent with *State CEQA Guidelines* Section 15071, this Initial Study includes a description of the proposed project, an evaluation of the potential environmental impacts, and findings from the environmental analysis.

This Initial Study is used as a preliminary scoping tool to evaluate the potential environmental effects of the proposed project. On the basis of this evaluation, as detailed more in Section 4.0, it has been determined that an Environmental Impact Report (EIR) will be prepared to further evaluate those topics identified as "Potentially Significant." The City is the Lead Agency under CEQA and is responsible for preparation of the Initial Study and subsequent CEQA documentation and approval of the project.

This Initial Study is based, in part, on the contents of the Draft Amended Palm/Goldenwest Specific Plan (December 2025). This document is available to view on the City's website at the following link:

https://www.huntingtonbeachca.gov/business_detail_T9_R682.php

1.1 CONTACT PERSON

Any questions or comments regarding the preparation of this Initial Study, its assumptions, or its conclusions should be referred to:

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2.0 PROJECT DESCRIPTION

This section describes the proposed Palm/Goldenwest Specific Plan Amendment Project ("proposed project" or "project") that is evaluated in this Initial Study in conformance with the California Environmental Quality Act (CEQA) Guidelines.[1] The following includes a description of the geographic setting, project location, project setting, relevant City of Huntington Beach General Plan and zoning designations, project characteristics, and discretionary actions required to implement the proposed project. The project description is used as the basis for analyzing the proposed project's impacts on the existing physical environment provided in Section 4.0 of this Initial Study.

2.1 PROJECT OVERVIEW

The project site consists of 92 net acres of land situated in Huntington Beach, Orange County, California. The entirety of the project site is located within an area subject to the City's Palm/Goldenwest Specific Plan (PGSP), which has governed the zoning of the 146-acre PGSP Area since its adoption by the City and certification by the California Coastal Commission (Coastal Commission) in 2000. The PGSP designates 88.9 acres of the project site for Commercial Visitor uses, and the remaining 3.1 acres are designated for open space. The project applicant (California Resources Corporation [CRC]), herein referred to as the Applicant, is proposing to repurpose the project site by removing the existing oil and natural gas production facilities and developing commercial, residential, and open space/park uses. The approved PGSP specifically envisions redevelopment and reuse of the project site as oil operations are phased out.

To accomplish this redevelopment plan, the Applicant is requesting a General Plan Amendment, a Specific Plan Amendment, and a Local Coastal Program (LCP) Amendment to amend the City's General Plan Land Use Element, PGSP, and LCP to allow for the following uses on the 92-acre project site: (1) 53.2 acres of Medium Density Residential development that would allow for the development of up to 800 residential units; (2) 16 acres of Commercial Visitor development that would allow for the development of up to 350 hotel rooms or other visitor-serving uses allowed under the Huntington Beach Zoning & Subdivision Ordinance (HBZSO); and (3) 22.8 acres of open space/park uses, including preservation of the existing 3.1-acre open space area north of Seapoint Street. Buildout of the PGSP under the proposed project would be consistent with applicable development and design standards for the proposed land uses under the PGSP and the City's General Plan.

Under the proposed Draft Amended PGSP,[2] the project site would be divided into three planning areas: Planning Area 1 (16 acres of Commercial Visitor uses), Planning Area 2 (53.2 acres of Medium Density Residential uses, which would be subdivided into Planning Areas 2A [30.8 acres] and 2B [22.4 acres]), and Planning Area 3 (22.8 acres of open space/park uses, which would be subdivided into Planning Area 3A [19.7 acres] and 3B [3.1 acres]). Planning Area 1 is centrally located between Planning Areas 2A and 2B, Planning Area 3A is located along the perimeter of Planning Areas 1 and 2, and Planning Area 3B comprises the northern portion of the project site, which is separated by Seapoint Street from the remainder of the project site. It should be noted that no development is

1 *State CEQA Guidelines,* Section 15124.

2 City of Huntington Beach. 2000. *SP12, Palm/Goldenwest Specific Plan*. February 7; Amended December 2025.

proposed for Planning Area 3B, as the open space uses present on the site under existing conditions would be maintained.

The requested project entitlements include the following applications: General Plan Amendment; Specific Plan Amendment; and Local Coastal Program Amendment.

2.2 LOCATION, EXISTING USES, AND SITE CONTEXT

The following section describes the location and boundaries of the proposed project, including its geographic context, and provides a brief overview of the existing land uses within and in the vicinity of the project site.

2.2.1 Local and Regional Project Location

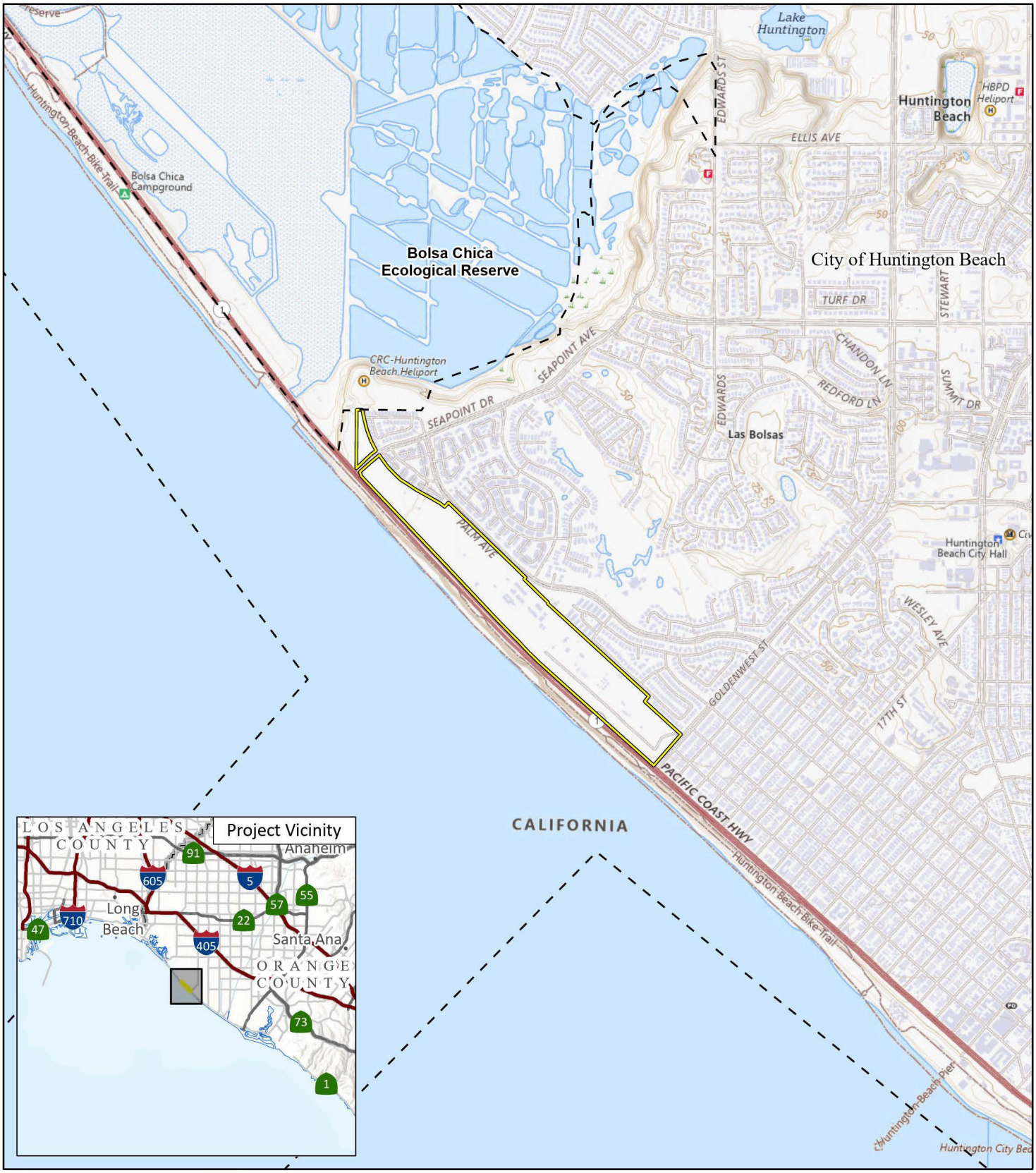
The project site is located in the central coastal portion of Huntington Beach, in Orange County, California. The city is generally bound to the west by the Pacific Ocean coastline. As shown in Figure 2-1, Project Location and Vicinity, regional access to the city is provided by Pacific Coast Highway (PCH, also known as State Route 1 or SR-1), a northeast-southwest transportation facility that generally parallels the Pacific Ocean coastline; State Route 39 (SR-39), a north-south transportation facility that connects the city to Westminster, Interstate 405 (I-405) and the cities of north Orange County and beyond; and I-405, a northeast-southwest transportation facility that provides access to a number of cities within coastal regions of Orange County and Los Angeles County.

The city of Huntington Beach is located in the northwestern portion of Orange County and is bound by the cities of Costa Mesa and Newport Beach to the south, the cities of Fountain Valley and Westminster to the east, and the city of Seal Beach to the north.

2.2.2 Project Site Location

The project site comprises approximately 92 acres of the 146-acre PGSP Area, with a site address of 20101 Goldenwest Street. The project site boundary is shown in relation to the overall PGSP boundary in Figure 2-2, Palm/Goldenwest Specific Plan Boundary. The project site is located within Township 11 West, Range 6 South of the United States Geological Survey (USGS) 7.5-minute series *Seal Beach, California* quadrangle, San Bernardino Baseline and Meridian. The project site is located approximately 200 feet northeast of the Pacific Ocean and a public beach, and approximately 700 feet south of the Bolsa Chica Ecological Reserve.

The majority of the project site is comprised of one parcel (Assessor's Parcel Number [APN] 023-181-54) and is located immediately northwest of Goldenwest Street and southeast of Seapoint Street. In addition, a 3.1-acre portion of the project site (Planning Area 3B) is located immediately northeast of Seapoint Street and is comprised of one parcel (APN 023-181-53). Local access to the project site is provided via Goldenwest Street, Seapoint Street, and PCH.



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Project Site

City Boundary

FIGURE 2-1

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SOURCE: USGS The National Map (2018)

Palm/Goldenwest Specific Plan Amendment Project

Project Location and Vicinity

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Palm/Goldenwest Specific Plan Area

Project Site

FIGURE 2-2

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SOURCE: Nearmap (4/29/2025)

Palm/Goldenwest Specific Plan Amendment Project

Palm/Goldenwest Specific Plan

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2.2.3 Project Vicinity and Surrounding Land Uses

Figure 2-3, Surrounding Land Uses, depicts the project site in relation to surrounding land uses. The project site is directly bordered by oil and gas production infrastructure and open space to the north; Goldenwest Street to the south; Palm Avenue, residential neighborhoods (The Boardwalk, Mystic Point Townhomes, Surfcrest Condominiums, Ocean Colony), and Pattinson Park to the east; and PCH to the west.

Surrounding land uses in the project vicinity include a mix of residential communities, open space areas, and recreational facilities. North of the project site, beyond the oil and gas production infrastructure and open space, is the unincorporated County of Orange Bolsa Chica Ecological Reserve, which is owned by the State Lands Commission and managed by the California Department of Fish and Wildlife. South of the project site, beyond Goldenwest Street, are additional residential neighborhoods. East of the project site, beyond Palm Avenue, residential neighborhoods (Sea Cliff on the Greens), and Pattinson Park, are additional residential neighborhoods, The Huntington Club golf course, and open space and walking trails associated with Harriett M. Wieder Regional Park. West of the project site, beyond PCH, are the Huntington Beach Bike Trail, a public beach, and the Pacific Ocean. Refer to Table 2.A below for an inventory of land uses in the project vicinity.

Table 2.A: Existing and Proposed Land Uses

Direction	Existing Land Use	General Plan Designation		Zoning Designation	
		Existing	Proposed	Existing	Proposed
Project Site	Industrial (Oil and Gas Production); Open Space	CV	CV, RM, OS-P	SP	—[1]
North	Industrial (Oil and Gas Production); Open Space; Bolsa Chica Ecological Reserve	OS-P	—	OS-PR	—
South	Goldenwest Street; Residential Neighborhoods	RH	—	RMH-A	—
East	Palm Avenue; Residential Neighborhoods; Pattinson Park; Huntington Club Golf Course; Harriett M. Wieder Regional Park	RL; RM; RMH; RH; OS-P; OS-R	—	RL; RM; RH; OS-PR; SP	—
West	PCH; Huntington Beach Bike Trail, and the beach/Pacific Ocean	OS-S	—	OS-S	—

Sources: *City of Huntington Beach General Plan Land Use Element*. October 2, 2017 (City of Huntington Beach 2017); *SP12, Palm/ Goldenwest Specific Plan*. February 7, 2000; Amended December 2025 (City of Huntington Beach 2000).

[1] The Palm/Goldenwest Specific Plan would continue to govern zoning on the project site under the proposed project; however, the specific land uses allowed under the Palm/Goldenwest Specific Plan would be amended.

[2] This land consists of the Bolsa Chica Ecological Reserve and falls under the jurisdiction of the County of Orange.

CV = Commercial Visitor
OS-P = Open Space—Parks
OS-PR = Parks and Recreation Subdistrict
OS-R = Open Space—Recreation
OS-S = Open Space—Shore
PCH = Pacific Coast Highway
RH = High Density Residential
RL = Low Density Residential
RM = Medium Density Residential
RMH = Medium High Density Residential
RMH-A = Medium High Density Residential (Small Lot Subdistrict)
SP = Specific Plan

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Project Site

FIGURE 2-3

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SOURCE: Nearmap (4/29/2025)

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Palm/Goldenwest Specific Plan Amendment Project

Surrounding Land Uses

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2.2.4 Existing Project Site

The project site is generally rectangular in shape and historically and currently occupied by industrial land uses including oil and natural gas production, as well as a generally undeveloped area consisting of vegetation and a paved road that provides vehicular access from Seapoint Street to the oil and gas facilities in the Bolsa Chica Lowlands (Planning Area 3B). At the time the PGSP was prepared, the project site was expected to remain in oil production through approximately 2020.[3] Under existing conditions, oil and natural gas are extracted from onshore and offshore sources, treated, and stored on the project site. The natural gas is transported to Southern California Gas Company via a pipeline in Goldenwest Street. Oil is transported off site via tanker trucks and a pipeline in Goldenwest Street. Figure 2-4, Existing Conditions, provides aerial imagery of existing project site conditions, including the locations of existing on-site structures.

Existing development within the project site includes active oil and natural gas extraction facilities such as oil wells, aboveground storage tanks, aboveground and underground pipelines, oil separation and related facilities, a natural gas plant and gas flare unit, power substations, and office facilities. The portion of the project site, identified as Planning Areas 1, 2, and 3A in the Draft Amended PGSP, contains paved and unpaved internal circulation roadways and surface parking for employee and visitor vehicles. Vehicular access to the existing project site is provided via secure full-access driveways along Goldenwest Street and Seapoint Street. Currently, no points of vehicular entry to the project site exist along PCH or Palm Avenue. Planning Area 3B is currently accessible via a secure all-access driveway along Seapoint Street.

The project site is screened from public views on all sides. Specifically, the southwestern project site frontage along PCH and the project site frontages along each side of Seapoint Street are screened by chain-link fencing and vegetation. The northeastern project site frontage along Palm Avenue and residential neighborhoods is screened by a beige masonry wall. The southeastern project site frontage along Goldenwest Street is screened by a beige masonry wall of varying height, a chain-link fence, and vegetation.

Site elevations range from approximately 37 to 40 feet[4] above mean sea level, declining gradually to the southwest with the lowest elevations in the southernmost portion. Existing vegetation within the project site consists of sparse ruderal, weedy, or non-native/invasive species, including prickly lettuce (*Lactuca seriola*), horseweed (*Erigeron canadensis*), slenderleaf iceplant (*Mesembryanthemum nodiflorum*), red-stemmed filaree (*Erodium cicutarium*), and yellow sweet clover (*Melilotus indicus*).[5]

Ornamental landscaping is also present within the project site in the form of Brazilian peppertree (*Schinus terebinthifolia*), California palm (*Washingtonia filifera*), African iris (*Dietes iridioides*), bottlebrush (*Callistemon* sp.), Chinese juniper (*Juniperus chinensis*), Indian hawthorne

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3 City of Huntington Beach. 2000. *SP12, Palm/Goldenwest Specific Plan*. February 7; Amended December 2025.

4 Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California,* Page 1. February 28, 2025.

5 ELMT Consulting, Inc. 2025. *California Resources Corporation Palm/Goldenwest Specific Plan Amendment, Huntington Beach, Orange County, California Biological Resources Assessment*, Page 11. June.

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Project Site

FIGURE 2-4

N

0 375 750
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SOURCE: Nearmap (4/29/2025)

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Palm/Goldenwest Specific Plan Amendment Project

Existing Conditions

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(*Rhaphiolepis indica*), bird of paradise (*Strelitzia* sp.), New Zealand flax (*Phormium tenax*), and mousehole tree (*Myoporum laetum*).[6]

Existing vegetation within Planning Area 3B consists of iceplant (*Carpobrotus edulis*) monocultures. Other plant species present within this community include coyote brush (*Baccharis pilularis*), tree tobacco (*Nicotiana glauca*), Mediterranean mustard (*Hirschfeldia incana*), and false sandalwood (*Myoporum sandwicense*).[7]

2.2.5 Land Use and Zoning

This section describes the existing land use and proposed zoning designations of the project site and adjacent properties.

2.2.5.1 General Plan Land Use

The City's General Plan Land Use Element currently designates the entire project site for Commercial Visitor (CV) land uses with a Specific Plan overlay. The Commercial Visitor land use designation allows for a maximum Floor Area Ratio (FAR)[8] of 0.5 and is intended for development with hotels/motels, timeshares, recreational commercial, eating and drinking establishments, retail, cultural facilities, and similar tourist-serving uses.[9]

As previously stated, the Applicant is proposing to develop the following uses on the 92-acre project site: (1) 53.2 acres of Medium Density Residential development that would allow for up to 800 residential units; (2) 16 acres of Commercial Visitor development that would allow for up to 350 hotel rooms or other visitor-serving uses allowed under the HBZSO; and (3) 22.8 acres of open space/park uses, including preservation of the existing 3.1-acre open space area north of Seapoint Street.

Under the proposed project, the Applicant is requesting a General Plan Amendment to change the land use designation of Planning Area 2 to Medium Density Residential (RM) and the land use designation of Planning Area 3 from Commercial Visitor to Open Space-Park (OS-P). Planning Area 1 would retain its existing General Plan land use designation. Refer to Figure 2-5, Existing and Proposed General Plan Land Use Designations, for a comparison between the existing and proposed General Plan land use designations on the project site.

The Medium Density Residential land use designation allows for a maximum of 15 dwelling units per acre (du/ac) and allows for residential development consistent with that allowed under the Low Density Residential designation (traditional detached single-family housing, zero-lot-line developments, and accessory dwelling units or "granny" flats), as well as smaller lot detached single-

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6 ELMT Consulting, Inc. 2025. *California Resources Corporation Palm/Goldenwest Specific Plan Amendment, Huntington Beach, Orange County, California Biological Resources Assessment*, Page 11. June.

7 *Ibid.*

8 The Floor Area Ratio describes the relationship between the total area of a development and the area of the parcel where the development is located.

9 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Land Use Element*, Page 2-11. October 2. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Land_Use_Element.pdf (accessed August 6, 2025).

family housing, zero-lot-line developments, attached single-family housing (e.g., duplexes, townhomes), and lower-density multiple-family housing, such as garden apartments.[10] The Open Space-Park land use designation allows for public parks and recreational facilities and related ancillary uses (e.g., maintenance equipment storage).[11]

2.2.5.2 Zoning

Zoning of the project site is governed by the PGSP, which encompasses approximately 146 acres of land in total. A 54-acre portion of the PGSP Area, previously owned by Pacific Land Company (PLC), is located directly north of the project site and has already been fully built out with a residential community known as The Boardwalk Community. The proposed project would only affect the 92-acre portion of the PGSP Area owned by the Applicant (i.e., the project site), and does not propose any changes, programmatic or physical, to the PLC parcel. The approved PGSP designates the project site for Commercial/Office/Visitor Serving, Open Space/Civic, and Visitor Serving Commercial land uses. Under these designations, residential uses are not currently permitted.

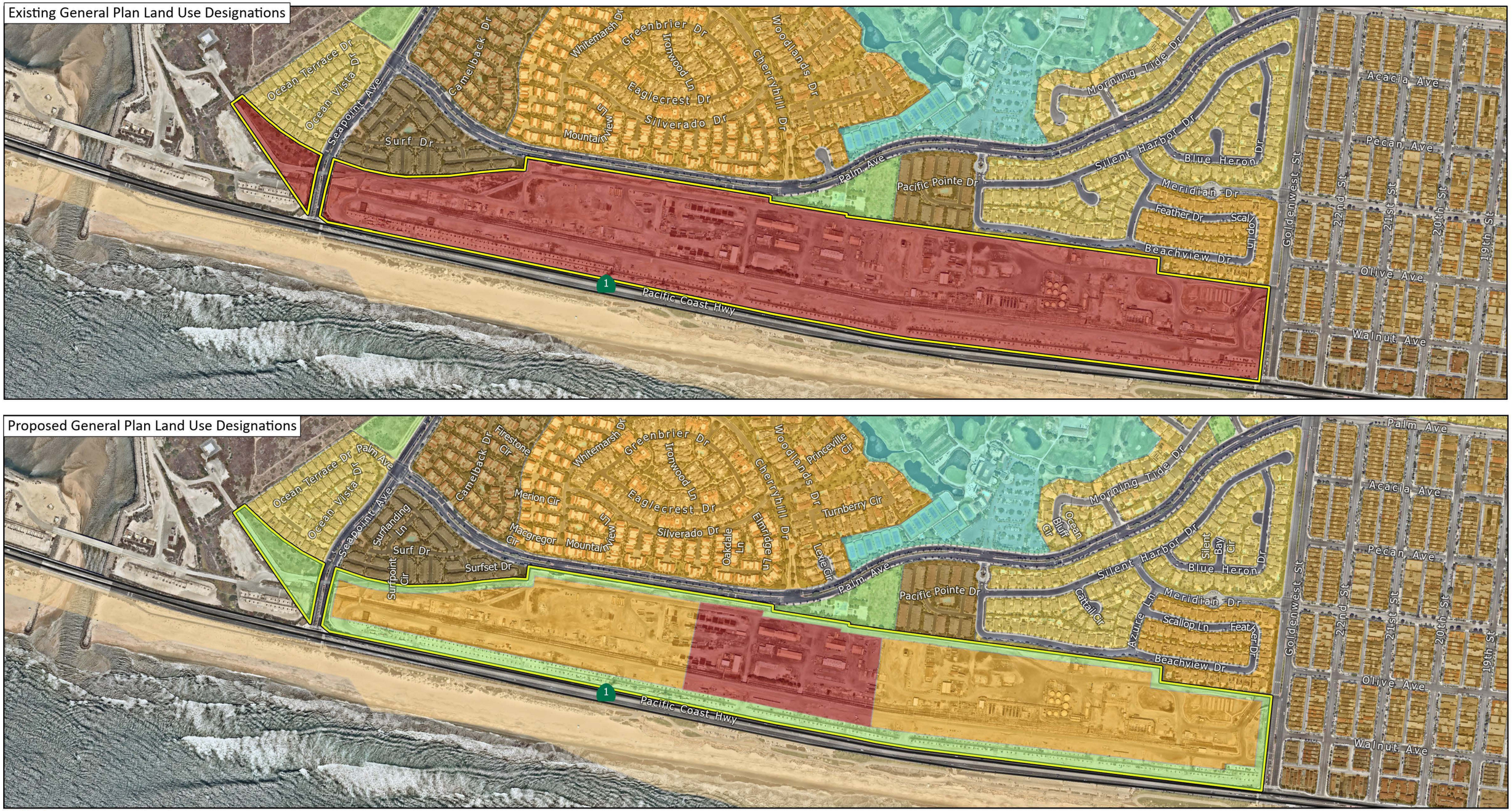
Under the proposed project, the Applicant is requesting an amendment to the approved PGSP that would designate Planning Area 2 as Medium Density Residential. Under the Medium Density Residential designation, up to 800 units could be developed on the project site. As previously discussed, Planning Area 1 would remain designated as Commercial Visitor (no proposed change). Further, no amendment to the PGSP is proposed for the 22.8 acres of proposed parkland (Planning Area 3). Refer to Figure 2-6, Existing and Proposed Planning Area Land Uses, for a comparison between the existing and proposed PGSP designations within the PGSP Area.

[10] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Land Use Element*, Page 2-8. October 2. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/ Community %20Development/Planning%20Zonning/General%20Plan/Generalplan/Land_Use_Element.pdf (accessed August 6, 2025).

[11] *Ibid*. Page 2-13.

Existing General Plan Land Use Designations

Proposed General Plan Land Use Designations



LSA

Project Site

General Plan Land Use Designations

- RL - Rural Living
- RM - Residential Medium Density
- RMH - Residential Medium-High Density
- RH - Residential High Density
- CV - Commercial Village
- OS-P - Open Space - Parks
- OS-R - Open Space - Recreation
- OS-S - Open Space - Shoreline

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SOURCE: Nearmap (4/29/2025); City of Huntington Beach (2019)

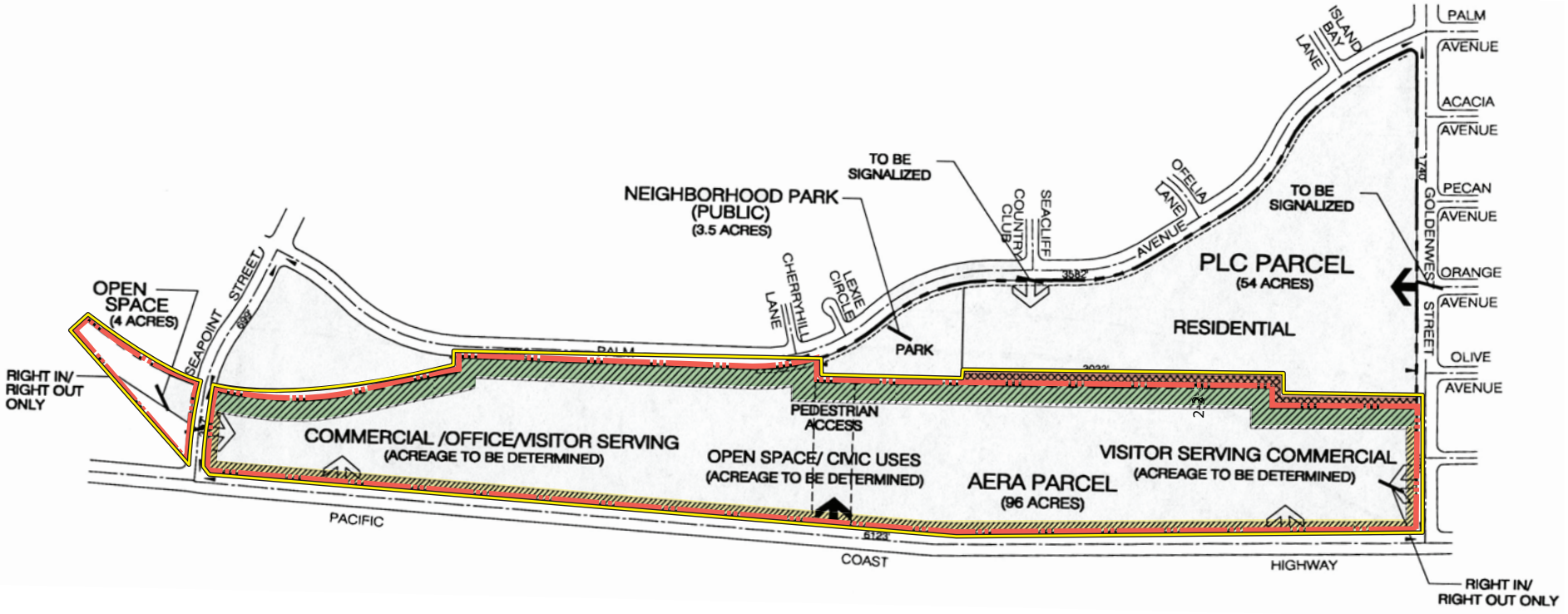
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FIGURE 2-5

Palm/Goldenwest Specific Plan Amendment Project

Existing and Proposed General Plan Land Use Designations

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EXISTING PALM/GOLDENWEST SPECIFIC PLAN

LSA

LEGEND

- Project Site
- CRC Property
- Main Entry (Signalized)
- Secondary Entry (Right-in, Right-out)
- Esplanade (35' Width min.)
- Greenbelt/Buffer on Aera Parcel (75' width min.)
- Buffer on PLC Parcel (40' Width min.)

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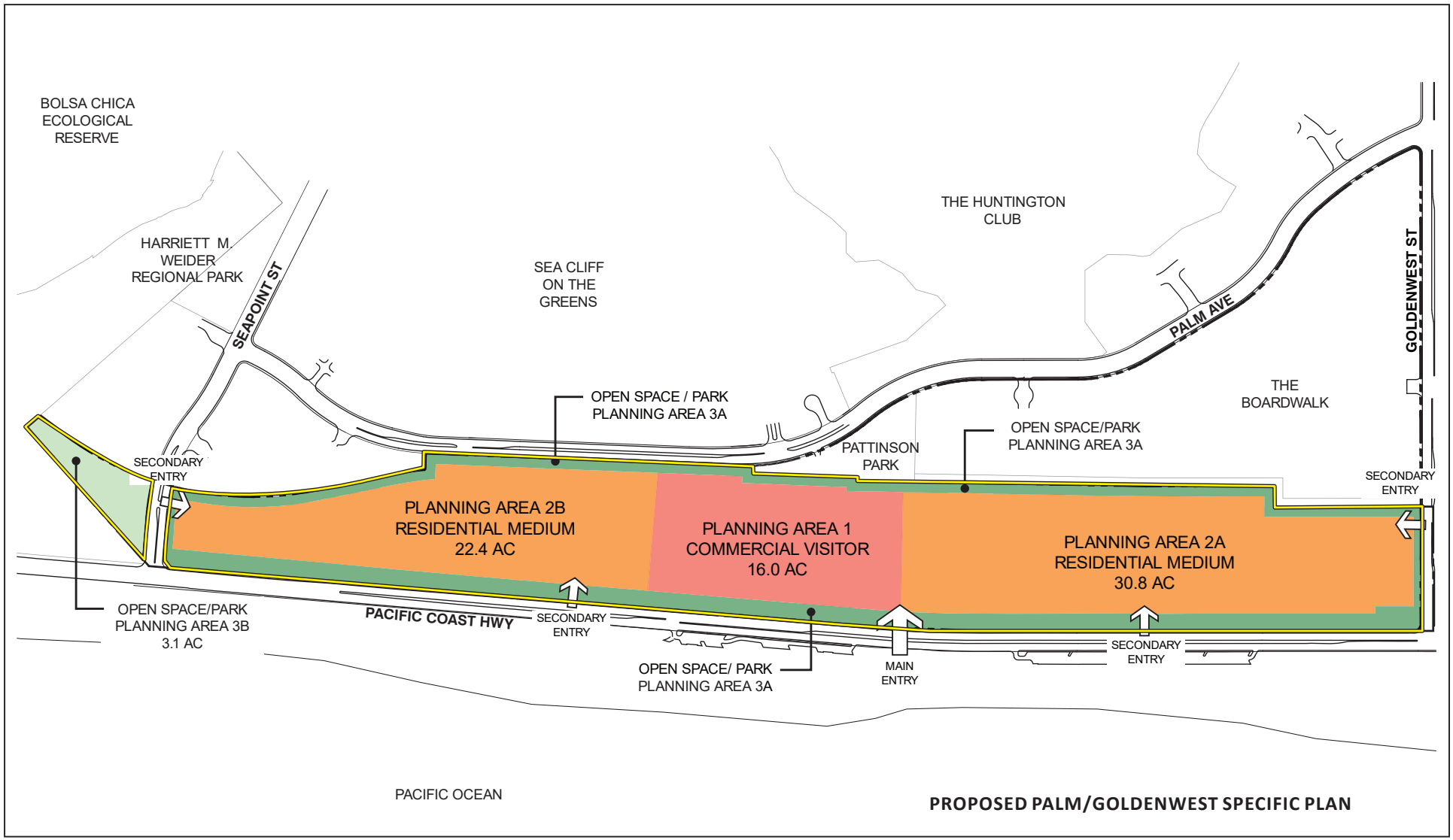
SOURCE: City of Huntington Beach

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FIGURE 2-6
Page 1 of 2

Palm/Goldenwest Specific Plan Amendment Project
Existing and Proposed Planning Area Land Uses

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LSA

LEGEND

- Project Site
- Open Space
- Park
- Residential
- Commercial

NOT TO SCALE

SOURCE: City of Huntington Beach

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FIGURE 2-6

Page 2 of 2

Palm/Goldenwest Specific Plan Amendment Project

Existing and Proposed Planning Area Land Uses

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2.2.5.3 Coastal Zone

As shown in Figure 2-7, Coastal Zone, the entire project site lies within the California Coastal Zone, as defined by the California Coastal Act of 1976 (Coastal Act). The Coastal Act requires all cities located within the Coastal Zone to adopt a Local Coastal Program (LCP). The LCP is used by cities to regulate local land uses and development in a manner that is consistent with the goals of the Coastal Act. Specifically, LCPs identify the location, type, densities, and other land use policies for future development within the Coastal Zone of a jurisdiction.

LCPs are divided into two components: a coastal element and an implementation program. The coastal element must include a land use plan and clear, specific policies to be used by decision-makers when reviewing coastal-related issues and proposed development within a jurisdiction's Coastal Zone boundary. The City's Coastal Element went into effect on November 13, 2001, and has since undergone several amendments.[12] Implementation programs include zoning ordinances, zoning district maps, specific plans, and other implementing actions that must conform with and carry out the goals and policies of the certified coastal element. The PGSP serves as the implementation program (zoning) for the project site under the Huntington Beach LCP.

The proposed project would require an amendment to the City's LCP. Changes to the PGSP and General Plan text would not take effect until certified by the Coastal Commission through the LCP amendment process. The Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the Coastal Zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land and activities that change the intensity of use of land or public access to coastal waters, generally require a Coastal Development Permit (CDP) from either the Coastal Commission or the local government. All development projects in the PGSP Area require a CDP pursuant to the provisions of the HBZSO.

The Coastal Element of the City's General Plan acknowledges the potential for future redevelopment of the project site from oil production to mixed use, including residential, commercial, open space and civic/recreational uses, at the time when oil and gas operations are planned to be phased out.[13]

2.3 PROPOSED PROJECT

2.3.1 Overall Development Concept

As previously described, the project site contains existing development associated with ongoing oil and natural gas production. However, the PGSP acknowledges that these uses would be phased out within approximately 15 to 20 years of the PGSP's establishment (roughly 2015 to 2020). Because the former owner of the property, Aera Energy, did not propose a comprehensive development plan for the project site at the time the PGSP was prepared, the PGSP notes that a Specific Plan Amendment would be necessary at such time that redevelopment of the project site is proposed.

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12 City of Huntington Beach. 2001. *City of Huntington Beach General Plan Coastal Element*. November 13; Amended October 26, 2011.

13 *Ibid.* Page IV-C-12.

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LSA

Project Site

California Coastal Zone

FIGURE 2-7

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SOURCE: Nearmap (4/29/2025)

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Palm/Goldenwest Specific Plan Amendment Project

Coastal Zone

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While a specific site plan is not proposed at this time, the proposed project conservatively analyzes a "worst-case" scenario of development, or the maximum allowable scale of future development allowed under applicable development standards as set forth in the Draft Amended PGSP. Table 2.B below provides a summary of the maximum extent of development that would be permitted by the proposed project.

Table 2.B: Overall Project Summary

Planning Area/ Subarea	Acreage	Maximum Allowable Building Area (square feet)	Maximum Allowable Number of Units
Commercial (Planning Area 1)			
1	**16.0**	**348,480**	**350 hotel rooms**
Residential (Planning Area 2)			
2A	30.8	TBD	TBD
2B	22.4	TBD	TBD
Total	**53.2**	**TBD**	**800 dwelling units**
Open Space/Park (Planning Area 3)			
3A	19.7	N/A	N/A
3B	3.1	N/A	N/A
Total	**22.8**	**N/A**	**N/A**

Source: *SP12, Palm/Goldenwest Specific Plan*. February 7, 2000; Amended December 2025 (City of Huntington Beach 2000).

As described in the Draft Amended PGSP, the overall architectural design concept for the proposed project would be a contemporary seaside community theme, thereby reflecting the seaside design of adjacent neighborhoods. Development of the project site would accomplish this theme through contemporary architectural styles, landscape concepts, entry monumentation, and walls and fences.

2.3.1.1 Commercial Visitor Uses

The proposed project includes 16 acres of Commercial Visitor (CV) uses in the central portion of the project site (Planning Area 1). The centralized location of Planning Area 1 would make the commercial component the primary focal point of the project site with overnight accommodations and gathering spaces for visitors and residents such as retail, dining, and entertainment options.

With a maximum FAR of 0.5, Planning Area 1 could be developed with a maximum of 348,480 square feet of commercial uses, which could include up to 350 hotel rooms, as well as other visitor serving land uses permitted within the CV zone in the HBZSO. Pursuant to the Draft Amended PGSP and Chapter 211, Section 211.04 of the HBZSO, the following land uses are permitted within Planning Area 1:

- Eating and drinking establishments;
- Personal services; and
- Retail sales.

Pursuant to the Draft Amended PGSP and Section 211.04 of the HBZSO, land uses that are permitted within Planning Area 1 with approval of a conditional use permit (CUP) or with certain limitations include:

- Commercial recreation & entertainment;
- Food & beverage sales;
- Outdoor retail sales; and
- Seasonal sales.

To analyze a worst-case scenario of development, this Initial Study assumes the development of Planning Area 1 with 350 hotel rooms and retail, dining, entertainment, or other visitor-serving commercial establishments. The commercial component of the proposed project would be subject to applicable development standards as shown in Table 3.1 of the Draft Amended PGSP. In accordance with Table 3.1, the maximum building height for commercial development in Planning Area 1 would be 50 feet and four stories.

Consistent with Section 30213 of the Coastal Act, at all times throughout the operational life of future hotel uses within Planning Area 1, a minimum of 25 percent of the rooms would be offered as lower-cost accommodations.

The development of visitor-serving commercial uses within Planning Area 1 would be consistent with the current land use designations for the project site under the existing PGSP and the City's General Plan.

2.3.1.2 Medium Density Residential

The proposed project includes 53.2 acres of Medium Density Residential uses in Planning Areas 2A and 2B. Under the proposed project, Planning Area 2 could be developed with a mix of housing types including single-family detached, single-family attached, duplexes, triplexes, townhomes and multi-dwelling structures, with a maximum residential density of 15 du/ac. Up to 800 residential units could be developed within Planning Area 2. To analyze a worst-case scenario of development, this Initial Study assumes the development of Planning Area 2 with 800 residential units. The residential component of the proposed project would be subject to applicable development standards as shown in Table 3.2 of the Draft Amended PGSP. In accordance with Table 3.2, the maximum building height for residential development in Planning Area 2 would be 35 feet and three stories.

As required by the Draft Amended PGSP, a minimum of 10 percent of the total residential units developed within Planning Area 2 would be affordable housing units. Development within Planning Area 2 could also include private recreational facilities for use by Planning Area 2 residents. As required under Chapter 210, Section 210.07 of the HBZSO, future residential development in Planning Area 2 with more than 20 dwelling units would be required to include at least one amenity, such as a clubhouse, swimming pool, tennis court, volleyball court, outdoor cooking facility, or other recreation facility.

2.3.1.3 Open Space/Park

The proposed project includes 22.8 acres of open space and parks of which 19.7 acres would be located within Planning Area 3A and 3.1 acres would be located within Planning Area 3B.

Planning Area 3A would form a greenbelt encompassing Planning Areas 1 and 2. Under this concept, an oceanfront esplanade would be developed along Planning Areas 1 and 2's approximately 1.2-mile

frontage along PCH. Along this frontage, the proposed oceanfront esplanade would span approximately 80 feet wide and would feature a 12-foot-wide multi-use path, including viewing platforms, interpretive signage, benches, picnic areas, and shade structures. This pedestrian promenade would connect an open space segment and multi-use path along Planning Areas 1 and 2's frontage with Palm Avenue, residential neighborhoods, and Pattinson Park. As required under the PGSP, the proposed project would include a 50-foot landscaped setback from the eastern property line of the PLC parcel. Under the proposed project, this 50-foot landscaped setback would consist of a multi-use path, and the existing masonry wall along the portion directly adjacent to Palm Avenue would be removed in order to provide direct pedestrian access from the PLC parcel and neighborhoods north of the PLC parcel to the public beach west of the project site. Planning Area 2's frontages along Seapoint Street and Goldenwest Street would also be developed with open space/park areas to connect with the longer pedestrian multi-use paths described above. As such, the entire perimeter of Planning Areas 1 and 2 would be encompassed by an approximately 2.5-mile multi-use path loop. All landscaping within Planning Area 3A would consist of drought tolerant vegetation. Refer to Figures 2-8, 2-9, and 2-10, Conceptual Renderings, for a visualization of the proposed landscape elements envisioned for Planning Area 3A.

Planning Area 3B provides the only vehicular access point to existing oil and gas operations north of Seapoint Street. To ensure that existing access to the oil-related infrastructure present within Planning Area 3B is maintained, no development is proposed for Planning Area 3B. Existing vegetation would not be disturbed by the proposed project. Consistent with existing conditions, this 3.1-acre designated open space area would preserve existing open space and access to oil and gas production infrastructure and would not be open to the public for recreational or other uses.

2.3.2 Fencing and Signage

As previously stated, under existing conditions, the project site is screened from public and adjacent residential views through a variety of screening fences and landscaping. The existing masonry walls screening the project site from the residential neighborhoods to the northwest (The Boardwalk Community and Surfcrest Condominiums) would remain in place. However, the existing masonry walls and chain-link fencing surrounding Planning Areas 1, 2, and 3A would be removed in order to encourage public access to the proposed pedestrian esplanade within Planning Area 3A.

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PLANNING AREA 3A – PCH FRONTING PUBLIC ESPLANADE





PLANNING AREA 3A – PUBLIC ESPLANADE VIEW PLATFORM

LSA

FIGURE 2-8

Palm/Goldenwest Specific Plan Amendment Project

Conceptual Renderings: Pacific Coast Highway Pedestrian Esplanade

SOURCE: City of Huntington Beach

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PLANNING AREA 3A – LINEAR PARK





PLANNING AREA 3A – LINEAR PARK

LSA

FIGURE 2-9

Palm/Goldenwest Specific Plan Amendment Project

Conceptual Renderings: Linear Park

SOURCE: City of Huntington Beach

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PLANNING AREA 3A - GREENBELT ALONG PALM AVENUE

LSA

FIGURE 2-10

Palm/Goldenwest Specific Plan Amendment Project

Conceptual Rendering: Palm Avenue Greenbelt

SOURCE: City of Huntington Beach

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All walls and fences constructed as part of future development proposed within the project site would be constructed in accordance with Title 23, Section 230.88, Fencing and Yards, of the HBZSO.

A detailed Public Access and Recreation Signage Plan (Signage Plan) would be prepared for review and approval by the City and would include plans for sign contents, font style and size, methods of posting, and locations for posting. The Signage Plan would prohibit any signage that prohibits or limits public access to the proposed internal circulation roadways, sidewalks, parking, or public features. The Signage Plan would include signage directing the public to coastal access opportunities to be posted in conspicuous locations within the greenbelt, visitor-serving, and residential areas. Signs would be posted in the esplanade along PCH, internal circulation roadways, and around pedestrian walkways to direct the public to on-site trails and amenities. The Signage Plan would be submitted by the developer with the application for any CDP for residential or commercial development. All signs associated with future development of the project site would be constructed in accordance with Title 23, Chapters 232 (Landscape Improvements) and 233 (Signs) of the HBZSO.

2.3.3 Access, Circulation, and Parking

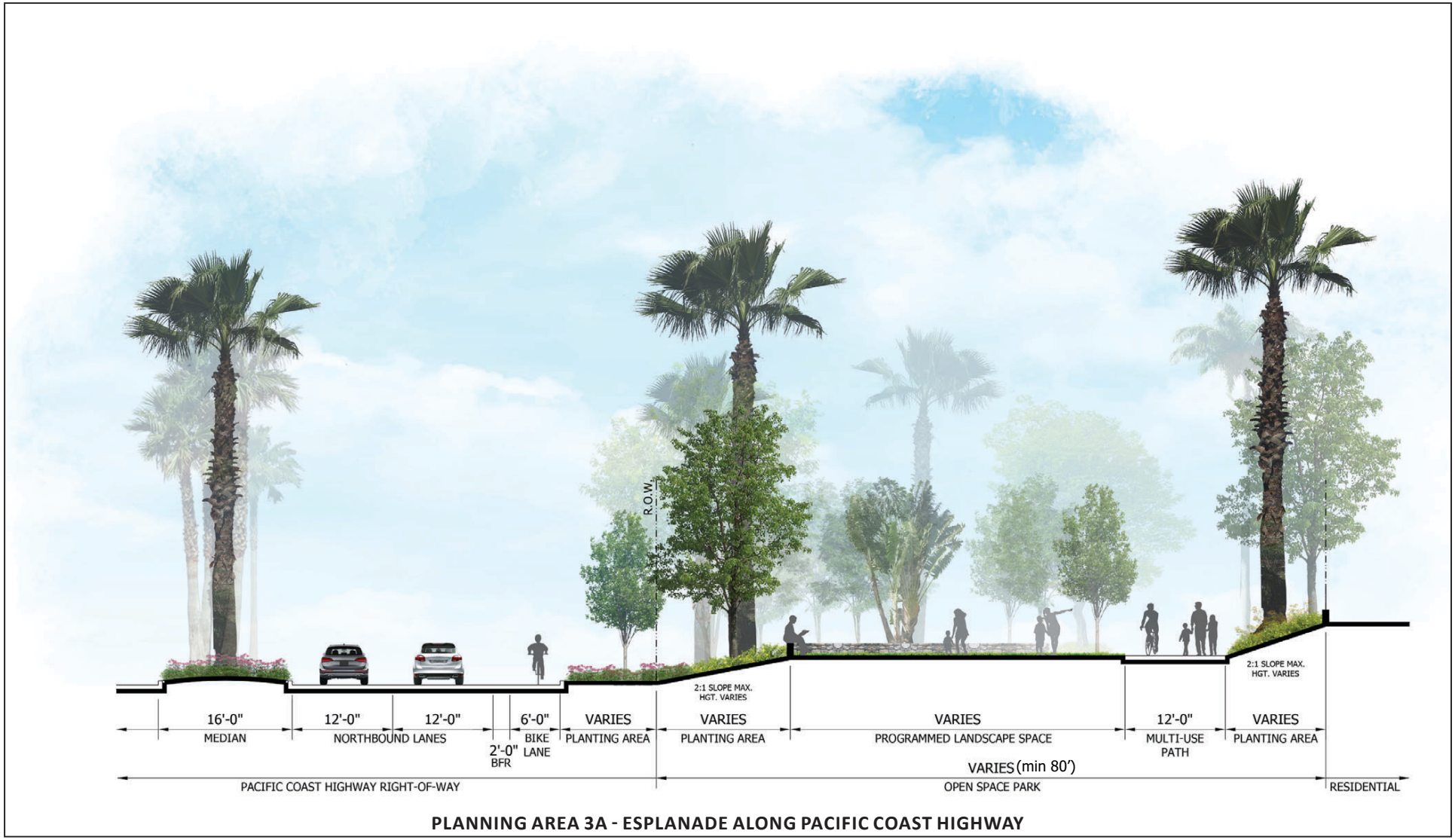
2.3.3.1 Vehicular Access

Consistent with the approved PGSP, three points of vehicular entry would be provided along Planning Areas 1 and 2's frontage with PCH, including one main entrance located near Planning Area 1 and two secondary entrances closer to the southeastern and northwestern sides of the property within Planning Areas 2A and 2B, respectively. The secondary entrances may be designed as right-in/right-out only intersections depending on whether they meet California Department of Transportation (Caltrans) standards for signalization. Because PCH falls under Caltrans' jurisdiction, the precise location and design of the secondary entrances on PCH would be determined in consultation with Caltrans at the time of the first application for a CDP for residential or commercial development.

Consistent with the approved PGSP, additional secondary entrances to Planning Areas 2A and 2B would be provided along Goldenwest Street and Seapoint Street, respectively. Because these streets fall under the City's jurisdiction, the design of these entrances would be approved by the City and submitted by the developer with the application for the first CDP for residential or commercial development. No vehicular access points would be provided along Palm Avenue, but emergency vehicles may enter the project site from Palm Avenue via emergency access driveways as necessary. No vehicular access would be permitted via Palm Avenue with the exception of emergency vehicles.

Internal circulation within the project site would consist of a main entry road connecting to the main signalized entrance along PCH, two secondary roads, and a collector road running parallel to the northeastern boundary of Planning Areas 1 and 2, connecting Goldenwest Street with Seapoint Street. All internal circulation roads would be privately owned and maintained but would be open to the public. Refer to Figure 2-11, Conceptual Roadway Cross-Section, for a depiction of proposed roadway facilities.

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PLANNING AREA 3A - ESPLANADE ALONG PACIFIC COAST HIGHWAY

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FIGURE 2-11
Page 1 of 3

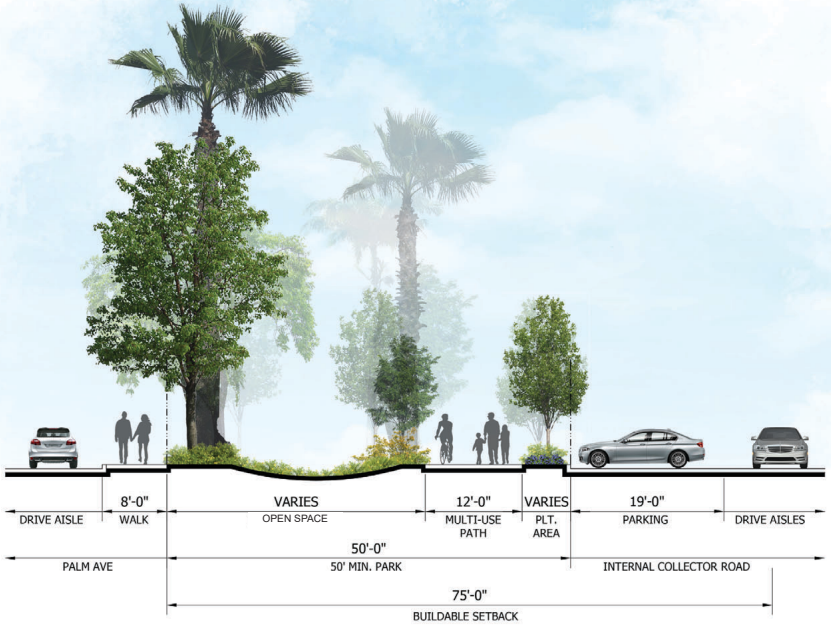
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SOURCE: City of Huntington Beach

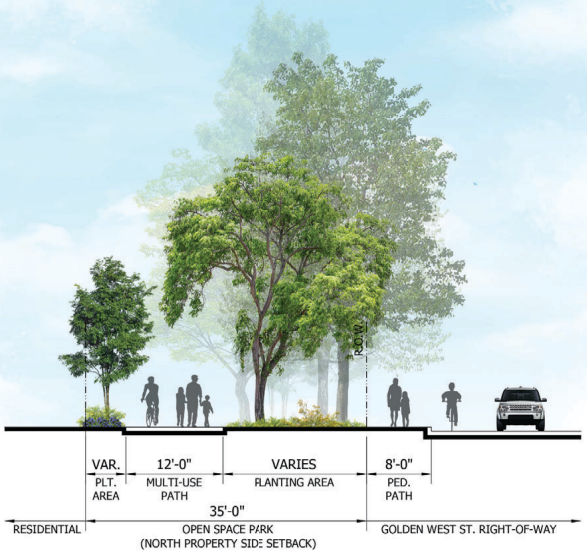
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Palm/Goldenwest Specific Plan Amendment Project
Conceptual Roadway Cross-Section

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PLANNING AREA 3A - GREENBELT ADJACENT TO PALM AVENUE



PLANNING AREA 3A - GREENBELT ADJACENT TO GOLDENWEST STREET

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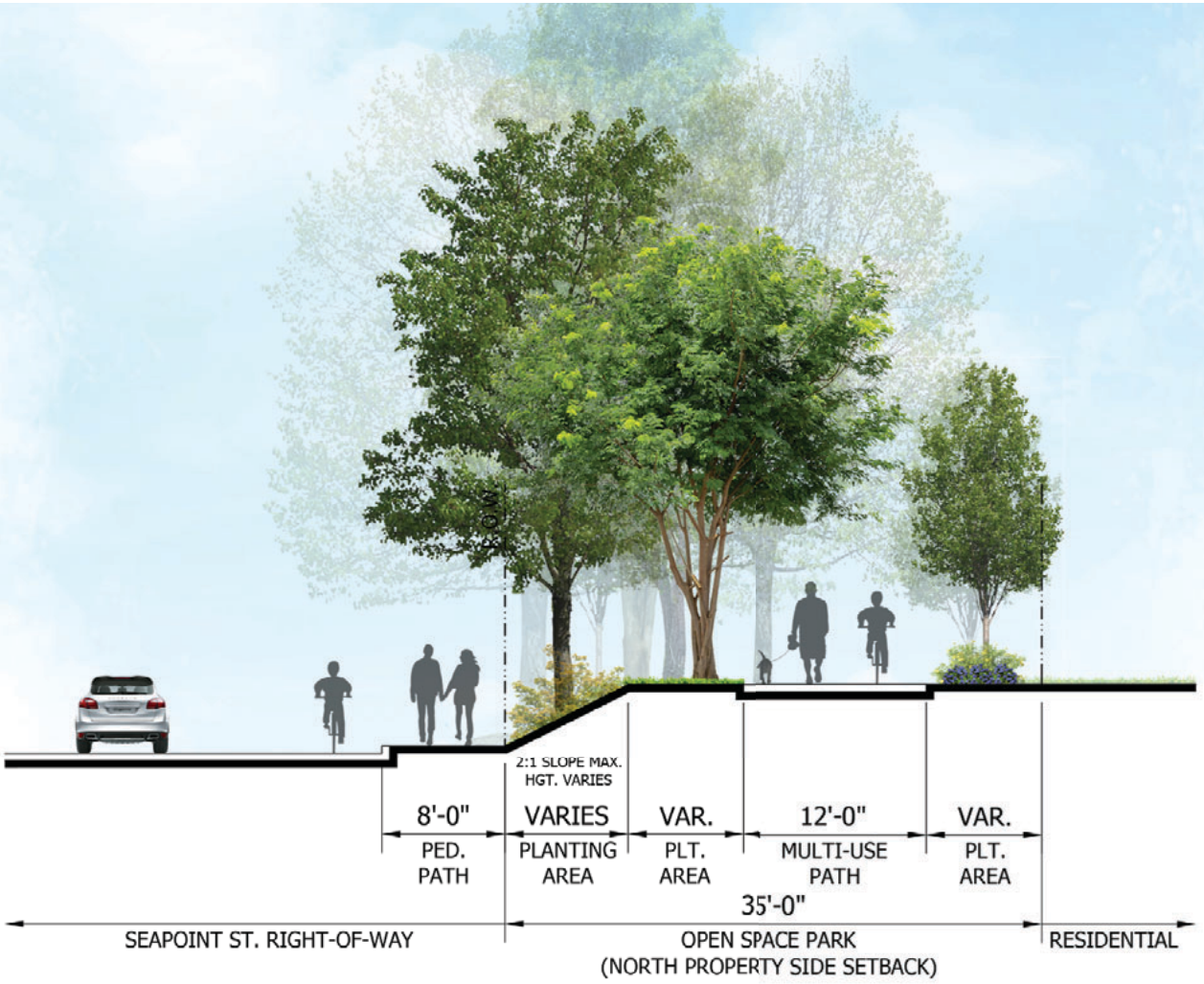
FIGURE 2-11

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Palm/Goldenwest Specific Plan Amendment Project
Conceptual Roadway Cross-Section

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PLANNING AREA 3A - GREENBELT ADJACENT TO SEAPOINT STREET

LSA

FIGURE 2-11
Page 3 of 3

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SOURCE: City of Huntington Beach

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Palm/Goldenwest Specific Plan Amendment Project
Conceptual Roadway Cross-Section

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Under existing conditions, vehicular access to Planning Area 3B is provided via the existing all-access driveway along Seapoint Street, which connects with the internal circulation roadway located within the western portion of Planning Area 3B. This access is restricted and would not be open to the public. No changes to vehicular access to Planning Area 3B are proposed as part of the project.

2.3.3.2 Pedestrian and Bicycle Access

The main signalized entrance to the project site along PCH would include pedestrian crosswalks to the beach. Sidewalks would be provided along the main entry road, which would traverse the project site from PCH to Palm Avenue and would provide access from land uses north of the project site, such as Pattinson Park, to the beach. Public access signage would be posted at strategic locations throughout the project site to provide directions to pedestrians.

As previously stated, the perimeter of Planning Areas 1 and 2 would be encompassed by a minimum 80-foot-wide greenbelt providing 19.7 acres of open space, including a 12-foot-wide multi-use path for pedestrian and bicycle circulation (Planning Area 3A).

In addition, bicycle usage would be encouraged by the provision of bikeway access and bike racks at convenient locations near building entries throughout the project site. Additionally, future hotel uses on site would provide bicycles for guest use during their stay.

2.3.3.3 Transit Access

The project site is adjacent to four Orange County Transportation Authority (OCTA) bus stops. One bus stop is located in each direction of travel at the intersection of PCH and Seapoint Street, and two more bus stops are located at the intersection of PCH and Goldenwest Street.

The project site is served by OCTA Route 1, which connects the project site to Long Beach to the north and San Clemente to the south via PCH. The project site is also served by OCTA Route 25, which connects the project site to La Palma to the north. Route 25 generally runs along Goldenwest Street south of the project site. Near the project site, Route 25 runs along 17th Street (about 6 blocks southeast of the project site) before turning on Orange Avenue toward Main Street/Downtown Huntington Beach. Both routes run at a 1-hour frequency.[14]

An additional OCTA bus stop is proposed as part of the project (pending approval by Caltrans) at the main signalized entrance to Planning Area 1 along PCH. The proposed bus stop would consist of a bench and shelter. In addition, the proposed project would incentivize transit use by offering free OCTA transit passes to all future hotel employees.

2.3.3.4 Parking

Surface and subterranean parking spaces would be provided within the project site, including parking spaces along the proposed collector road adjacent to Planning Area 3 and Palm Avenue and secondary entry roads. Additionally, between 60 and 100 parking spaces would be provided along the eastern

[14] Orange County Transportation Authority (OCTA). 2025. BusBook. August 10. Website: https://www.octa.net/ebusbook/CompleteBusBook.pdf?n=20250810 (accessed November 4, 2025).

curb of PCH within the esplanade near Seapoint Street. Where allowed, public parking would be marked by informational signage.

Surface parking spaces within Planning Area 1 would satisfy the City's parking requirements as set forth in Schedule A of Chapter 231.04, Off-Street Parking and Loading Spaces Required, of the HBZSO. Surface parking spaces within Planning Area 2 would satisfy the parking requirements as set forth in Table 3.2 of the Draft Amended PGSP, which provides parking standards based on residential unit type.

2.3.4 Landscaping

Landscaping would be provided throughout Planning Areas 1, 2, and 3A, including a combination of groundcovers, shrubs, and trees. The proposed landscaping would be consistent with the landscaping characteristics of surrounding land uses. All landscaping on the project site would be required to adhere to Section 4.4, Landscape Architecture Guidelines, of the Draft Amended PGSP, including the selection of plant species listed in the plant palette provided in Section 4.4.7 of the Draft Amended PGSP.

Consistent street tree themes would be established for internal circulation roadways, and trees, vines, and shrubs would be used to soften signs and walls throughout Planning Areas 1, 2, and 3A.

Irrigation systems would incorporate efficient technology, minimizing water demand. All mainline irrigation pipes would be equipped with flow sensors and master valves to ensure system shutdown in the case of pipe breakage. Irrigation master systems would also have an automatic irrigation controller to ensure efficient water distribution, which would be adjustable so that site watering would be commensurate with daily weather conditions. Automatic irrigation controllers would be equipped with rain shutoff devices in order to prevent unnecessary operation on rainy days.

2.3.5 Lighting

Future development within Planning Areas 1, 2, and 3A would include on-site lighting for visibility and safety, particularly with respect to parking areas, pedestrian pathways, and outdoor common areas. Security lighting would be required on all building façades. All outdoor lighting would be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive land uses in the project site vicinity. Outdoor lighting would be directed downward and would be DarkSky[15] approved for all nighttime hours.

Developers of future residential and commercial development facilitated by approval of the proposed project would be required to provide a plan showing the proposed location, size, and materials of all proposed signs and outdoor lighting for review and approval by the Community Development Department prior to the issuance of building permits.

[15] The DarkSky Approved program provides objective, third-party certification for projects that minimize glare and reduce light trespass/pollution.

2.3.6 Utility and Drainage Infrastructure

Project-specific design details for development facilitated by approval of the proposed project are unknown at this time. Utility needs will depend upon the characteristics of each specific development. Each future discretionary project proposed within the project site would be subject to a project-specific CEQA review at the time it is proposed for consideration by the City.

Developers of projects proposed within the project site would be responsible for the construction or funding of public facilities improvements within the project site and/or off-site facilities necessary to serve each proposed development, including, but not limited to water, wastewater, electricity, natural gas, and drainage. This would include working with utility providers to coordinate service requirements and secure will-serve letters. Utility-specific plans and requirements are discussed further below.

2.3.6.1 Water

Proposed amendments to the PGSP include a Domestic Water Plan, which would serve as a conceptual guide for development proposed within (refer to Figure 2-12, Domestic Water Plan). Under this plan, a proposed water line would be provided along the northeastern boundary of Planning Areas 1 and 2 would provide connections to one of three options: (1) an existing 12-inch main along Goldenwest Street, (2) an existing 12-inch main along Palm Avenue, or (3) an existing 12-inch main along Seapoint Street.

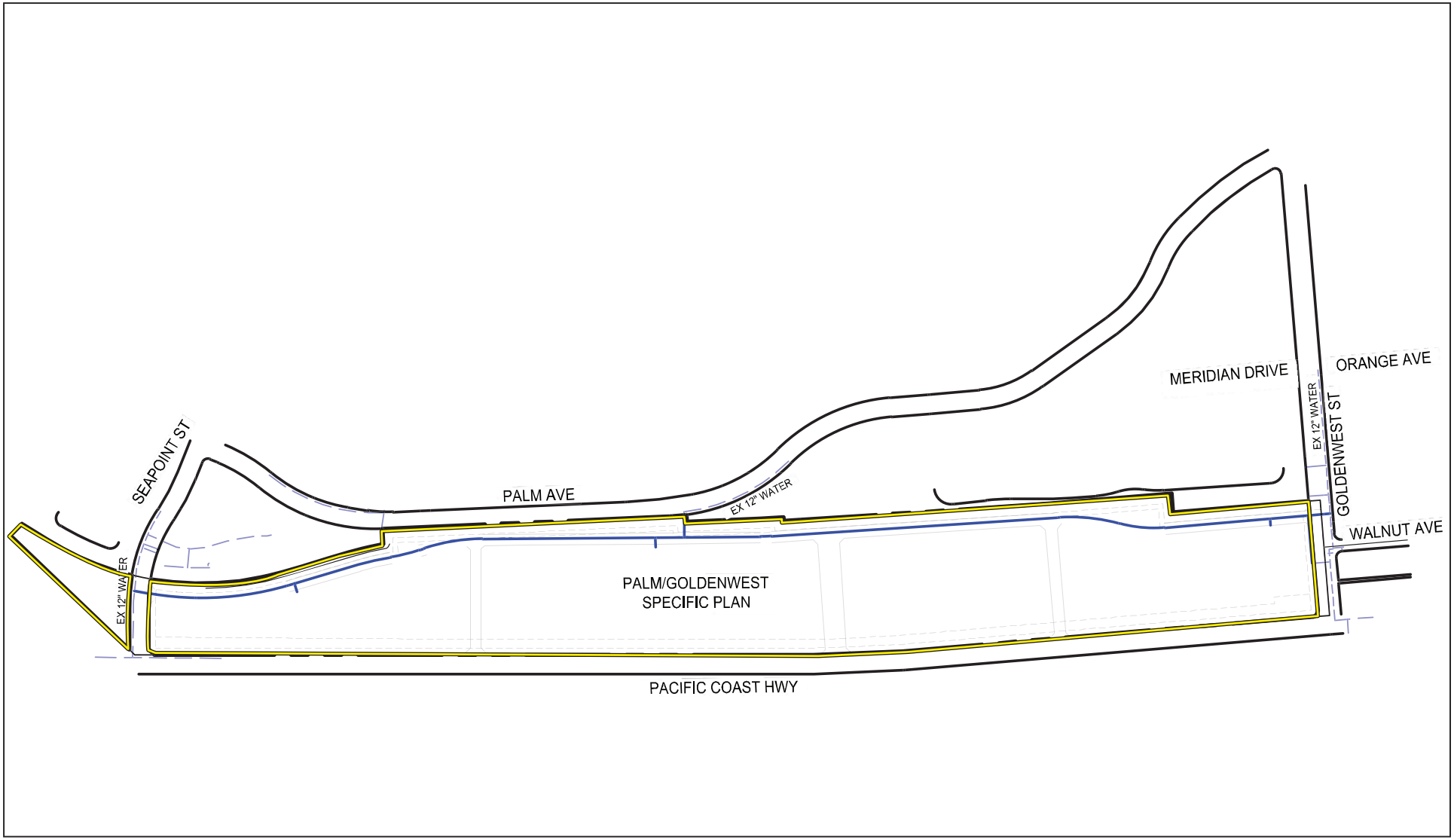
Developers would be required to provide a water pressure analysis to determine the necessary size for water lines serving the project site at the time of application for a CDP for residential or commercial development. All water lines and infrastructure would be maintained by the City.

2.3.6.2 Wastewater

Proposed amendments to the PGSP include a Sewer Plan, which would serve as a conceptual guide for development proposed on the project site (refer to Figure 2-13, Sewer Plan). Under this plan, wastewater generated within the project site would be transported via gravity flow to an existing 15-inch public sewer located along Palm Avenue that flows to the south, which is managed by the City's Public Works Department. New 8-inch sewer lines would be developed throughout the project site, generally along the northeastern project site boundary, to connect to future structures. These sewer lines would be maintained by the City.

In the event that wastewater needs of the proposed project exceed the capacity of the existing sewer along Palm Avenue, the southern portion of the project site may connect to an existing 54-inch sewer main at the intersection of Goldenwest Street and Meridian Drive, just southeast of the PLC parcel. This sewer main is maintained by the Orange County Sanitation District (OCSD).

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LSA

LEGEND

Project Site

Existing Water

Proposed Water

FIGURE 2-12

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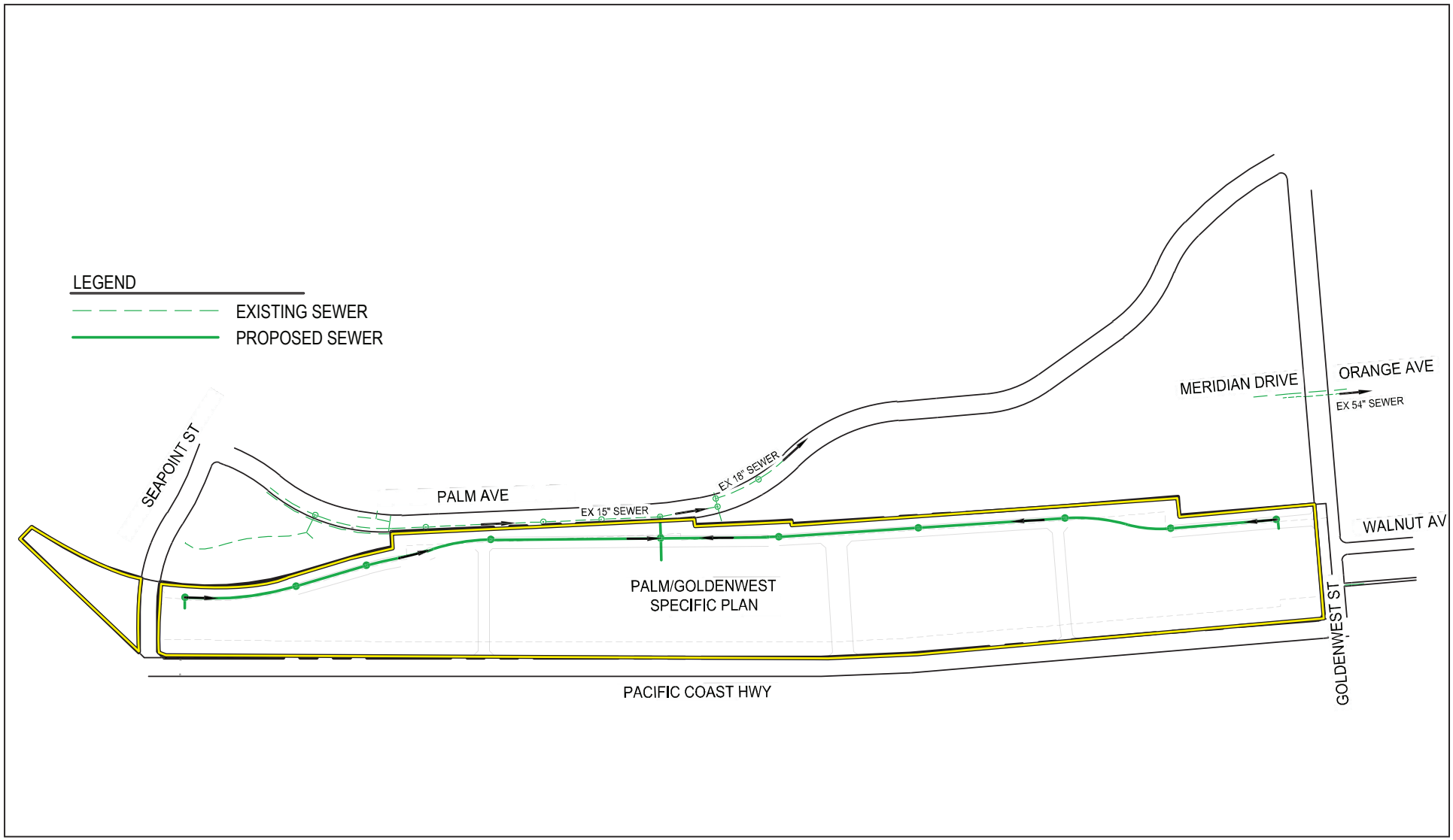
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Palm/Goldenwest Specific Plan Amendment Project

Domestic Water Plan

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LSA

LEGEND

Project Site

Existing Sewer

Proposed Sewer

FIGURE 2-13

NOT TO SCALE

SOURCE: City of Huntington Beach

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Palm/Goldenwest Specific Plan Amendment Project

Sewer Plan

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2.3.6.3 Electricity/Gas

Electricity would be provided to the project site by Southern California Edison (SCE). Future developers would be responsible for coordination with SCE to ensure that proposed residential or commercial development projects could be adequately served by existing electrical facilities. If new connections to electrical infrastructure are required, they would be the responsibility of the developer(s) and would be implemented in accordance with applicable provisions of the City's General Plan and the HBZSO pertaining to utility infrastructure. In the event that future development requires the relocation of existing electrical facilities or the construction of new electrical facilities, undergrounding would be required.

Natural gas would be provided to the project site by Southern California Gas Company (SoCalGas). Future developers would be responsible for coordination with SoCalGas to ensure that proposed residential or commercial development projects could be adequately served by existing natural gas facilities. If new connections to existing natural gas infrastructure are required, they would be the responsibility of the developer(s) and would be implemented in accordance with applicable provisions of the City's General Plan and the HBZSO pertaining to utility infrastructure.

2.3.6.4 Drainage

The City of Huntington Beach Public Works Department maintains existing storm drain facilities within the City's jurisdiction, while Caltrans maintains existing storm drain facilities within Caltrans right-of-way (e.g., PCH).

Drainage facilities constructed as part of future development in Planning Areas 1, 2, and 3A would be maintained either by the City or by the homeowners association of future residential neighborhoods. Any drainage facilities designed or sized to accommodate upstream drainage would be designated as public facilities and maintained by the City or Caltrans. All storm drain outlets would be marked "No Dumping-Drains to Ocean" or with other appropriate local insignia.

Planning Areas 1, 2, and 3A would drain via proposed underground conduits into three drainage areas (DAs), as described below:

- **DA 1:** This drainage area includes flows generated within Planning Area 2A. Stormwater runoff in this drainage area would flow from impervious surfaces into catch basins, which would convey flows through a series of storm drain systems to a detention area that would connect to a public catch basin on Goldenwest Street. From this catch basin, stormwater would flow to an existing 24-inch storm drain lateral, then to an existing 48-inch main on Goldenwest Street that ultimately discharges to the Pacific Ocean.

- **DA 2:** This drainage area includes flows generated within a portion of Planning Area 1. Stormwater runoff in this drainage area would flow toward catch basins along the proposed internal circulation roadway, which would convey flows toward a downstream detention area where it would be conveyed to a public parkway drain outlet along Palm Avenue. From this drain, stormwater would flow to an existing 24-inch storm drain lateral that discharges to the Sea Cliff on the Greens neighborhood to the east of the project site.

- **DA 3:** This drainage area includes flows generated within Planning Area 2B. Stormwater runoff in this drainage area would flow along the proposed internal circulation roadway to a downstream detention area where it would discharge to a State-owned catch basin along PCH. From this catch basin, stormwater would flow into an existing 24-inch storm drain lateral that ultimately discharges onto State-owned beach.

Proposed amendments to the PGSP include a Master Storm Drain Plan, which would serve as a conceptual guide for development proposed in Planning Areas 1, 2, and 3A (refer to Figure 2-14, Master Storm Drain Plan). Future developers would be required to provide preliminary hydraulic studies to the City to demonstrate that off-site facilities are adequate to accommodate increased flow from the project at the time of application for a CDP for residential or commercial development. Developers would also be required to provide copies of final hydrologic studies to the City documenting the adequacy of the off-site facilities to accommodate increased flow from each proposed development prior to issuance of grading or construction permits.

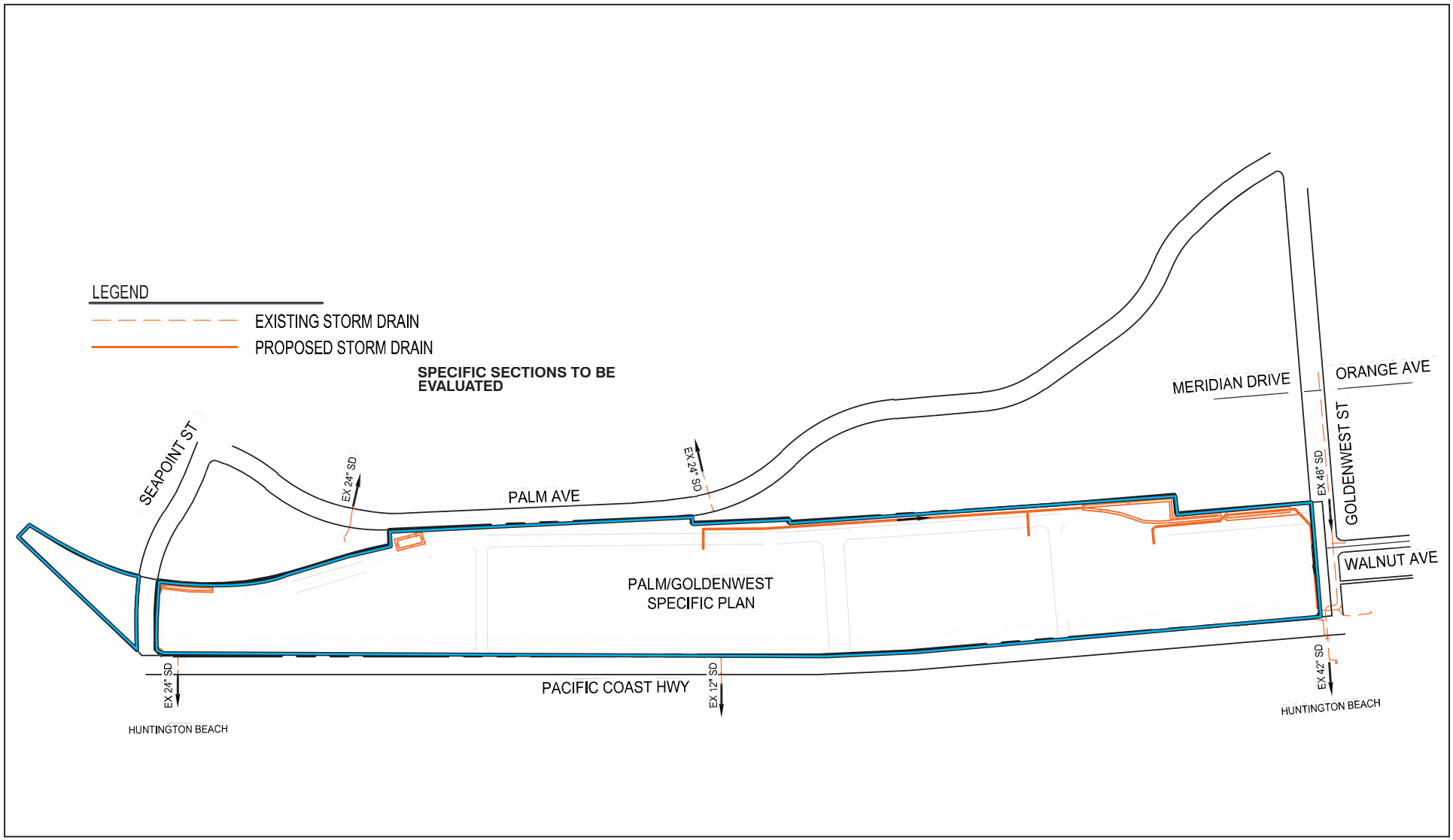
2.3.7 Green Building Characteristics

Future development on the project site would be required to meet regional and State sustainability goals, including the California Green Building Standards Code (CALGreen Code), Title 24 energy efficiency requirements, and Assembly Bill (AB) 1881 water efficient landscape requirements. Conservation and sustainability measures would include, but are not limited to, the following:

- Bicycle parking racks;
- Electric vehicle (EV) charging stations and EV capable spaces;
- Passive solar design;
- Efficient low-e glazing;
- Water conserving plumbing fixtures and fittings; and
- Irrigation – automatic controllers, sensors, and metering of outdoor water use.

2.3.8 Construction

Construction of future development projects within the project site enabled by the proposed project would involve the demolition and removal of existing oil and natural gas production facilities within these planning areas, including both aboveground structures and underground infrastructure such as pipelines and wells. Well abandonment, pipeline removal, and soil remediation activities would be required, as discussed in greater detail in Section 4.9, Hazards and Hazardous Materials, of this Initial Study. Following these activities, Planning Areas 1, 2, and 3A would be temporarily restored to their natural conditions prior to the development of residential, commercial, and open space uses.



LSA

LEGEND

- Project Site
- Existing Storm Drain
- Proposed Storm Drain

FIGURE 2-14

NOT TO SCALE

SOURCE: City of Huntington Beach

I:\H\HBC2201.05\G\Storm_Drain.ai (11/14/2025)

Palm/Goldenwest Specific Plan Amendment Project

Master Storm Drain Plan

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Construction of future development projects within Planning Areas 1, 2, and 3A enabled by the proposed project would involve grading and earthwork to prepare the project site for the development of roadways, infrastructure, building pads, and other site improvements. Earthwork operations would include, but are not limited to, soil remediation, over-excavation, and stockpiling. Grading would be conducted in accordance with City policies and proper engineering practices to ensure proper site preparation. Estimated earthwork quantities include 90,000 cubic yards (cy) of cut and 270,000 cy of fill. This net shortage would necessitate the importation of approximately 180,000 cy of soil. The maximum depth of excavation for construction of the subterranean parking structure would be 13 feet.

2.4 DISCRETIONARY ACTIONS AND PERMITS REQUIRED

The City is the Lead Agency and has principal authority and jurisdiction over all land use entitlements within the City. The proposed project would require the following discretionary approvals and permits:

- **Certification/adoption** of CEQA documentation prepared for the proposed project;
- **General Plan Amendment** to change the land use designation of the project site from Commercial Visitor (CV) to a mix of CV, Medium Density Residential (RM), and Open Space-Park (OS-P) land uses;
- **Specific Plan Amendment** to the Palm/Goldenwest Specific Plan to allow Medium Density Residential as a permitted use within Planning Area 2 of the PGSP Area and to provide background information, requirements, and standards related to the proposed project;
- **Local Costal Program Amendment** to be certified by the California Coastal Commission; and
- Any other necessary discretionary (Coastal Development Permits) or ministerial permits and approvals required for the construction and operation of the proposed project.

Pursuant to Section 15381 of the *State CEQA Guidelines*, "Responsible Agency" means a public agency that proposes to carry out or approve a project or a portion of a project for which the Lead Agency is preparing or has prepared an EIR. For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the proposed project, a portion of the proposed project, or mitigation for the proposed project. In addition to those discretionary actions described above, the proposed project would require a number of non-discretionary permits/approvals from Responsible Agencies, as listed below in Table 2.C.

As previously discussed, the proposed project would facilitate future development proposals within the project site, including commercial and residential projects. Each future discretionary project proposed within the project site would be subject to a project-specific CEQA review at the time it is proposed for consideration by the City. At that time, the following discretionary actions may be considered, but are **not** included as part of the proposed project approvals:

- Street and infrastructure permits;

- Utility permits, including sewer, water, electrical, natural gas, and storm drain;
- Building permits; and
- Coastal Development Permits.

Table 2.C: Anticipated Permits and Approvals

Lead Agency Permits and/or Approvals	
City of Huntington Beach	• Certification/adoption of CEQA documentation prepared for the proposed project • General Plan Amendment to change the land use designation of the project site from Commercial Visitor (CV) to a mix of CV, Medium Density Residential (RM), and Open Space—Park (OS-P) land uses • Specific Plan Amendment to the Palm/Goldenwest Specific Plan to allow Medium Density Residential as a permitted use within Planning Area 2 of the PGSP Area and to provide background information, requirements, and standards related to the proposed project • Any other necessary discretionary or ministerial permits and approvals required for the construction and operation of the proposed project
Other Agency/Entity Permits and/or Approvals	
California Coastal Commission	• Approval of a Local Coastal Program Amendment
California Department of Transportation (Caltrans) District 12	• Approval of an additional transit stop at the main signalized entrance to Planning Area 1 along Pacific Coast Highway (PCH) • Approval of traffic signal at the project site's main entry driveway along PCH • Conceptual approval of proposed stormwater flows to State-owned catch basin along PCH
California State Lands Commission	• Conceptual approval of proposed stormwater discharges onto State-owned beach

Source: Compiled by LSA Associates, Inc. (2025).

3.0 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" as indicated by the checklist in Section 4.0.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☒ Mineral Resources
☒ Noise	☒ Population/Housing	☒ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

3.1 DETERMINATION

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 revisions in the project have been made by or agreed to by the project proponent. 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 "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect (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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Joanna Cortez
Signature

1.29.26
Date

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4.0 CEQA ENVIRONMENTAL CHECKLIST

4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

4.1.1 Impact Analysis

a. Would the project have a substantial effect on a scenic vista?

Potentially Significant Impact. Scenic vistas are viewpoints that provide expansive views of a highly valued landscape for the public's benefit. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project's proposed height, mass, and location relative to surrounding land uses and travel corridors.

While the City's General Plan does not officially designate any scenic vistas within Huntington Beach, the City's General Plan Update Program Environmental Impact Report (PEIR)[16] states that unofficial scenic vistas in the City include public views of the Pacific Ocean and the Bolsa Chica Ecological Reserve. As discussed in Section 2.0, Project Description, the project site is located directly across Pacific Coast Highway (PCH) from the Pacific Ocean and the associated beach, and is also directly south of the Bolsa Chica Ecological Reserve as delineated in the City's General Plan Designations map.[17] It

[16] City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume II: Program Environmental Impact Report, Page 4.1-2. May. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-II-Draft-Environmental-Impact-Report.pdf (accessed August 13, 2025).

[17] City of Huntington Beach. 2022. General Plan Designations. August. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/City%20Maps/General-Plan-Map.pdf (accessed August 13, 2025).

should be noted that the visual character of Planning Area 3B, the portion of the project site north of Seapoint Street closest to the Bolsa Chica Ecological Reserve, would not change under the proposed project as this area would remain as open space.

Scenic resources identified within the city, in addition to the Pacific Ocean and the Bolsa Chica Ecological Reserve, include the Huntington Beach Municipal Pier, Huntington Beach Wetlands, landscaped areas of downtown Huntington Beach, Huntington Harbour, and parks such as Huntington Beach Central Park. In addition, the City has designated scenic corridors based on aesthetic appeal and views of the City's scenic resources. As discussed in Response 4.1(b) below, Figure 4.1-1 in the City's General Plan Update PEIR identifies PCH as a Major Urban Scenic Corridor and Seapoint Street as a Landscape Corridor. Major Urban Scenic Corridors carry larger volumes of traffic, typically crossing municipal boundaries, and often are lined by commercial and multiple-family residential uses.

Given its size and location near PCH, the Pacific Ocean, and Bolsa Chica Ecological Reserve, the project site is visible from several City-designated scenic vistas, resources, and corridors. Future commercial and residential development associated with the proposed project, specifically within Planning Areas 1 and 2, respectively, would be visible from public land and corridors to the northeast, as well as from the public beach and the Huntington Beach Bike Path to the southwest.

The project site is developed with oil and gas production facilities under existing conditions. Under the proposed project, future commercial development within Planning Area 1 could reach a maximum height of 50 feet and four stories, while future residential development within Planning Area 2 could reach a maximum height of 35 feet and three stories, as specified in the Draft Amended PGSP.[18]

Design standards contained within the Draft Amended PGSP would require future commercial and residential structures that could be developed within Planning Areas 1 and 2, respectively, under the proposed project to include visually appealing architectural elements and landscaping to soften their appearance and establish a contemporary seaside community theme, thereby reflecting the seaside design of surrounding neighborhoods in the city. Design features to accomplish this theme would include, but are not limited to, contemporary architectural styles, landscape concepts, entry monumentation, and walls and fences.

Nevertheless, future commercial and residential structures facilitated by the proposed project would be greater in height than existing on-site infrastructure and would increase the massing on the site. Therefore, the proposed project may alter the existing viewshed and may impact public views of the Pacific Ocean and other City-identified scenic resources as currently seen from public areas and viewpoints in the project site vicinity. Due to the importance of visual resources and scenic quality within the coastal portion of the city, **this topic will be discussed further in the EIR.**

[18] City of Huntington Beach. 2000. *SP12, Palm/Goldenwest Specific Plan*. February 7. Amended December 2025.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. The California Department of Transportation (Caltrans) Landscape Architecture Program administers the Scenic Highway Program, as codified in Sections 260 through 284 of the California Streets and Highways Code (SHC).[19] According to the Caltrans Scenic Highway Mapping Program, PCH throughout Orange County is listed as an Eligible State Scenic Highway, but is not considered an Officially Designated Scenic Highway.[20]

In addition, Figure 4.1-1 in the City's General Plan Update PEIR identifies PCH as a Major Urban Scenic Corridor and Seapoint Street as a Landscape Corridor.[21] According to the City's General Plan Update Technical Background Report, both Major Urban and Landscape Corridors generally lack an identifiable sense of place and a well-designed built environment.[22] Figure 4.1-1 also designates the intersections of Seapoint Street and Goldenwest Street with PCH as Secondary Entry Nodes, or focal points where travelers enter the city from surrounding areas.[23]

Under existing conditions, the project site is developed with oil and gas production infrastructure, related buildings, and non-native and ornamental trees and landscaping generally used for visual screening purposes. A Historic Resources Assessment (HRA; Appendix A to this Initial Study)[24] was prepared for the proposed project and determined that none of the buildings or structures on the site qualify as a "historical resource" as defined by CEQA either individually or collectively. As such, no historic buildings exist on the project site. Refer to Section 4.5, Cultural Resources, of this Initial Study for additional information.

Given its location within the Coastal Zone, the proposed project is also subject to the Coastal Act. The Coastal Act requires that the scenic and visual qualities of coastal areas, especially natural landforms

19 State of California. Streets and Highways Code, Division 1, Chapter 2, Sections 260-284: State Scenic Highways. Website: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=SHC&division=1.&title=&part=&chapter=2.&article=2.5 (accessed August 13, 2025).

20 California Department of Transportation (Caltrans). 2018. California State Scenic Highway System Map. Website: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c 46cc8e805 7116f1aacaa (accessed August 13, 2025).

21 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume II: Program Environmental Impact Report, Figure 4.1-1. May. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-II-Draft-Environmental-Impact-Report.pdf (accessed August 13, 2025).

22 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 2. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed August 13, 2025).

23 *Ibid*. Page 4.

24 LSA Associates, Inc. 2025. *Historic Resources Assessment, Palm/Goldenwest Specific Plan Amendment Project.* October.

along bluffs and cliffs, be considered and protected as a resource of public importance.[25] As such, the City's General Plan Coastal Element includes policies to protect resources and mitigate or remove facilities and sites that negatively impact the visual character of the area and detract from existing resources. As stated in the Coastal Element, the City considers oil production facilities, such as those present on the project site under existing conditions, to be visually incompatible with the coastal visual character.[26] Therefore, the City generally considers existing development on the project site to lack scenic resources and aesthetic appeal. As stated above, no historic buildings exist on the project site. The only potential scenic resources on the project site under existing conditions are the non-native and ornamental trees and landscaping around the project site perimeter.

As previously discussed, future development of the project site facilitated by the proposed project would adhere to applicable FAR, building height, setback, and other aesthetic guidelines established by the Draft Amended PGSP. These guidelines would also ensure that the project would adhere to a contemporary seaside community theme, consistent with the seaside design of surrounding neighborhoods in the city. Design features to accomplish this theme would include, but are not limited to, contemporary architectural styles, landscape concepts, entry monumentation, and walls and fences. The incorporation of visually appealing architectural elements and landscaping pursuant to these guidelines would break up the scale and massing of the proposed buildings in order to soften their appearance as perceived from adjacent roadways, including PCH. The scale, massing, and visual elements of future development on the project site would be similar in nature to other mixed-use development along PCH within the city, including the Pacific City complex located approximately 1.4 miles southeast of the project site.

The Coastal Element also notes that the visual experience along PCH could be improved through increased landscaping, curb, and gutter treatments. The proposed project includes improvements to the project site's approximately 1.2-mile-long frontage with PCH, including landscaping, curb, and gutter treatments. Any existing vegetation removed from the project site under the proposed project would be replaced with improved landscaping that adheres to Section 4.4, Landscape Architecture Guidelines, of the Draft Amended PGSP, including plant species consistent with the plant palette provided in Section 4.4.7 of the Draft Amended PGSP. Refer to Figure 3-8, Conceptual Renderings, for a visualization of the proposed landscape elements envisioned for Planning Area 3A under the proposed project. The proposed project was designed to provide a lively memorable streetscape along PCH through the development of an oceanfront esplanade featuring a multi-use path, including viewing platforms, interpretive signage, benches, picnic areas, and shade structures.

As previously stated, the City has designated the intersections of Seapoint Street and Goldenwest Street with PCH as Secondary Entry Nodes, or focal points where travelers enter the city from surrounding areas. A detailed Public Access and Recreation Signage Plans would be required for submittal by the developer with the application for any CDP for residential or commercial development in support of future development of the project site, which would include signage directing the public to coastal access opportunities to be posted in conspicuous locations within the

[25] City of Huntington Beach. 2001. *City of Huntington Beach General Plan Coastal Element*, Page IV-C-64. November 13. Amended October 26, 2011.

[26] City of Huntington Beach. 2001. *City of Huntington Beach General Plan Coastal Element*, Page IV-C-67. November 13. Amended October 26, 2011.

greenbelt, visitor-serving, and residential areas. Signs would be posted in the esplanade along PCH, internal circulation roadways, and around pedestrian walkways to direct the public to on-site trails and amenities. As such, the proposed project would enhance the awareness of visual resources for those traveling along PCH.

Although the proposed project would change visual conditions in proximity to an Eligible State Scenic Highway and a Major Urban Scenic Corridor as designated by Caltrans and the City, respectively, the proposed project would ultimately enhance the presence of scenic resources on the project site from existing conditions as experienced from PCH.

Potential impacts related to substantial damage to scenic resources within a State scenic highway would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. The project site is located within a generally urbanized area of the city predominantly developed with industrial, residential, and recreational land uses.

According to the United States Census Bureau, Huntington Beach is located within the Los Angeles—Long Beach—Anaheim, CA Urbanized Area.[27] As described in *State CEQA Guidelines* Section 15387 and defined by the United States Census Bureau, an "urbanized area" is a central city or a group of contiguous cities with a population of 50,000 or more people, together with adjacent densely populated areas having a population density of at least 1,000 people per square mile.[28] Because Huntington Beach is located in an urbanized area, the project site is also located within an urbanized area.

Under existing conditions, the project site is fully developed with industrial (oil and gas production) land uses, oil wells, above ground storage tanks, aboveground and underground pipelines, oil separation and related facilities, a gas plant and gas flare unit, power substations, and office facilities. The project site also contains paved and unpaved internal circulation roadways and surface parking for employee and visitor vehicles. In addition, Planning Area 3A contains security fencing and walls of various heights along the project site boundary, screened by a variety of trees and ornamental landscaping. The proposed project would include the demolition of all existing development within

[27] United States Census Bureau. 2023. A List of All 2020 Census Urban Areas for the U.S., Puerto Rico, and Island Areas sorted by Urban Area census (UACE). July. Website: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww2.census.gov%2Fgeo%2Fdocs%2Freference%2Fua%2F2020_Census_ua_list_all.xlsx&wdOrigin=BROWSELINK (accessed November 4, 2025).

[28] United States Census Bureau. 2022. Urban Area Criteria for the 2020 Census – Final Criteria. March 24. Website: https://www.federalregister.gov/documents/2022/03/24/2022-06180/urban-area-criteria-for-the-2020-census-final-criteria (accessed November 4, 2025).

Planning Areas 1, 2, and 3A, though it should be noted the existing oil and gas production infrastructure and open space within Planning Area 3B would be protected in place.

The City's General Plan Land Use Element currently designates the entire project site for Commercial Visitor (CV) land uses with a Specific Plan (PGSP) overlay. While Planning Area 1 would maintain its existing Commercial Visitor designation, the proposed project includes a General Plan Amendment to change the land use designation within Planning Area 2 of the PGSP to Medium Density Residential (RM) and the land use designation within Planning Area 3 of the PGSP to Open Space-Park (OS-P).

Under the Commercial Visitor land use designation, Planning Area 1 could be developed with a maximum of 348,480 square feet of commercial uses, which could include up to 350 hotel rooms, as well as other visitor serving land uses permitted within the CV zone in the HBZSO. Commercial development within Planning Area 3 would be subject to applicable development standards as shown in Table 3.1 of the Draft Amended PGSP. In accordance with Table 3.1, the maximum building height for commercial development in Planning Area 1 would be 50 feet and four stories.

Under the Medium Density Residential land use designation, Planning Area 2 could be developed with a mix of housing types including single-family detached, single-family attached, duplexes, triplexes, townhomes and multi-dwelling structures, with a maximum residential density of 15 dwelling units per acre (du/ac). Up to 800 residential units could be developed within Planning Area 2. Residential development within Planning Area 2 would be subject to applicable development standards as shown in Table 3.2 of the Draft Amended PGSP. In accordance with Table 3.2, the maximum building height for residential development in Planning Area 2 would be 35 feet and three stories.

Under the Open Space-Park land use designation, Planning Area 3A would be developed with a greenbelt encompassing Planning Areas 1 and 2. Under this concept, an oceanfront esplanade would be developed along the Planning Areas 1 and 2's approximately 1.2-mile frontage along PCH, featuring a multi-use path, including viewing platforms, interpretive signage, benches, picnic areas, and shade structures. This pedestrian promenade would connect an open space segment and multi-use path along Planning Areas 1 and 2's frontage with Palm Avenue, residential neighborhoods, and Pattinson Park. As required under the PGSP, the proposed project would include a 50-foot setback from the eastern property line of the PLC parcel. Under the proposed project, this 50-foot setback would consist of a multi-use path, and the existing masonry wall along the portion directly adjacent to Palm Avenue would be removed in order to provide direct pedestrian access from the PLC parcel and neighborhoods north of the PLC parcel to the public beach west of the project site. Planning Area 2's frontages along Seapoint Street and Goldenwest Street would also be developed with open space/park areas to connect with the longer pedestrian multi-use paths described above. As such, the entire perimeter of Planning Areas 1 and 2 would be encompassed by an approximately 2.5-mile multi-use path loop. All landscaping within Planning Area 3A would consist of aesthetically appealing ornamental landscaping consistent with the vegetation present in the nearby Bolsa Chica Ecological Reserve and Harriett Wieder Regional Park.

Zoning of the project site is governed by the PGSP, which, as currently approved, assumes buildout of Planning Areas 1 and 2 with Commercial/Office/Visitor Serving, Open Space/Civic, and Visitor Serving Commercial land uses. As such, the proposed project also includes an amendment to the approved PGSP in order to allow Medium Density Residential uses within Planning Area 2 to enable the

development of up to 800 units, as discussed above. Planning Area 1 would remain designated for Commercial Visitor uses, and Planning Area 3 would remain designated for Open Space/Civic uses in the form of a greenbelt and pedestrian esplanade. In addition, Planning Area 3B would remain designated for Open Space uses in the form of an open space preserve. In addition to the proposed land use changes within the project site, the Draft Amended PGSP establishes site development standards and design guidelines tailored to promote development that adheres to the contemporary seaside community theme envisioned for the project site. Future development of the project site facilitated by the proposed project would adhere to applicable FAR, building height, setback, and other aesthetic guidelines established by the Draft Amended PGSP.

As previously stated, the City's General Plan Coastal Element includes policies to protect visual resources and mitigate or remove facilities and sites that negatively impact the visual character of the area and detract from existing visual resources. As stated in the Coastal Element, the City considers oil production facilities, such as those present on the project site under existing conditions, to be visually incompatible with the coastal visual character.[29] The Coastal Element also notes that the visual experience along PCH could be improved through increased landscaping, curb, and gutter treatments. The proposed project includes improvements to the project site's approximately 1.2-mile-long frontage with PCH, including landscaping, curb, and gutter treatments. As previously stated, the pedestrian esplanade along PCH proposed within Planning Area 3A would include viewing platforms and interpretive signage to enhance the public's access to and understanding of the City's scenic resources.

Given the importance of visual resources and scenic quality within the coastal portion of the city, an in-depth analysis of the proposed project's consistency with the applicable zoning and General Plan regulations governing scenic quality, and with the applicable General Plan Land Use and Coastal Elements' goals and policies related to aesthetics and scenic quality will be completed. **This topic will be analyzed further in the EIR.**

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The impact of nighttime lighting depends on the type of use affected, the proximity to the affected use, the intensity of specific lighting, and the background or ambient level of the combined nighttime lighting. Nighttime ambient light levels may vary considerably depending on the age, condition, and abundance of point-of-light sources present in a particular view. The use of exterior lighting for security and aesthetic illumination of architectural features may contribute to ambient nighttime lighting conditions.

The spillover of light onto adjacent properties has the potential to interfere with certain activities, including vision, sleep, privacy, and general enjoyment of the natural nighttime condition. Light-sensitive uses include residential, some commercial and institutional uses, and, in some situations, natural areas. Changes in nighttime lighting may become significant if a proposed project substantially

[29] City of Huntington Beach. 2001. *City of Huntington Beach General Plan Coastal Element*, Page IV-C-67. November 13. Amended October 26, 2011

increases ambient lighting conditions beyond its property lines or if the project lighting routinely spills over into adjacent light-sensitive land use areas.

Reflective light (glare) is caused by sunlight or artificial light reflecting from finished surfaces (e.g., window glass) or other reflective materials. Glass and other materials can have many different reflectivity characteristics. Buildings constructed of highly reflective materials from which the sun reflects at a low angle commonly cause adverse glare. Reflective light is common in urban areas. Glare generally does not result in the illumination of off-site locations but does result in a visible source of light viewable from a distance.

The project site is currently developed with oil and gas production infrastructure, which includes associated lighting fixtures for functionality and security. Other existing sources of light in the project site vicinity are typical of urbanized areas and include streetlights and headlights on nearby roadways, building façade and interior lighting, and pole-mounted lighting in pedestrian and parking areas of adjacent land uses. Lighting from existing surrounding development within the city also contributes to the background lighting in the project vicinity. Sensitive receptors subject to potential light and glare impacts in the vicinity of the project site include residential uses to the south and east of the project site and Bolsa Chica Ecological Reserve to the north of the project site.

Future development within Planning Areas 1, 2, and 3A would create additional lighting sources associated with proposed on-site lighting for visibility and safety, particularly with respect to parking areas, pedestrian pathways, and outdoor common areas. Security lighting would be required on all building façades. The proposed project would increase the density of development and result in additional sources of light and glare at higher elevations than existing development. However, all outdoor lighting would be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive land uses in the project site vicinity. Outdoor lighting would be directed downward and would use DarkSky[30] approved lighting fixtures for all nighttime hours.

Further, developers of future residential and commercial development facilitated by approval of the proposed project would be required to provide a plan showing the proposed location, size and materials of all proposed signs and outdoor lighting for review and approval by the Community Development Department prior to the issuance of building permits, as required under the Draft Amended PGSP and described below in Standard Condition AES-1. Implementation of Standard Condition AES-1 as a condition of project approval would ensure that impacts associated with new lighting on the project site would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, the following standard condition shall be incorporated to reduce potential impacts associated with new lighting.

[30] The DarkSky Approved program provides objective, third-party certification for products, designs, and completed projects that minimize glare and reduce light trespass/pollution (Source: DarkSky. What We Do. Website: https://darksky.org/what-we-do/darksky-approved/ [accessed August 19, 2025]).

Standard Condition AES-1

Photometric Plan. Prior to issuance of any building permits, developers of future projects proposed within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project shall prepare a photometric plan for review and approval by the City of Huntington Beach (City) Director of Community Development, or designee. The photometric plan shall be prepared by a qualified engineer and shall demonstrate, to the extent feasible, that the intensity and direction of all on-site outdoor lighting minimize spillage and glare onto adjacent properties.

4.2 AGRICULTURE AND FORESTRY 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

4.2.1 Impact Analysis

a. Would the project 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?

No Impact. According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), the project site and surrounding area is designated as Urban and Built-Up Land.[31] This designation is defined as land that is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses,

[31] California Department of Conservation (DOC). 2022. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed August 20, 2025).

sanitary landfills, sewage treatment, and water control structures. As such, the project site and surrounding properties are not designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.

As previously discussed, the project site is fully developed with oil and gas production infrastructure, with the exception of a portion of Planning Area 3B, consisting of open space. According to the Technical Background Reports prepared in support of the City's General Plan Update,[32] agricultural lands within the city have largely been replaced by urban development. Remaining agricultural uses within the city comprise 81 acres, or less than one percent, of the City's overall planning area. These agricultural uses generally consist of nurseries in the southeastern portion of the city, with the nearest existing agricultural use located approximately 3 miles southeast of the project site.[33] As such, neither the project site nor surrounding land uses are currently used for agricultural purposes.

Therefore, implementation of the proposed project would not convert farmland mapped by the California Resources Agency to a non-agricultural use, and no impacts would occur. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. As previously stated, zoning of the project site is governed by the PGSP, which assumes buildout of Planning Areas 1 and 2 with Commercial/Office/Visitor Serving, Open Space/Civic, and Visitor Serving Commercial land uses. The Draft Amended PGSP would amend the allowable land uses within Planning Area 2 of the project site to enable the development of up to 800 residential units, while maintaining the PGSP's planned land uses within Planning Areas 2 and 3. Neither the currently approved nor the Draft Amended PGSP allow for agricultural land uses on site.

The City's Zoning Code does not contain a zoning district dedicated solely to agricultural uses, though the Residential Agricultural (AR) zoning district serves as a transition or holding zone for property with existing agricultural activities, while allowing restricted residential development.[34] The AR zone is no longer codified in the HBZSO, meaning parcels can no longer be rezoned as AR. However, several locations throughout the planning area retain an existing AR designation. The nearest parcel zoned for AR land use is located approximately 2.2 miles southeast of the project site.

The City's planning area, which includes the project site, does not contain any land covered under an existing or recent Williamson Act contract.[35] Therefore, the proposed project would have no impact on zoning designations for agricultural use or land currently under a Williamson Act contract. **This**

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32 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 1. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed August 20, 2025).

33 *Ibid*. Figure 1, Page 3.

34 *Ibid*. Page 1.

35 *Ibid*. Page 2.

topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The City does not contain any land zoned or designated for forest land or timberland. Further, the City does not contain any land considered as forestry resources by the California Department of Forestry and Fire Protection (CAL FIRE).[36]

As previously stated, zoning of the project site is governed by the PGSP, which assumes buildout of Planning Areas 1 and 2 with Commercial/Office/Visitor Serving, Open Space/Civic, and Visitor Serving Commercial land uses. The Draft Amended PGSP would amend the allowable land uses within Planning Area 2 of the project site to enable the development of up to 800 residential units, while maintaining the PGSP's planned land uses within Planning Areas 2 and 3. Neither the currently approved or Draft Amended PGSP designates the project site for forestry or timberland uses. Trees present on the project site under existing conditions include Brazilian peppertree (*Schinus terebinthifolia*), California palm (*Washingtonia filifera*), African iris (*Dietes iridioides*), bottlebrush (*Callistemon* sp.), Chinese juniper (*Juniperus chinensis*), Indian hawthorne (*Rhaphiolepis indica*), bird of paradise (*Strelitzia* sp.), New Zealand flax (*Phormium tenax*), and mousehole tree (*Myoporum laetum*).[37] These trees are limited to ornamental landscaping and are not considered forest or timber resources.

Therefore, the proposed project would not result in impacts to forestland or timberland. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d. Would the project result in the loss of forest land or conversion of forestland to non-forest use?

No Impact. As previously stated, the project site is not currently zoned or used for forestland or timberland and is located within an urbanized area. Therefore, implementation of the proposed project would not result in the loss or conversion of forest land to a non-forest use. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

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36 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 2. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed August 20, 2025).

37 ELMT Consulting, Inc. 2025. *California Resources Corporation Palm/Goldenwest Specific Plan Amendment, Huntington Beach, Orange County, California Biological Resources Assessment,* Page 11. June.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As stated in the preceding responses, there are no existing agricultural uses or forest lands on the project site or in the vicinity of the project site. Therefore, development of the proposed project would not result in the conversion of farmland or forests to non-agricultural use. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. 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?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

4.3.1 Impact Analysis

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The project site is located within the City of Huntington Beach, which is part of the South Coast Air Basin (Air Basin). The Air Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino counties. Air quality within the Air Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD adopted the 2022 Air Quality Management Plan (AQMP) in December 2022.[38] The 2022 AQMP incorporates scientific and technological information and planning assumptions, including the Southern California Association of Governments (SCAG) Connect SoCal 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).[39] It should be noted that SCAG updates Connect SoCal every four years, with the latest RTP/SCS (Connect SoCal 2024-2050) approved by SCAG's Regional Council in April 2024.[40] Because the 2022 AQMP was prepared prior to the adoption of Connect SoCal 2024-2050, the information presented in the 2022 AQMP is based on the Connect SoCal 2020-2045 RTP/SCS.

[38] South Coast Air Quality Management District (SCAQMD). 2022. *2022 Air Quality Management Plan*. December. Website: https://aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/final-2022-aqmp.pdf?sfvrsn=16 (accessed August 20, 2025).

[39] Southern California Association of Governments (SCAG). 2020. Final Connect SoCal 2020. September 3. Website: https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf (accessed August 20, 2025).

[40] Southern California Association of Governments (SCAG). Final Connect SoCal 2024. Website: https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf (accessed August 20, 2025).

Consistency with the 2022 AQMP for the Air Basin would be achieved if a project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and State air quality standards. Per the SCAQMD *CEQA Air Quality Handbook*[41] and associated supplemental materials,[42] there are two main indicators of a project's consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2022 AQMP; and (2) whether the project would exceed the growth assumptions contained in the 2022 AQMP based on the year of project buildout and phasing.

A project-specific air quality analysis will be completed to analyze the short-term (construction) and long-term (operational) impacts of the proposed project, as well as potential impacts on sensitive receptors, and to determine whether the proposed project would be consistent with the 2022 AQMP. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

b. Would the project 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?

Potentially Significant Impact. The proposed project has the potential to result in significant short-term air quality impacts associated with the construction of future development projects on the project site facilitated by the proposed project, and long-term air quality impacts primarily related to vehicular traffic. An air quality analysis will be completed and will determine whether there will be an increase in any criteria pollutants. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The proposed project has the potential to result in significant short-term air quality impacts associated with the construction of future development projects on the project site facilitated by the proposed project. The proposed project also has the potential to result in long-term air quality impacts primarily related to vehicular traffic. A comprehensive air quality analysis will be completed and will analyze potential impacts on sensitive receptors. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

41 South Coast Air Quality Management District (SCAQMD). 1993. *CEQA Air Quality Handbook.* [Note: The 1993 CEQA Air Quality Handbook is no longer available online.]

42 South Coast Air Quality Management District (SCAQMD). n.d. *Air Quality Analysis Handbook*. Website: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook (accessed November 4, 2025).

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. SCAQMD's *CEQA Air Quality Handbook*[43] identifies various secondary significance criteria related to odorous air contaminants. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed project does not include any such uses or activities that would result in potentially significant odor impacts.

Some odors may emanate from the operation of diesel-powered construction equipment during construction of future development on the project site facilitated by the proposed project. However, these odors would be limited to the construction period and would disperse quickly; therefore, these odors would be considered less than significant and would not require mitigation.

The proposed project would facilitate future development of the project site with commercial and residential land uses, including up to 800 residential units, as well as up to 350 hotel rooms or other visitor-serving uses permitted under the HBZSO, open space, and pedestrian and vehicular improvements. Potential sources of operational odors generated by the project would include disposal of miscellaneous refuse typical of commercial and residential uses. SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Although trash receptacles could be a source of odors, all project-generated refuse would be stored in a trash enclosure and removed at regular intervals in compliance with the City's solid waste regulations. As discussed further in Section 4.9, Hazardous Materials, of this Initial Study, soil remediation activities would be required in order to remove potential contaminants associated with existing oil and natural gas operations on site. As such, all potential sources of odor associated with these prior uses would be removed from the project site prior to the presence of residents, employees, and visitors. Therefore, no significant impacts related to objectionable odors would result from the proposed project, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

[43] South Coast Air Quality Management District (SCAQMD). n.d. *Air Quality Analysis Handbook*. Website: https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook (accessed November 4, 2025).

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

The analysis presented in this section is based upon information from the *Biological Resources Assessment* (BRA) and the Delineation of State and Federal Jurisdictional Waters Report (Jurisdictional Delineation) prepared for the proposed project by ELMT Consulting, Inc. in December 2025 and June 2025, respectively. These reports are included as Appendices B-1 and B-2 to this Initial Study, respectively.

4.4.1 Impact Analysis

a. Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. As previously stated, the project site is currently occupied by industrial land uses including oil and natural gas production (Planning Areas 1, 2, and 3A), as well as a generally undeveloped area consisting of vegetation and a paved road that provides vehicular access from Seapoint Street to the oil and gas facilities in the Bolsa Chica Lowlands (Planning Area 3B). As such,

the BRA prepared for the proposed project noted that the majority of the project site (Planning Areas 1, 2, and 3A) is either developed or heavily disturbed from existing land uses. Surrounding land uses beyond the project site include a mix of residential communities, open space areas, and recreational facilities. It should be noted that north of the project site, beyond the oil and gas production infrastructure and open space, is the unincorporated County of Orange Bolsa Chica Ecological Reserve, which is owned by the State Lands Commission and managed by the California Department of Fish and Wildlife (CDFW).

Preparation of the BRA involved a literature review, record search, and field investigation by qualified biologists in order to determine the existence and potential for occurrence of sensitive or special-status[44] plant and animal species within the project site or its direct vicinity (i.e., a 500-foot buffer). Current electronic database reviews included the California Natural Diversity Database (CNDDB) Biogeographic Information and Observation System (BIOS), the California Native Plant Society Electronic Inventory (CNPSEI) database, and the United States Fish and Wildlife Service (USFWS) Natural Wetlands Inventory (NWI) tool. In addition to these databases, the review included historic and current aerial imagery, geographic information system (GIS) tools, and regional habitat conservation plans and local land use policies related to biological resources.

A field investigation conducted on May 19, 2025, included a pedestrian review of the project site, including a 50-foot buffer where accessible. During this survey, potential habitat corridors/linkages were identified and plant communities identified via aerial imagery were assessed for their potential to support special-status plant and wildlife species.

Please refer to the BRA (Appendix B-1) for a full list of existing and special interest plant and animal species detected and potentially present within the project site. The field investigation identified one plant community on the project site (within Planning Area 3B), consisting of ice plant mat. Plant species found within this community include iceplant (*Carpobrotus edulis*), coyote brush (*Baccharis pilularis*), tree tobacco (*Nicotiana glauca*), Mediterranean mustard (*Hirschfeldia incana*), and false sandalwood (*Myoporum sandwicense*).

The BRA noted that the developed portions of the project site (consisting of roadways, administrative facilities, and oil and gas production infrastructure) generally lack vegetation, with the exception of ornamental vegetation including Brazilian peppertree (*Schinus terebinthifolia*), California palm (*Washingtonia filifera*), African iris (*Dietes iridioides*), bottlebrush (*Callistemon* sp.), Chinese juniper (*Juniperus chinensis*), Indian hawthorne (*Rhaphiolepis indica*), bird of paradise (*Strelitzia* sp.), New Zealand flax (*Phormium tenax*), and mousehole tree (*Myoporum laetum*). Disturbed areas of the project site, which were identified adjacent to developed areas, were also observed to lack vegetation

[44] For the purposes of this analysis, the term "special-status species" refers to those species that are listed or proposed for listing under the California and federal Endangered Species Acts (CESA and/or FESA, respectively); California Fully Protected Species; plants with a California Rare Plant Rank of 1, 2, or 3; California Species of Special Concern; and California Special Animals. It should be noted that "Species of Special Concern" and "California Special Animal" are administrative designations made by the CDFW and carry no formal legal protection status. However, Section 15380 of the *State CEQA Guidelines* indicates that these species should be included in an analysis of project impacts if they can be shown to meet the criteria of sensitivity outlined therein.

with the exception of ruderal, weedy, or non-native species. These species include prickly lettuce (*Lactuca seriola*), horseweed (*Erigeron canadensis*), slenderleaf iceplant (*Mesembryanthemum nodiflorum*), red-stemmed filaree (*Erodium cicutarium*) and yellow sweet clover (*Melilotus indicus*).

Common wildlife species observed within the project site during the site investigation include killdeer (*Charadrius vociferus*), house finch (*Haemorhous mexicanus*), rufous hummingbird (*Selasphorus rufus*), California gull (*Larus californicus*), western gull (*Larus occidentalis*), and California ground squirrel (*Otospermophilus beecheyi*).

The database review conducted in support of the BRA indicated that 30 special-status plant species are known to occur locally.[45] However, no special-status plant species were observed on the project site during the field investigation. Ultimately, the dense presence of ice plant, an invasive species, on the project site limits the potential for native flora to occur. Given the potential for competitive exclusion from invasive species and the extent of existing site disturbance, the BRA concluded that the project site generally does not contain any suitable habitat with the potential to support special-status plant species.

Given the ability of the southern tarplant (*Centromadia parryi ssp. australis*) to occur in disturbed and anthropogenically altered sites, the BRA determined that a low potential exists for this species to be present on the project site. Southern tarplant is considered a special-status species given that it is considered a State Species of Special Concern. However, based on the lack of presence during the survey, site conditions, and low likelihood of occurrence, any potential occurrences of the southern tarplant onsite is anticipated to be small, isolated, and of limited conservation value. As such, the BRA concluded that implementation of the proposed project is not anticipated to result in significant impacts to the southern tarplant species. Nevertheless, the BRA conservatively recommends a pre-construction southern tarplant clearance survey (refer to Standard Condition BIO-1, below) to ensure that future development on the project site facilitated by the proposed project would not impact this species.

The database review identified 88 special-status wildlife species known to occur locally. Of the 88 species, two were observed on the project site during the field investigation; the California gull and the rufous hummingbird. Although not observed on the project site, the BRA determined that additional special-status animal species could have the potential to occur based on habitat requirements. Specifically, the project site has a high potential to support Cooper's hawk (*Accipiter cooperii*); a moderate potential to support great egret (*Ardea alba*), great blue heron (*Ardea herodias*), and California gull (*Larus californicus*); and a low potential to support snowy egret (*Egretta thula*), California horned lark (*Eremophila alpestris actia*), double-crested cormorant (*Nannopterum auritum*), black-crowned night heron (*Nycticorax nycticorax*), osprey (*Pandion haliaetus*), and burrowing owl (*Athene cunicularia)*. Of these species, none are State or federally listed as Endangered or Threatened. Further, the BRA notes that the project site has limited potential to provide foraging habitat and marginal potential to provide nesting opportunities given the degree of human disturbance under both existing and proposed conditions. Given that surrounding land, including the

[45] These species have been recorded within either the Seal Beach or Newport Beach quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map series, which were used as the geographical search boundary for the database search.

Bolsa Chica Ecological Reserve and Harriett M. Wieder Regional Park, provide superior habitat, the BRA notes that the subject species are more likely to be present in these locations. The portion of the project site most likely to provide foraging and nesting opportunities, Planning Area 3B, would maintain its existing open space uses under the proposed project and therefore would not experience loss of habitat that could potentially support special-status species.

***Nesting Birds*.** Given that the project site contains ornamental landscaping and non-native trees, it could potentially support nests and roosting for bird species, including the special-status species discussed above. Nesting bird species are protected by California Fish and Game Code Sections 3503, 3503.5, and 3800, and by the Migratory Bird Treaty Act (MBTA) (16 United States Code 703–711). These laws regulate the take, possession, or destruction of the nest or eggs of any migratory bird or bird of prey. However, the USFWS has recently determined that the MBTA should apply only to "…affirmative actions that have as their purpose the taking or killing of migratory birds, their nests, or their eggs"[46] and will not be applied to incidental take of migratory birds pursuant to otherwise lawful activities.

In compliance with the regulations discussed above, if vegetation removal were to occur during the nesting bird season (February 1 through August 31), a pre-construction survey would be required to ensure that any active nests are identified and appropriate measures taken to ensure that impacts to nesting bird species are in compliance with regulations established in the MBTA (refer to Standard Condition BIO-2, below). Compliance with this federal law would ensure that future development on the project site facilitated by the proposed project would not impact nesting birds.

Burrowing Owl. The BRA also evaluated the potential for the burrowing owl to be present on the project site due to its listing as a Candidate endangered species under the California Endangered Species Act (CESA). Burrowing owls typically roost and nest in burrows created by mammals (such as ground squirrels) or manmade cavities, such as buried and non-functioning drain pipes, stand-pipes, and dry culverts. The survey did not identify any burrowing owls or signs that burrowing owls had been present. However, the survey did identify existing low-growing vegetation on the project site consistent with the kind favored by burrowing owl due to its facilitation of line-of-sight observation. Though California ground squirrel and associated burrows were also observed during the survey, these burrows were occupied and/or were not large enough to support burrowing owl. Further, the project site is surrounded by power poles and tall trees, and other structures that provide hatching opportunities for large raptors (i.e., red-tailed hawk [*Buteo jamaicensis*]) that typically prey on burrowing owls. As such, the BRA concluded that a low potential exists for this species be present on the project site. The BRA conservatively recommends pre-construction burrowing owl surveys (refer to Standard Condition BIO-3, below) to ensure that future development on the project site facilitated by the proposed project would not impact burrowing owls.

No other impacts to candidate, sensitive, or special-status species are anticipated from implementation of the proposed project. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

[46] 50 Code of Federal Regulations Section 10.14.

Standard Condition: No mitigation is required. However, Standard Condition BIO-1, BIO-2, and BIO-3 are regulatory compliance measures based on applicable laws related to special-status wildlife species. These standard conditions are applicable to the proposed project and shall be incorporated to ensure that the proposed project has minimal impacts related to special-status wildlife species.

Standard Condition BIO-1 **Pre-Construction Southern Tarplant Clearance Survey.** If construction of any individual development project on the project site facilitated by the proposed project is proposed during southern tarplant blooming season (between May 1 and November 30), a qualified biologist familiar with the species shall conduct a pre-construction clearance survey for southern tarplant no more than 3 days prior to the start of site disturbance. If feasible, the survey shall be conducted during the peak blooming period for the year. The qualified biologist shall be retained by the construction contractor. Any substantial occurrence (at least 500 mature individuals) shall be preserved on-site or relocated to open space areas in the Bolsa Chica area. If relocation is required, a southern tarplant relocation program shall be prepared by a qualified biologist and implemented prior to the onset of construction. If southern tarplant is not detected during the clearance survey, the qualified biologist conducting the clearance survey shall document a negative survey with a brief letter report to be submitted to the City that documents the survey methods, environmental conditions, and findings; and construction may proceed.

Standard Condition BIO-2 **Compliance with Migratory Treaty Bird Act (MBTA).** Tree and vegetation removal associated with each individual development project on the project site facilitated by the proposed project shall be restricted to outside the active nesting season (February 1 through August 31). If construction is proposed between February 1 and August 31, a qualified biologist familiar with local avian species and the requirements of the MBTA and the California Fish and Game Code shall conduct a pre-construction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around any active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.

Standard Condition BIO-3 **Compliance with Migratory Treaty Bird Act (MBTA).** To avoid impacts to burrowing owl, a qualified Avian biologist will conduct a pre-construction burrowing owl clearance survey no more than three

3 days prior to construction of each individual development project on the project site facilitated by the proposed project. The pre-construction survey will identify the presence and location of any burrowing owl within the boundaries of the project site and a 500-foot survey buffer. A report documenting the results of the survey will be sent to the approving authority no more than 30 days after the survey. If burrowing owls are found within 150 feet of construction activities, all construction must cease and consultation with the California Department of Fish and Wildlife (CDFW) will be required. Construction will only resume upon consultation with CDFW and when it is confirmed that the area is cleared of burrowing owl activity, or that construction activities will not directly or indirectly affect the burrowing owls. If project activities are delayed for more than 30 days, a new clearance survey will need to be conducted.

b. Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. As discussed above in Response 4.4.1(a), the project site is considered developed/disturbed. The only plant community identified within the project site is limited to Planning Area 3B and consists of ice plant mat, which is not considered a sensitive natural community.

Under the federal Endangered Species Act, "Critical Habitat" refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. As stated in the BRA, the project site is not located within any federally designated Critical Habitat. Further, no Environmentally Sensitive Habitat Areas, as defined by CCC, were identified on site.

The Jurisdictional Delineation prepared for the proposed project (Appendix B-2) utilized aerial imagery and field observations to evaluate the project site for its potential to support natural drainage features, ponded areas, and/or water bodies that have the potential to fall under the regulatory authority of applicable federal and State agencies that regulate activities within coastal streams, wetlands, and riparian areas in California, including the California Coastal Commission (CCC), United States Army Corps of Engineers (Corps), Santa Ana Regional Water Quality Control Board (RWQCB), or CDFW. As discussed in the BRA, surface drainage features identified by USGS that are actively flowing can be considered potential riparian or riverine habitat.

Based on the findings of the Jurisdictional Delineation, no Corps, Santa Ana RWQCB, CDFW, or CCC jurisdictional resources are present on the project site. While two detention basins are present within the southeastern portion of the project site, these features are man-made and are routinely maintained. The basins do not support natural plant communities or riparian habitat(s) that are suitable for special-status species or riparian obligate bird species. Further, hydrology within these basins is generally artificial, consisting of intermittent runoff generated by onsite impervious surfaces, or from direct precipitation. The BRA evaluates these detention basins against criteria set forth by

each regulatory agency, and ultimately determines that they do not currently contain, or have the potential to contain, any riparian habitat or other sensitive wildlife community.

Therefore, the proposed project would have less than significant impacts with respect to riparian habitat and other sensitive natural communities, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. The Corps regulates discharges of dredged or fill material into waters of the United States, which include wetland and non-wetland bodies of water that meet specific criteria. As previously stated, a Jurisdictional Delineation was prepared for the proposed project (Appendix B-2) to assess the presence or potential presence of natural drainage features, ponded areas, and/or water bodies that have the potential to fall under the regulatory authority of applicable federal and State agencies. The Jurisdictional Delineation did not identify any Corps, CDFW, or CCC jurisdictional resources on the project site. The two detention basins present on the southeastern portion of the project site under existing conditions are man-made for retention/detention purposes and are not natural wetlands, wetlands created by modification of a surface water of the state, or artificial wetlands, as described in Santa Ana RWQCB criteria. Further, these features do not support riparian vegetation, hydrophytic plant communities, or any geomorphic features associated with natural drainages as described in CDFW criteria. Lastly, no CCC-defined Environmentally Sensitive Habitat Areas occur on the project site. As such, these features do not qualify as waters of the United States under the Corps or waters of the State under Santa Ana RWQCB, CDFW, or CCC.

The project site is located approximately 0.19-mile south of the Bolsa Chica Ecological Reserve, which contains wetlands. Specifically, the estuarine habitat present in the Bolsa Chica Ecological Reserve is designated as a Habitat Area of Particular Concern (HPAC) for Essential Fish Habitat (EFH). However, the portion of the project site closest to the Bolsa Chica Ecological Reserve is Planning Area 3B, which would remain open space consistent with its existing condition under the proposed project. The proposed project does not contain any characteristics that would result in potential direct or indirect impacts to the Bolsa Chica Ecological Reserve and therefore would not have a substantial adverse effect on the wetlands present within the Bolsa Chica Ecological Reserve. The proposed project would have less than significant impacts with respect to federally protected wetlands, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d. Would the project 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?

Less Than Significant Impact. Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from

one portion of the habitat to another or from one habitat type to another. An example is the fragmentation of habitats within and around "checkerboard" residential development. Habitat fragmentation can also occur when a portion of one or more habitats is converted into another habitat, such as when scrub habitats are converted into annual grassland habitat because of frequent burning.

As previously discussed, the United States Census Bureau considers Huntington Beach to be an urbanized area.[47] Further, the project site is currently developed with industrial land uses including oil and natural gas production (Planning Areas 1, 2, and 3A), as well as a generally undeveloped area consisting of vegetation and a paved road (Planning Area 3B). The project site is surrounded by a mix of residential communities, open space areas, and recreational facilities.

According to the BRA prepared for the proposed project, the project site is not located within any designated wildlife corridors or linkages and does not function as a major wildlife corridor or linkage. The nearest wildlife corridor to the project site is the Pacific Ocean, located approximately 450 feet west of the project site. However, the Pacific Ocean is separated from the project site by a grade differential as well as PCH. The BRA also considers Harriett M. Wieder Regional Park, located approximately 800 feet east of Planning Area 3B, to be a wildlife corridor. As previously stated, the portion of the project site closest to the Bolsa Chica Ecological Reserve is Planning Area 3B, which would remain in its existing condition under the proposed project. Further, this park is separated from the project site by existing residential uses and, in the case of Planning Areas 1, 2, and 3A, Seapoint Street.

Given the developed nature of the project site under existing conditions and the physical separation between the project site and nearby wildlife corridors, the BRA concludes that the proposed project would not interfere substantially with wildlife movement. Further, as described in SC BIO-2, construction of future development on the project site facilitated by the proposed project would be required to comply with the MBTA. Compliance with this federal law would ensure that project implementation would not impact migratory wildlife. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. As described in Response 4.4.1(a), the project site generally lacks native vegetation, and trees present on the project site are non-native ornamental trees including Brazilian peppertree, California palm, bottlebrush, Chinese juniper, and mousehole tree. Future development on the project site facilitated by the proposed project would require the removal of the existing ornamental landscaping and non-native trees from within the project site.

[47] United States Census Bureau. 2023. A List of All 2020 Census Urban Areas for the U.S., Puerto Rico, and Island Areas sorted by Urban Area census (UACE). July. Website: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww2.census.gov%2Fgeo%2Fdocs%2Freference%2Fua%2F2020_Census_ua_list_all.xlsx&wdOrigin=BROWSELINK (accessed November 4, 2025).

As discussed in Section 2.0, Project Description, ornamental landscaping would be provided throughout Planning Areas 1, 2, and 3A under the proposed project, including a combination of groundcovers, shrubs, and trees. The proposed landscaping would be consistent with the landscaping characteristics of surrounding land uses. All landscaping on the project site would be required to adhere to Section 4.4, Landscape Architecture Guidelines, of the Draft Amended PGSP, including the selection of plant species listed in the plant palette provided in Section 4.4.7 of the Draft Amended PGSP.

The City's General Plan Environmental Resources and Conservation Element[48] does not contain any tree preservation policies for trees located on private land. In addition, it should be noted that existing trees on the project site are non-native and are not considered sensitive biological resources. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other habitat conservation plan in the City. The Orange County Transportation Authority (OCTA)/California Department of Transportation (Caltrans) Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP),[49] which was adopted for the purpose of permitting freeway capital improvement projects proposed by OCTA and OCTA's habitat preserve, restoration, and monitoring activities, includes a Plan Area that covers the entirety of Orange County, including Huntington Beach. The City is not a party to the OCTA NCCP/HCP, and development activity within the City is not subject to the provisions of the OCTA NCCP/HCP. Therefore, the OCTA NCCP/HCP does not apply to the proposed project, and the proposed project would not conflict with any local, regional, or State HCP or NCCP. The proposed project would not result in impacts related to conflict with any provisions of an HCP or NCCP, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

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48 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Environmental Resources and Conservation Element*, Page 4-23. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/environmental_resources_conservation_element.pdf?t=202404051228190&t=202404051228190 (accessed November 10, 2025).

49 Orange County Transportation Authority (OCTA). 2016. OCTA M2 Natural Community Conservation Plan/Habitat Conservation Plan. November. Website: https://www.octa.net/pdf/NCCP%20HCP%20FINAL.pdf (accessed November 10, 2025).

4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

4.5.1 Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Potentially Significant Impact. Under existing conditions, the project site is developed with oil and gas production infrastructure, related buildings, and non-native and ornamental trees and landscaping generally used for visual screening purposes. Implementation of the proposed project would involve the demolition and removal of existing oil and natural gas production facilities within these planning areas, including both aboveground structures and underground infrastructure such as pipelines and wells.

The project site has been actively used for oil and gas production since the early 1920s.[50] Preliminary research indicated that some buildings and structures within the project site are 50 years of age or older and are therefore considered representative of historic-period development. As such, a Historic Resources Assessment (HRA; Appendix A to this Initial Study)[51] was prepared for the proposed project in order to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project site. To identify and evaluate such resources, the HRA included a review of archival research and an intensive-level field survey. During the field survey, 13 pre-1980 buildings, structures, or groups of structures were identified, which were then evaluated for historical significance using the National Register of Historic Places (National Register) and California Register of Historic Resources (California Register) criteria. No local criteria of significance were identified.

Based on a detailed analysis conducted by qualified historians, the HRA ultimately concluded that none of the pre-1980 resources appear to meet the National Register or California Register criteria and therefore would not qualify as a "historical resource" as defined by CEQA either individually or collectively. As such, no historic structures exist on the project site, and the proposed project would

[50] Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California*. February 28, 2025.

[51] LSA Associates, Inc. 2025. *Historic Resources Assessment, Palm/Goldenwest Specific Plan Amendment Project.* October.

not result in a substantial adverse change to a historical resource with respect to the built environment.

In addition to the built environment, it is possible that near surface excavation associated with future development on the project site facilitated by the proposed project could result in potentially significant direct and indirect impacts on known and unknown archaeological resources. As such, an archaeological records search request has been submitted to the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. This search will establish the status and extent of previously recorded prehistoric sites, cultural resource surveys, and archaeological testing (if any) in the project site and within a 0.5-mile radius of the project site. However, the results of the records search are still pending. Therefore, a cultural (prehistoric and historic) resources record review and literature search will be conducted and impacts to potentially historical archaeological resources on the project site will be evaluated. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Soils underlying the project site have been previously disturbed by development of the existing oil and gas production infrastructure, ancillary buildings, internal roadways and parking, and landscaping on the project site. However, the PGSP notes that Planning Area 3B may be located near an area identified as having potentially significant archaeological resources.[52]

As previously stated, ground-disturbing activities associated with the construction of future development on the project site facilitated by the proposed project could have the potential to unearth any previously unknown archaeological resources. As stated above, an archaeological records search request has been submitted to the SCCIC at California State University, Fullerton, for the proposed project. However, the results of the records search are still pending. Therefore, pending receipt of the records search results, an analysis of the proposed project's potential impacts to archaeological resources will be conducted. **This topic will be analyzed further in the EIR.**

c. Would the project disturb any humans remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The project site is not located near or adjacent to any formal cemeteries, and there are no known human remains interred on the project site. No known human remains are present on the project site, and there are no facts or evidence to suggest that Native Americans or other peoples are buried on the project site. However, throughout California and including the project site, the potential exists for buried and undiscovered archaeological remains, including human remains, to be present below the ground surface, particularly in areas with limited previous disturbance. Disturbing human remains could violate the State's Health and Safety Code, as well as destroy a potential resource. In the unlikely event that human remains are encountered during

[52] City of Huntington Beach. 2000. *SP12, Palm/Goldenwest Specific Plan,* Appendix B, Page 10-18. February 7; Amended December 2025.

ground disturbance activities associated with future development on the project site facilitated by the proposed project, the project-specific construction contractor would be required to notify the proper authorities and adhere to standard procedures that would ensure the respectful handling of human remains during the earthmoving activities.

Construction contractors are required to adhere to California Code of Regulations (CCR) Section 15064.5(e), Public Resources Code (PRC) Section 5097, and Section 7050.5 of the State's Health and Safety Code. To ensure proper treatment of burials in the event of an unanticipated discovery of a burial, human bone, or suspected human bone, the law requires that all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find. The construction contractor for each individual development project proposed on the project site, the City, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State's Health and Safety Code. Compliance with these provisions (specified in Standard Condition CUL-1, below) would ensure that any potential impacts to unknown buried human remains would be less than significant by ensuring appropriate examination, treatment, and protection of human remains as required by State law. Implementation of Standard Condition CUL-1 as a condition of project approval would ensure that impacts associated with human remains would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, Standard Condition CUL-1 is a regulatory compliance measure based on State law related to the discovery of human remains. This standard condition is applicable to the proposed project and shall be incorporated to ensure that the proposed project has minimal impacts related to unknown buried human remains.

Standard Condition CUL-1 **Human Remains.** In the event that human remains are encountered on the project site during ground disturbance activities associated with any individual development project on the project site facilitated by the proposed project, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the City of Huntington Beach (City), the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are

determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits for each individual project, the City Director of Community Development, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.

4.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

4.6.1 Impact Analysis

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

Potentially Significant Impact. The proposed project includes a General Plan Amendment to change the land use designation of Planning Area 2 from Commercial Visitor to Medium Density Residential (RM) and the land use designation of Planning Area 3 from Commercial Visitor to Open Space-Park (OS-P) and the demolition and removal of existing oil and natural gas production facilities within Planning Areas 1, 2, and 3A. Construction of future development within the project site facilitated by the proposed project would require demolition, site preparation, grading, building construction, paving, and architectural coating activities. Construction of future projects would require energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of future development proposed within the project site. All or most of this energy would be derived from non-renewable resources. Energy consumption related to project operations would include transportation energy demands (energy consumed by service, employee, and resident vehicles), and building energy for heating/cooling, and cooking. Consumption of energy resources will be evaluated and short-term and long-term impacts of the proposed project will be addressed. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. Future development on the project site facilitated by the proposed project has the potential to result in significant short-term construction-related and long-term operational energy impacts. A consistency analysis will be conducted to determine if the project conflicts with or obstructs a State or local plan for renewable energy or energy efficiency. As such, impacts to energy resources will be evaluated, analyzing short-term and long-term impacts of the project, as well as project consistency with State and local plans related to energy. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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 waste water?	☐	☐	☒	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

The analysis presented in this section is based upon information from the *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California* (Geotechnical Investigation Report) prepared for the proposed project by Langan CA, Inc. in February 2025.[53] This report is included as Appendix C to this Initial Study.

[53] Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California*. February 28, 2025.

4.7.1 Impact Analysis

a. Would the project directly or indirectly cause 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? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The city of Huntington Beach, like the rest of Southern California, is located in a seismically active area. The Newport-Inglewood Fault Zone runs through the city, and the San Andreas Fault, the Elsinore Fault, the San Jacinto Fault, the San Joaquin Hills Thrust Fault, and the Puente Hills Thrust Fault are all located within approximately 50 miles of the city.[54] According to the Geotechnical Investigation Report prepared for the proposed project, while a portion of the Olive Street Fault is located within the project site, this fault is designated as late Quaternary, meaning that it is not considered an active fault. An active fault is defined by the United States Geological Survey (USGS) as a fault that is likely to have another earthquake sometime in the future.[55] Faults are commonly considered to be active if they have moved one or more times in the last 10,000 years. Therefore, this fault does not require investigation in accordance with the Alquist-Priolo Act. Therefore, the closest known active fault to the project site is a segment of the Newport-Inglewood Fault (Alt 1), located approximately 1 mile east of the project site.[56]

Alquist-Priolo Earthquake Fault Zones (APEFZ) are regulatory zones established by California's state geologist around active faults with the potential to cause surface rupture. According to the Alquist-Priolo Earthquake fault Zones delineated by the California Geological Survey (CGS), the project site is not within a mapped, currently established APEFZ.[57] Because the site is not located in an APEFZ and there are no reported active faults on the site, potential for ground rupture is considered low. Although there are no known active faults on the project site, the site is in an active seismic area that has historically been affected by generally moderate to occasionally high levels of ground motion.

While the proposed project does not propose any development in and of itself, given the City's location in the seismically active area of Southern California, future development on the project site facilitated by the proposed project would be required to comply with the most current California Building Code, which stipulates appropriate American Society of Civil Engineers (ASCE) seismic design

54 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element.* Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed August 28, 2025).

55 United States Geological Survey (USGS). n.d. Earthquake Hazards Program. Website: https://www.usgs.gov/glossary/earthquake-hazards-program (accessed November 4, 2025).

56 Langan CA, Inc. 2025. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

57 California Department of Conservation (DOC). n.d. California Geological Survey. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/ (accessed August 28, 2025).

provisions that shall be implemented with each project's design and construction. Future projects must also adhere to the design provisions included in the Huntington Beach Building and Construction Code.[58] Therefore, the proposed project would result in a less than significant impact related to the rupture of a known earthquake fault as delineated on the most recent APEFZ Zoning Map, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

ii. Strong seismic ground shaking?

Less Than Significant Impact. As previously discussed, although there are no known active faults that traverse the project site, the city is located in a seismically active region (Southern California). As described in Response 4.7(a)(i) above, the closest known active fault to the project site is the Newport-Inglewood fault (Alt 1 segment), located approximately 1 mile east.[59] Because of the site's proximity to several currently mapped active faults, the proposed project would likely experience moderate to occasionally high ground shaking from these faults, and ground shaking from other seismically active areas of Southern California.

While the proposed project does not propose any development in and of itself, all future residential and commercial development on the project site facilitated by the proposed project would be required to adhere to the California Building Code (CBC) (California Code of Regulations [CCR], Title 24) and the Huntington Beach Building and Construction Code.[60] Additionally all future development associated with the proposed project would be required to undergo a design-level geotechnical exploration and laboratory testing program, and implement applicable structural design recommendations, as necessary.

Future residential and commercial development on the project site facilitated by the proposed project would be required to comply with HAZ-1 Policy A of the City's General Plan Natural and Environmental Hazards Element, which requires new and retrofitted structures to be sited and designed to reduce the risk of damage from geologic and seismic hazards.[61] In addition, implementation of seismic design recommendations outlined in the Geotechnical Investigation Report[62] prepared for the proposed project, as well as future supplemental geotechnical reports prepared on a project-by-project basis would reduce potential impacts from seismic ground shaking, as required by Standard Condition GEO-1. With implementation of Standard Condition GEO-1 and compliance with the most current California Building Code, the Huntington Beach Building and Construction Code, and General Plan HAZ-1 Policy

58 City of Huntington Beach. n.d. Huntington Beach Municipal Code. Title 17 – Buildings and Construction. Website: https://ecode360.com/43801262 (accessed August 28, 2025).

59 Langan CA, Inc. 2025. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

60 City of Huntington Beach. n.d. City of Huntington Beach Municipal Code. Title 17 – Buildings and Construction. Website: https://ecode360.com/43801262 (accessed August 28, 2025).

61 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element.* Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/ Departments/ Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed August 28, 2025).

62 Langan CA, Inc. 2025. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

A, impacts associated with exposing people or structures to substantial adverse effects related to strong seismic ground shaking would be reduced to a less than significant level, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Standard Conditions: No mitigation is required. However, Standard Condition GEO-1 shall be incorporated to ensure that the proposed project would not result in significant impacts related to strong seismic ground shaking.

Standard Condition GEO-1 **California Building Code and Geotechnical Recommendations.** The Construction Contractor for each individual development project within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project shall implement the recommendations of the *Geotechnical Investigation Report for CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*, prepared by Langan Inc. in February 2025 (Geotechnical Investigation Report) for the proposed project, and future geotechnical reports prepared on a project-by-project basis, as well as applicable sections of the most current California Building Code (CBC) and the Huntington Beach Building and Construction Code. Prior to issuance of building permits for each individual development project within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project, the City shall confirm that the project Soil Engineer has reviewed the building plans and verified that the structural design conforms to the requirements of the Geotechnical Investigation Report prepared for the proposed project, and future geotechnical reports prepared on a project-by-project basis, as well as applicable sections of the most current CBC and the Huntington Beach Building and Construction Code.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. As described in Response 4.7(a)(i) above, because the site is not located in an APEFZ and there are no reported active faults on the site, potential for ground rupture is considered low. However, the site is in an active seismic area that has historically been affected by generally moderate to occasionally high levels of ground motion.

Liquefaction is a transformation of soil from a solid to a liquefied state during which saturated soil temporarily loses strength resulting from the buildup of excess pore water pressure, especially during earthquake-induced cyclic loading. Soil susceptible to liquefaction includes loose to medium-dense sand and gravel and low-plasticity silts. According to the Geotechnical Investigation Report[63] prepared for the proposed project, groundwater was encountered on-site at the depth of 35.5 feet. The Geotechnical Investigation Report also notes that the project site is generally underlain by approximately 2 to 5 feet of undocumented fills generally consisting of silty sands and clayey sands

[63] Langan CA, Inc. 2025. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

with varying amounts of gravel. Deeper fill deposits are anticipated in areas where historic sumps, well cellars and pipelines were present. The Geotechnical Investigation Report determined that the undocumented fills currently underlying the project site are unsuitable for support of future structures and recommended improvement of these soils through over-excavation and recompaction, which future developers would be required to adhere to pursuant to Standard Condition GEO-1.

According to the CGS, while there are no Liquefaction Zones identified on the project site, there are Liquefaction Zones adjacent to both the northern and western boundaries of the project site.[64] However, according to Figure HAZ-3, Seismic Hazard Zones (Liquefaction and Landslide), of the City of Huntington Beach General Plan Natural and Environmental Hazards Element, the site is mapped to have a liquefaction potential from "high to medium" to "very high".[65]

According to the Geotechnical Investigation Report[66] prepared for the proposed project, a liquefaction analysis was performed using the data from the 50-foot-deep borings, analyzing liquefaction potential at both a groundwater depth of 35 feet, and at a historical high groundwater depth of 10 feet. The results determined that liquefaction induced settlement of less than half an inch could occur at a groundwater depth of 35 feet, while liquefaction induced settlement of up to 2.1 inches could occur at a groundwater depth of 10 feet.[67]

As previously described, while the proposed project does not propose development in and of itself, future development associated with the proposed project would be required to implement Standard Condition GEO-1 as described above, and comply with the most current California Building Code, the Huntington Beach Building and Construction Code, and General Plan HAZ-1 Policy A. With the implementation of this standard condition and compliance with regulatory requirements and policies, impacts associated with seismic-related ground failure, including liquefaction, would be reduced to a less than significant level, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

iv. Landslides?

Less Than Significant Impact. As described in Response 4.7(a)(i) above, because the site is not located in an APEFZ and there are no reported active faults on the site, potential for ground rupture is

64 Department of Conservation. n.d. California Geological Survey. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/ (accessed August 28, 2025).

65 City of Huntington Beach. *City of Huntington Beach General Plan Natural and Environmental Hazards Element.* Figure HAZ-3, Seismic Hazard Zones (Liquefaction and Landslide). Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zoning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed August 28, 2025).

66 Langan CA, Inc. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

67 *Ibid.*

considered low. However, the site is in an active seismic area that has historically been affected by generally moderate to occasionally high levels of ground motion.

Landslides are most common where slopes are steep, soils are weak, and groundwater is present. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes in areas with significant ground slopes. The project site is relatively flat, with no slopes on site. According to the CGS, while there are no Landslide Zones identified on the project site, there are Landslide Zones adjacent to the western boundary of the project site.[68] Additionally, according to Figure HAZ-3, Seismic Hazard Zones (Liquefaction and Landslide), of the City of Huntington Beach General Plan Natural and Environmental Hazards Element, the site does not have any mapped Earthquake-induced Landslide Zones.[69]

As previously described, while the proposed project does not propose development in and of itself, future development associated with the proposed project would be required to implement Standard Condition GEO-1 as described above, and comply with the most current California Building Code, the Huntington Beach Building and Construction Code, and HAZ-1 Policy A. As such, implementation of the proposed project would not expose people or structures to substantial adverse effects related to seismically induced landslides, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. As previously described, the proposed project does not propose development in and of itself. However, construction of future residential and commercial development on the project site facilitated by the proposed project would require grading and other soil-disturbing construction activities. These construction activities may result in increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil and siltation could occur at an accelerated rate.

Future development on the project site facilitated by the proposed project would require grading operations for soil remediation, rough grading and to construct streets, infrastructure, pads and other site improvements to create properly drained development areas. Each future development project would implement a project-specific grading concept intended to minimize the length of time and physical impacts of the grading operations, stabilize manufactured slopes, minimize import/export of earthwork, and ensure proper drainage. Soil remediation, over-excavation, stockpiling and normal grading operations and procedures would occur within the project site.

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68 California Department of Conservation. n.d. California Geological Survey. Earthquake Zones of Required Investigation. Website: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/ (accessed September 2, 2025).

69 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element.* Figure HAZ-3, Seismic Hazard Zones (Liquefaction and Landslide). Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=20240405122819 0&t=202404051228190 (accessed September 2, 2025).

If imported fill is required under future development on the project site associated with the proposed project, excavation and fill placement would be consistent with the recommendations provided in the Geotechnical Investigation Report, and any future project-specific geotechnical reports. In addition, erosion protection and drainage control measures would be implemented during periods of inclement weather, including the restriction of backfill operations during rainfall events to allow for proper moisture control during fill placement.

All soil remediation and grading within the project site would require a grading permit and coastal development permit and would be governed by both the Geotechnical Investigation Report prepared for the proposed project and project-specific geotechnical reports prepared by registered professional civil and geotechnical engineers. Additionally, all future development within the project site facilitated by the proposed project would be consistent with all applicable building codes, established engineering practices and City ordinances. Preliminary grade elevations and details for each future development project associated with the proposed project would be provided during the Tentative Tract Map process. Grading would be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure proper site drainage. All soil remediation and grading plans would be subject to review and approval by the City to incorporate conditions of approval, as appropriate.

As described in further detail in Section 4.10, Hydrology and Water Quality, below, future development on the project site associated with the proposed project shall be designed and constructed in compliance with the Orange County Technical Guidance Document (TGD),[70] all applicable local ordinances and applicable provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board, Construction Stormwater General Permit (CGP) Order 2022-0057-DWQ and any subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit (MS4 Permit) issued to Orange County and Cities by the California Regional Water Quality Control Board. All future development which would disturb 1 acre of soil or more would be required to comply with the NPDES CGP and the Orange County MS4 Permit, which require preparation of a Storm Water Pollution Prevention Plan (SWPPP) (see Standard Condition WQ-1 in Section 4.10, Hydrology and Water Quality). The SWPPP would detail Erosion Control and Sediment Control Best Management Practices (BMPs) to be implemented during project construction to minimize erosion and retain sediment on site. Additionally, prior to the issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP) would be required for each future development project facilitated by the proposed project and would include BMPs to reduce stormwater runoff, subsequently minimizing on-site erosion and siltation. Although the proposed project does not propose development in and of itself, it is considered a Priority Project by the TGD and is therefore required to follow and meet Low Impact Development (LID) criteria established by the TGD.

[70] OC Public Works. 2013. *Technical Guidance Document (TGD) for the Preparation of Conceptual/ Preliminary and/or Project Water Quality Management Plans (WQMPs).* December 20. Website: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://ocds.ocpublicworks.com/sites/ocpwocds/files/2021-06/OC_TGD%2812-20-2013%29.pdf (accessed November 5, 2025).

Through compliance with the requirements listed above, construction and operation impacts related to on-site erosion for future development associated with the proposed project would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c. Would the project 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?

Less Than Significant Impact. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the project site is located in a relatively flat area with no significant slopes nearby, landslides or other forms of natural slope instability do not represent a significant hazard to the project. In addition, as stated above, there are no landslide zones identified on the project site. Therefore, potential impacts related to landslides would be less than significant, and no mitigation is required.

Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. The surficial blocks are transported downslope or in the direction of a free face, such as a slope, by earthquake and gravitational forces. Lateral spreading often occurs on very gentle slopes or flat terrain. When coherent material, either bedrock or soil, rests on materials that liquefy, the upper units may undergo fracturing and extension and may then subside, translate, rotate, disintegrate, or liquefy and flow. Although the City of Huntington Beach General Plan Natural and Environmental Hazards Element, maps the site to have a liquefaction potential from "high to medium" to "very high"[71], as CGS does not designate the project site as a liquefaction zone, and there are no free faces present within or near the site, the Geotechnical Investigation Report[72] prepared for the proposed project determined that the potential for lateral spreading onsite was negligible. Therefore, potential impacts related to lateral spreading would be less than significant, and no mitigation is required.

Subsidence refers to broad-scale changes in the elevation of land. Common causes of land subsidence are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydrocompaction). According to the Geotechnical Investigation Report[73] prepared for the proposed project, the site is mapped within an oil or gas field. Additionally, according to Figure HAZ-4,

[71] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*, Figure HAZ-3, Seismic Hazard Zones (Liquefaction and Landslide). Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community% 20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed September 2, 2025).

[72] Langan CA, Inc. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

[73] *Ibid.*

Subsidence, of the City of Huntington Beach General Plan Natural and Environmental Hazards Element, the site is mapped in a zone of approximately -0.1 to -0.8 inches of subsidence per year. [74]

While the subsidence in this area is historically associated with oil extraction activities within the property, based on the proposed development, the oil wells would be decommissioned, which is expected to reduce long-term subsidence. Regional effects of subsidence would be accounted for through site design, and the proposed project would not induce local ground subsidence. As previously mentioned, groundwater was encountered at a depth of 35 feet. Therefore, groundwater dewatering or pumping is not anticipated for future development projects associated with the proposed project.

Subsidence can also be dependent upon the degree of soil compaction achieved during construction. As previously discussed, the Draft Amended PGSP requires the preparation of a design-level geotechnical exploration and laboratory testing program for each future development proposed on the project site facilitated by the proposed project. The results of each design-level geotechnical exploration and laboratory testing program would address, among other conditions, potential for subsidence to occur and specify soil excavation and management and foundation and infrastructure design recommendations to be implemented to ensure that subsidence does not occur. As such, it is anticipated that future design-level geotechnical explorations would include design features and earthwork practices to ensure adequate support for future development of the project site in the event that subsidence occurs. Further, future development associated with the proposed project would also be required to comply with the most current California Building Code, the Huntington Beach Building and Construction Code, and General Plan HAZ-1 Policy A, as required by Standard Condition GEO-1. Therefore, the proposed project would not be subject to potential geotechnical hazards related to subsidence, and no mitigation is required.

As described in Response 4.7(a)(iii) above, based on the depth of groundwater and site subsurface conditions, liquefaction potential and seismic settlement at the project site is low. The proposed project would be required to comply with current building codes to reduce potential impacts associated with seismic hazards. In addition, implementation of Standard Condition GEO-1 would reduce potential impacts to a less than significant level, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are soils that change in volume when the soil's moisture content changes. The volume change occurs when the moisture content in the soil causes swelling or shrinking because of cyclic wet/dry weather cycles, installation of irrigation systems, change in

[74] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*, Figure HAZ-4, Subsidence. Website: https://cms3.revize.com/revize/huntington beachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed September 2, 2025).

landscape plantings, or changes in grading. Swelling and shrinking soils can result in differential movement of structures including floor slabs and foundations, and site work including hardscape, utilities, and sidewalks. The current (2022) CBC defines potentially expansive soils as soils with expansion indices (EI) greater than 20.

As previously stated, according to the Geotechnical Investigation Report[75] prepared for the proposed project, the project site is generally underlain by approximately 2 to 5 feet of undocumented fills generally consisting of silty sands and clayey sands with varying amounts of gravel. In addition, expansion index testing of the near-surface material indicated the soil on the project site exhibited a "low" expansion potential (EI of 10). Future development associated with the proposed project would be required to implement Standard Condition GEO-1 as described above, and comply with the most current California Building Code, the Huntington Beach Building and Construction Code, and General Plan HAZ-1 Policy A.

In addition, implementation of expansive soil considerations outlined in the Geotechnical Investigation Report[76] as required in Standard Condition GEO-1 would reduce potential impacts from expansive soils. With implementation of Standard Conditions GEO-1, and compliance with the most current California Building Code, the Huntington Beach Building and Construction Code, and General Plan HAZ-1 Policy A, impacts associated with expansive soils would be reduced to a less than significant level, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e. Would the project 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 waste water?

No Impact. As previously described, the proposed project does not propose specific development in and of itself. However, construction of future development associated with the proposed project would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Future development associated with the proposed project would connect to existing public wastewater infrastructure. Therefore, the proposed project would not involve the use of any septic tanks, and no impact would occur. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The project site is located within an urbanized area and is currently occupied by industrial land uses including oil and natural gas production, as well as an undeveloped area consisting of vegetation (Planning Area 3B). According to the Draft Program Environmental

[75] Langan CA, Inc. *Geotechnical Investigation Report for the CRC Huntington Beach 20101 Goldenwest Street Huntington Beach, California*. February 28, 2025.

[76] *Ibid.*

Impact Report (PEIR) prepared for the City of Huntington Beach General Plan Update[77], older and more shallow marine sediments are prominent along the Bolsa Chica and Huntington Beach mesas and have the potential to contain vertebrate fossils such as marine, freshwater, and terrestrial specimens including leopard shark, three-spined stickleback, garter snake, desert shrew, pocket gopher, mammoth, bison, and horse fossils. The General Plan PEIR determined that future development allowed under the General Plan Update would result in potentially significant direct and indirect impacts on known and unknown paleontological resources, as construction activities would have the possibility to damage or destroy fossils in the underlying rock units.[78]

Therefore, while the proposed project does not propose development in and of itself, it is possible that near surface excavation associated with future development on the project site facilitated by the proposed project could result in potentially significant direct and indirect impacts on known and unknown paleontological resources. As such, a detailed Paleontological Resources Assessment will be prepared, including an on-site pedestrian survey, a review of current geologic maps of the project site and surrounding area and review relevant geological and paleontological literature, and a search of the Natural History Museum of Los Angeles County (NHMLAC) to establish the status and extent of previously recorded paleontological resources within the area surrounding the project site as well as within the same or similar deposits as those found in the project site. Therefore, potential project-related impacts to paleontological resources will be evaluated further, and appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

77 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report,* May 2017. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community% 20 Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-II-Draft-Environmental-Impact-Report.pdf?t=202404051227470&t=202404051227470 (accessed September 2, 2025).

78 *Ibid.*

4.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

4.8.1 Impact Analysis

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. During construction of future development projects, construction equipment and vehicles would generate greenhouse gas (GHG) emissions. In addition, future development would use energy and generate vehicle trips during long-term operations, which would also contribute to the emissions of GHGs. A technical study analyzing GHG emissions associated with both the short-term construction and long-term operational impacts of the proposed project will be prepared and summarized. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As stated above, construction and operation of the proposed project would generate GHG emissions. Using the project-specific GHG emissions technical study, the proposed project's consistency with applicable plans, policies, and regulations related to reducing GHG emissions, including the State's 2022 Scoping Plan, Executive Order (EO) B-30-15, Senate Bill (SB) 32, Assembly Bill (AB) 197, AB 1279, and SCAG's Connect SoCal 2024 RTP/SCS will be analyzed. Appropriate and feasible mitigation measures will be identified, if necessary. **This topic will be analyzed further in the EIR.**

4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
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?	☒	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

4.9.1 Impact Analysis

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Hazardous materials are chemicals that could cause harm during an accidental release or mishap, and are defined as toxic, corrosive, flammable, reactive, or an irritant or strong sensitizer. Hazardous substances include all chemicals regulated under the U.S. Department of Transportation's "hazardous materials" regulations and the United States Environmental Protection Agency's (USEPA) "hazardous waste" regulations. Hazardous waste requires special handling and disposal because of the potential to damage public health and the environment. The probable frequency and severity of consequences from the routine transport, use, or disposal of hazardous materials are affected by the type of substance, the quantity used or managed, and the nature of the activities and operations.

Under existing conditions, the project site is developed with oil and gas production infrastructure, including active and inactive oil and natural gas extraction facilities such as oil wells, aboveground storage tanks, aboveground and underground pipelines, oil separation and related facilities, a natural

gas plant and gas flare unit, power substations, and office facilities. By nature, oil and gas production involves the routine use, transport, and disposal of hazardous materials. As previously described, implementation of the proposed project would facilitate future development on the site, but specific projects are not proposed at this time. Redevelopment of the site, including decommissioning of the existing oil and gas uses and construction and operation of future development would require the transport, use and disposal of hazardous materials in various quantities, as discussed below.

Construction. Construction of future development on the project site facilitated by the proposed project would require the removal of existing oil and gas production infrastructure from the project site, including oil well abandonments and excavation and remediation of contaminated soils, which would potentially result in the creation of hazardous waste. Additionally, the project site is located within a methane overlay district, defined by the City as an area that may have higher than normal methane gas hazards.[79] Development projects within the methane overlay district must be reviewed by the Huntington Beach Fire Department (HBFD) and follow certain City Specifications, as described below.[80]

Demolition and construction activities for future development projects on the project site facilitated by the proposed project could generate small quantities of hazardous materials. The construction phase of future development projects would include the transport, storage, and short-term use of petroleum-based fuels, lubricants, and other similar materials. The amount of hazardous chemicals present during construction would be limited and would be in compliance with existing government regulations, including HBFD City Specification No. 422, which provides guidance on the oil well abandonment permit process, No. 429, which provides guidance on methane mitigation requirements, and No. 431-92, which provides guidance in assessing site soils for the presence of chemical contaminants and informs decision-making in the event that contamination is identified[81]; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; and Title 22 of the California Code of Regulations (CCR).

Given the existing use of the project site as an oil and gas production facility where hazardous materials are known to be present, a Phase I Environmental Site Assessment (ESA) has been prepared in support of the EIR, including a records review and a site reconnaissance to identify potential Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), and Historical Recognized Environmental Conditions (HRECs) and provide recommendations to mitigate potential impacts related to hazards and hazardous materials to

[79] City of Huntington Beach. 2014. Methane Districts. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Fire/Our%20Community%20and%20Risk%20Reduction/For%20Residents/Plan%20Check%20Services/MethaneDistricts_8_5X11.pdf (accessed September 5, 2025).

[80] City of Huntington Beach. n.d. What is a Methane District? Website: https://www.huntingtonbeachca.gov/departments/fire/our_community_and_risk_reduction/for_business/oil_production_program.php (accessed September 5, 2025).

[81] City of Huntington Beach. n.d. Huntington Beach Fire Department. City Specifications. Website: https://www.huntingtonbeachca.gov/departments/fire/our_community_and_risk_reduction/city_specifications.php (accessed September 3, 2025).

less than significant levels, where possible. The findings of the Phase I ESA will determine the need for additional hazardous materials investigations, including but not limited to, a Phase II ESA.

In addition to any recommendations provided in the Phase I ESA, any other subsequent hazardous materials reports, and compliance with HBFD City Specifications, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, and CCR Title 22, all oil well abandonments, excavation, and remediation of contaminated soils associated with the proposed project would be required to comply with all provisions of Huntington Beach Municipal Code Title 17.04.170 for construction within a methane gas overlay districts.[82]

While compliance with all provisions of the HBFD City Specifications, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the California Code of Regulations, and the City's Municipal Code Title 17.04.170 would collectively reduce impacts associated with oil well abandonments, excavation, and remediation of contaminated soils, significant impacts and RECs may still be identified on the project site which could require further investigation and mitigation. Therefore, potential project-related impacts associated with the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials would be potentially significant, and will be evaluated based on the contents of the Phase I ESA and any other subsequent hazardous materials reports. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

Operation. Operation of future development on the project site associated with the proposed project would involve the use of potentially hazardous materials (e.g., solvents, cleaning agents, sanitizing solutions, paints, fertilizers, and pesticides) typical of commercial/hotel and residential communities that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to people in the vicinity of the proposed project.

No manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur with project implementation. Typical use of commercial and household hazardous materials (e.g., pesticides, fertilizer, solvents, cleaning products, and paints) would not generally result in the transport, disposal, or release of hazardous materials in an amount that would create a significant hazard to the public or the environment. Nevertheless, given the potentially significant impacts related to hazards and hazardous materials on the project site, significant impacts and RECs may still be identified on the project site which could require mitigation. Therefore, potential operation-related impacts associated with the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials would be potentially significant, and will be evaluated based on the contents of the Phase I ESA and any other subsequent hazardous materials reports. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

[82] City of Huntington Beach. n.d. Huntington Beach Municipal Code. Section 17.04.170 - Methane District Regulations. Website: https://ecode360.com/43801306#43801284 (accessed September 3, 2025).

b. Would the project 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?

Potentially Significant Impact. Construction of future development on the project site facilitated by the proposed project would require the removal of existing oil and gas production infrastructure from the project site, including oil well abandonments and excavation and remediation of contaminated soils, which would potentially result in the creation of hazardous waste. As such, a Phase I ESA has been prepared to analyze the project site, including a records review and site reconnaissance to identify potential RECs, CRECs, and HRECs and provide recommendations to mitigate potential impacts related to hazards and hazardous materials to less than significant levels, where possible. The findings of the Phase I ESA will determine the need for additional hazardous materials reports, including but not limited to a Phase II ESA.

A REC can be defined as the presence or likely presence of any hazardous substances or petroleum products in or at a property due to a release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. A HREC can be defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A CREC can be defined as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

According to the State Water Resources Control Board (SWRCB) GeoTracker database, the project site is located on two Leaking Underground Storage Tank (LUST) Cleanup sites.[83] However, both cleanup sites are classified as "Completed - Case Closed". The first was closed on June 13 of 2005[84], and the second was closed on May 12, 2010.[85] However, the Phase I ESA and any other subsequent hazardous materials reports may identify significant impacts and RECs on the project site, which could require mitigation. Therefore, potential project-related impacts associated with the creation of 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 would be potentially significant and will be evaluated. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

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83 State Water Resources Control Board (SWRCB). n.d. Geotracker. Website: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento (accessed September 3, 2025).

84 State Water Resources Control Board (SWRCB). n.d. Geotracker. Shell Western E & P Inc (T10000018105). Website: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000018105 (accessed September 3, 2025).

85 State Water Resources Control Board (SWRCB). n.d. Geotracker. Shell Western E & P Inc., SWPI Huntington Bch Gas (Sl208153870). Website: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL208153870 (accessed September 3, 2025).

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The nearest school to the project site is Agnes L. Smith Elementary School, which is located approximately 0.66 mile southeast of the project site. Therefore, because the closest school is greater than 0.25 mile away from the project site, impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

d. Would the project 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?

Potentially Significant Impact. According to the California Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not located on a federal superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site.[86] In addition, no active sites are located within 3,000 feet of the project site. As described in Response 4.9(b) above, according to the SWRCB GeoTracker database, the project site is located on two Leaking Underground Storage Tank (LUST) Cleanup sites.[87] However, both cleanup sites are classified as "Completed - Case Closed". The first was closed on June 13 of 2005,[88] and the second was closed on May 12, 2010.[89] In addition, the project site is not listed on the DTSC Hazardous Waste and Substances Site List (Cortese List, compiled pursuant to Section 65962.5 of the Government Code).[90]

All use, storage, transport, and disposal of hazardous materials (including any small amounts of hazardous wastes) during future construction and operational activities on the project site facilitated by the proposed project would be performed in accordance with existing local, State, and federal hazardous materials regulations. Although the project site is not listed on the DTSC Hazardous Waste and Substances Site List (Cortese List, compiled pursuant to Section 65962.5 of the Government Code), the Phase I ESA and any other subsequent hazardous materials reports will include a comprehensive database search which could identify significant impacts and RECs on the project site, requiring mitigation. Therefore, potential project-related impacts associated with the location of the project site on a list of hazardous materials sites compiled pursuant to Government Code Section

86 California Department of Toxic Substances Control (DTSC). n.d. Envirostor Database. Website: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento (accessed September 5, 2025).

87 State Water Resources Control Board (SWRCB). n.d. Geotracker. Website: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento (accessed September 3, 2025).

88 State Water Resources Control Board (SWRCB). n.d. Geotracker. Shell Western E & P Inc (T10000018105). Website: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000018105 (accessed September 3, 2025).

89 State Water Resources Control Board (SWRCB). n.d. Geotracker. Shell Western E & P Inc., SWPI Huntington Bch Gas (SI208153870). Website: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL208153870 (accessed September 3, 2025).

90 California Department of Toxic Substances Control (DTSC). n.d. Hazardous Waste and Substances Site List. Website: https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST (accessed September 5, 2025).

65962.5 and the creation of a significant hazard to the public or the environment will be evaluated. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

e. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The nearest public use airport to the project site is the John Wayne Airport located at 18601 Airport Way in the City of Santa Ana, approximately 8 miles east of the project site. There are no private airstrips within 2 miles of the project site, and the project site is not within an airport land use plan. Therefore, implementation of the proposed project would not result in safety hazards for people living or working in the area. No impacts would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The City's General Plan Natural and Environmental Hazards Element outlines goals and policies aimed at adequately preparing for a variety of emergency scenarios. While the Natural and Environmental Hazards Element makes recommendations for emergency evacuation and access, it only designates official evacuation routes in the event of tsunami. As shown in Figure HAZ-5, Tsunami Evacuation Map, of the Natural and Environmental Hazards Element, none of the roadways adjacent to the project site are designated by the City as evacuation routes in the event of a tsunami.[91]

As previously mentioned, the proposed project does not propose development in and of itself. However, construction of future development on the project site facilitated by the proposed project would not result in any permanent road closures or long-term blocking of road access that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Short-term construction activities of future development is not anticipated to result in any substantial traffic queuing on nearby streets, and all construction equipment would be staged within the project site. Therefore, project-related construction impacts associated with emergency response and evacuation plans would be less than significant.

The proposed project does not include any changes to public or private roadways that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Further, the proposed project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. In addition, during the operational phase of the proposed project, on-site access would be required to comply with standards established by the

[91] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*. Figure HAZ-5, Page 5-10. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf (accessed September 5, 2025).

City and the HBFD. The size and location of fire access routes would be required to conform to City and HBFD standards. Future development associated with the proposed project would provide adequate emergency access (including fire access) to the site via three points of vehicular entry along Planning Areas 1 and 2's frontage with PCH, including one main entrance located near Planning Area 1 and two secondary entrances closer to the southeastern and northwestern sides of the property within Planning Areas 2A and 2B, respectively, and via pedestrian sidewalks on Palm Avenue as necessary.

Prior to the issuance of any building permits for future development on the project site associated with the project, HBFD review and approval of the project-specific plans would be required. Therefore, access to and from the project site for emergency vehicles would be reviewed and approved by HBFD and the City as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access.

The proposed project does not include any substantial changes to public or private roadways that would physically impair or otherwise conflict with an emergency response. As previously stated, a Traffic Impact Analysis (TIA) has been prepared in order to analyze construction and operational traffic impacts of the proposed project. Data presented in the TIA will be utilized to analyze potential impacts to emergency access under the proposed project. **This topic will be analyzed further in the EIR.**

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Refer to Section 4.20, Wildfire, of this Initial Study for a detailed discussion of wildfire risks associated with the proposed project. According to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is not within an area identified as a Very High Fire Hazard Severity Zone (VHFHSZ).[92] According to the City's General Plan Natural and Environmental Hazards Element, the City does not face wildfire risk due to its position in an urbanized and built-out region.[93] Further, future development on the project site facilitated by the proposed project would be required to comply with all applicable building code requirements requiring fire protection devices, such as sprinklers, alarms per the California Fire Code (Municipal Code Section 17.56.010), adequately spaced fire hydrants, fire access lanes, and adequate emergency access. As a result, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. No mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

92 California Department of Forestry and Fire Protection (CAL FIRE). n.d. Find your Fire Hazard Severity Zone (FHSZ) and local public contacts. Website: https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9 (accessed September 5, 2025).

93 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf (accessed September 5, 2025).

4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii. 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; or	☒	☐	☐	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

4.10.1 Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Potentially Significant Impact. The California State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate the quality of surface water and groundwater bodies throughout California. In the City of Huntington Beach, the Santa Ana RWQCB is responsible for implementation of the Water Quality Control Plan (i.e., Basin Plan).[94] The Basin Plan establishes beneficial water uses and water quality objectives for waterways and water bodies within the region. Section 303(d) of the federal Clean Water Act requires that states identify water bodies, including bays, rivers, streams, creeks, and coastal areas, which do not meet water quality standards and the pollutants that are causing the impairment. Total Maximum Daily Loads (TMDLs) describe the maximum amount of a pollutant that a water body can receive while still meeting established water quality standards. A TMDL establishes limits for pollutant discharges into impaired water bodies.

[94] Regional Water Quality Control Board, Santa Ana Region. 2025. *Water Quality Control Plan (Basin Plan) for the Santa Ana River Basin.* April. Website: https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/index.html (accessed September 4, 2025).

Under existing conditions, the 92-acre project site consists of both pervious and impervious surfaces. Impervious surfaces on the project site include oil and gas production and storage structures, office and administrative facilities, parking areas, and internal circulation roadways. Pervious surfaces on the project site include undeveloped areas containing non-native weedy/successional vegetation and areas of ornamental landscaping.

The site is generally flat, sloping gently down to the southeast. Site elevations range from approximately 37 to 40 feet (based on the North American Vertical Datum of 1988 [NAVD 88]).[95] Under existing conditions, stormwater generated on the project site drains to public catch basins along Goldenwest Street or PCH as well as a parkway drain outlet along Palm Avenue. From the catch basin along Goldenwest Street, stormwater flows to an existing 24-inch storm drain lateral, then to an existing 48-inch main along Goldenwest Street that discharges to the Pacific Ocean. From the catch basin at PCH, stormwater flows to an existing 24-inch storm drain lateral along PCH which discharges onto Huntington Beach. From the parkway drain outlet, stormwater flows to an existing 24-inch storm drain lateral along Palm Avenue, which drains into the Sea Cliff on the Greens neighborhood east of the project site.

The portion of the Pacific Ocean where stormwater from the project site would discharge is identified as the San Gabriel River to Poppy Street in Corona Del Mar (Nearshore Zone) by the SWRCB. The SWRCB Surface Water Quality Assessment 2024 Integrated Report for Clean Water Act Sections 303(d) and 305(b) (Integrated Report) does not identify the San Gabriel River to Poppy Street in Corona Del Mar (Nearshore Zone) as an impaired water body.[96] As such, no TMDLs have been established for this water body.

Runoff water quality is regulated by the National Pollution Discharge Elimination System (NPDES) Program (established through the federal Clean Water Act). The NPDES Program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with NPDES permits is mandated by State and federal statutes and regulations. Locally, the NPDES Program is administered by the Santa Ana RWQCB.

Construction activities are subject to the SWRCB's *NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities*, *Order No. 2022-0057-DWQ, NPDES No. CAS000002* (Construction General Permit).[97] Any construction activity, including grading, that would result in the disturbance of 1 acre or more would require compliance with SWRCB's Construction General Permit, which requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Construction Best Management Practices (BMPs) during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs

95 Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California,* Page 1. February 28, 2025.

96 State Water Resources Control Board (SWRCB). 2024. *2024 California Integrated Report (Clean Water Act Section 303(d) List and 305(b) Report)*. Website: https://www.waterboards.ca.gov/water_issues/programs/tmdl/2023_2024state_ir_reports/apx-a-2024-303d-list-final.xlsx (accessed September 5, 2025).

97 State Water Resources Control Board (SWRCB). 2022. National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002. September 8. Effective September 1, 2023.

designed to minimize erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. In the event that a future development project on the project site facilitated by the proposed project disturbs greater than 1 acre of soil, the project would be subject to the requirements of the Construction General Permit.

In addition, Sections 17.05.310 through 17.05.330 of the City's Municipal Code sets forth standard erosion control requirements for projects within the City, including the requirement that an Erosion Control Plan be prepared annually during construction and submitted to the City for approval prior to September 15 of each year.

The proposed project would comply with the requirements of the Santa Ana RWQCB's *NPDES Permit Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County* (Order No. R8-2009-0030, NPDES No. CAS618030, as amended by Order No. R8-2010-0062) (North Orange County MS4 Permit).[98] The North Orange County MS4 Permit prohibits discharges, sets limits on pollutants being discharged into receiving waters, and requires implementation of technology-based standards. The North Orange County MS4 Permit requires co-permittees, including the City, to develop and implement standard design and post-development BMP guidance to guide application of low impact development (LID) BMPs to the maximum extent practicable. Specifically, LID performance criteria for North Orange County state that priority projects must infiltrate, harvest and use, evapotranspire, or biotreat/filter the 85th percentile, 24-hour storm event. The North Orange County MS4 Permit also requires preparation of a Water Quality Management Plan (WQMP) for new development and significant redevelopment projects that qualify as "Priority Development" projects. WQMPs specify the Site Design, Source Control, LID, and Treatment Control BMPs that would be implemented to capture, treat, and reduce pollutants of concern in storm water runoff. Site Design BMPs are storm water management strategies that emphasize conservation and use of existing site features to reduce the amount of runoff and pollutant loading generated from a site. Source Control BMPs are preventative measures that are implemented to prevent the introduction of pollutants into storm water. LID BMPs mimic a project site's natural hydrology by using design measures that capture, filter, store, evaporate, detain, and infiltrate runoff rather than allowing runoff to flow directly to piped or impervious storm drains. Treatment Control BMPs are structural BMPs designed to treat and reduce pollutants in storm water runoff prior to releasing it to receiving waters.

The City's Stormwater and Urban Runoff Management Ordinance is codified as Chapter 14.25 of the City's Municipal Code. Chapter 14.25 establishes regulations to comply with the North Orange County

[98] Regional Water Quality Control Board, Santa Ana Region. 2010. National Pollutant Discharge Elimination System (NPDES) Permit Waste Discharge Requirements for the County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff Orange County, Order No. R8-2009-0030, NPDES No. CAS618030, as amended by Order No. R8-2010-0062. October 29.

MS4 Permit and Drainage Area Management Plan (DAMP),[99] which provides a framework for complying with the North Orange County MS4 Permit, through the prohibition of specific discharges and connections to the public storm drain system. Chapter 14.25 also requires new development and significant redevelopment projects to comply with the DAMP and other applicable City and County requirements. Potential construction and operation period impacts associated with future development facilitated by the proposed project are discussed below.

Construction. Construction of future projects on the project site facilitated by the proposed project would include demolition, site preparation, trenching, building construction, paving, and architectural coating activities. Pollutants of concern during construction include sediment, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (such as paints, solvents, and fuels), and concrete-related waste may be spilled or leaked during construction. Any of these pollutants have the potential to be transported via stormwater runoff into receiving waters, which consist of the Pacific Ocean from San Gabriel River to Poppy Street in Corona Del Mar (Nearshore Zone) as previously discussed.

In the event that a future development project on the project site facilitated by the proposed project disturbs greater than 1 acre of soil, the project would be subject to the requirements of the Construction General Permit, as specified in Standard Condition WQ-1 below. As stated in Standard Condition WQ-1, the Construction Contractor of each project disturbing greater than 1 acre of soil would be required to prepare a SWPPP and implement Construction BMPs detailed in the SWPPP during construction activities. In addition, as specified in Standard Condition WQ-2, below, Sections 17.05.310 through 330 of the City's Municipal Code requires that an Erosion Control Plan be prepared annually during construction and submitted to the City for approval prior to September 15 of each year. The SWPPP and Erosion and Sediment Control Plan for each individual project would detail the BMPs to be implemented during construction. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize the erosion and retain sediment on site, and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. Compliance with the requirements of the Construction General Permit and City's Municipal Code, including incorporation of construction BMPs to target and reduce pollutants of concern in stormwater runoff, would reduce pollutant discharge to receiving waters.

According to the Geotechnical Investigation Report prepared for the proposed project (Appendix C), exploratory borings on the project site encountered groundwater at a depth of 35.5 feet below ground surface (bgs), while historical high groundwater was recorded as 10 to 30 feet bgs. Based on typical excavation depths associated with the construction of residential and commercial projects, including utility trenching, it is not anticipated that the groundwater table would be

[99] County of Orange et al. 2003. Drainage Area Management Plan (DAMP). July 1. Website: https://ocerws.ocpublicworks.com/service-areas/oc-environmental-resources/regional-stormwater-program/background-damp (accessed September 5, 2025).

encountered during construction of future projects on the project site, and therefore groundwater dewatering would not be anticipated. As specified in Standard Condition WQ-3, in the event groundwater dewatering activities would occur under an individual future development project, the project would comply with the *Waste Discharge Requirements (WDR) Permit for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality* (Groundwater Discharge Permit) (Order No. R8-2020-0006, NPDES No. CAG998001).[100] In compliance with the requirements of the Groundwater Discharge Permit, groundwater would be tested and treated (if necessary) prior to discharge to surface waters. With adherence to Standard Condition WQ-3, groundwater dewatering during construction activities, if necessary, would not introduce pollutants to receiving waters at levels that would violate water quality standards or water discharge requirements, degrade water quality, or alter the quality of receiving waters.

Infiltration of stormwater can have the potential to affect groundwater quality in areas of shallow groundwater. As discussed in the Geotechnical Investigation Report prepared for the proposed project (Appendix C), the project site is underlain by undocumented fill between 2 and 5 feet bgs, followed by predominantly silty and clayey soils between 5 and 18 feet bgs.[101] Due to the depth of groundwater and the types of soils on site, it is not expected that any stormwater that may infiltrate during construction would affect groundwater quality because there is not a direct path for pollutants to reach the groundwater table. Furthermore, construction of the proposed project would be temporary and therefore, any stormwater that may infiltrate during construction would be short term and would not substantially degrade groundwater quality. As such, with implementation of Standard Conditions WQ-1, WQ-2, and WQ-3, which require compliance with City and NPDES regulations and implementation of construction and post-construction BMPs, construction impacts related to waste discharge requirements, water quality standards, and degradation of surface or groundwater quality would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Operation. The proposed project would result in an increase in impervious surface area on the project site compared to existing conditions. As required under the North Orange County MS4 Permit, a Preliminary Water Quality Management Plan (WQMP) is currently being prepared for the proposed project. When available, the Preliminary WQMP will include standard design and post-development BMP guidance to guide application of low impact development (LID) BMPs to infiltrate, harvest and use, evapotranspire, or biotreat/filter the 85th percentile, 24-hour storm event.

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100 Regional Water Quality Control Board, Santa Ana Region. 2020. National Pollutant Discharge Elimination System (NPDES) Permit Waste Discharge Requirements (WDR) Permit for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality, Order No. R8-2020-0006, NPDES No. CAG998001. June 19.

101 Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California,* Page 11. February 28, 2025.

The results and recommendations of the Preliminary WQMP will be disclosed and impacts associated with this topic will be evaluated further. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

Standard Conditions: No mitigation is required. However, the following standard conditions are based on local, State, and federal regulations or laws that serve to reduce impacts related to hydrology and water quality. These standard conditions are applicable to the proposed project and shall be incorporated to ensure that the project does not adversely impact receiving waters during construction.

Standard Condition WQ-1 **Construction General Permit.** Prior to issuance of grading permits for individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project, each developer shall obtain coverage under the (SWRCB) National Pollutant Discharge Elimination System (NPDES) *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002, as amended by Orders No. 2010-0014-DWQ and 2012-0006-DWQ) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). Each developer shall provide the Waste Discharge Identification Number (WDID) to the Director of the City of Huntington Beach (City) Public Works Department, or designee, to demonstrate proof of coverage under the Construction General Permit. Construction of each project shall not be initiated until a WDID is received from the SWRCB and is provided to the Director of the City's Public Works Department, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for each project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.

Standard Condition WQ-2 **Erosion and Sediment Control Plan.** In compliance with the requirements of Title 17 Buildings and Construction, Chapter 17.05 Grading and Excavation Code, subsection 17.05.320

Erosion Control Plans of the Huntington Beach Municipal Code, developers of individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project shall submit a grading plan and erosion control plan to the Director of the City Public Works Department, or designee, for review and approval prior to issuance of a grading permit for each individual project. Each developer shall also submit erosion and sediment control plans annually to the Director of the City Public Works Department, or designee, for review and approval by September 15th of each year during construction.

Standard Condition WQ-3 **Groundwater Discharge Permit.** If groundwater dewatering is required during construction of individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project, each project developer shall submit a Notice of Intent (NOI) for coverage under the permit to the Santa Ana RWQCB at least 60 days prior to the start of excavation activities and anticipated discharge of dewatered groundwater to surface waters in order to obtain coverage under the *Waste Discharge Requirements (WDR) Permit for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality* (Groundwater Discharge Permit) (Order No. R8-2020-0006, NPDES No. CAG998001). Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination shall be submitted to the Santa Ana RWQCB.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. Domestic water service in the City, including the project site, is provided by the Water Division of the City's Public Works Department. According to the City's 2020 Urban Water Management Plan (UWMP), the City's water supply is derived from both local groundwater from the Orange County Groundwater Basin (approximately 70 percent of the City's water supply) and supplemental imported water (approximately 30 percent of the City's water supply).[102] To address overdraft of the Orange County Groundwater Basin, the Orange County Water

[102] City of Huntington Beach. 2021. Huntington Beach 2020 Urban Water Management Plan. June. Page ES-3. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/ Departments/ Utilities/ Urban%20Water%20Management%20Plan/2020-Urban-Water-Management-Plan.pdf?t= 202405061234510&t=202405061234510 (accessed September 3, 2025).

District (OCWD) has developed a Groundwater Management Plan[103] that incentivizes sustainable groundwater production and recharge practices. The Orange County Groundwater Basin is not currently in overdraft.

The Orange County Groundwater Basin is recharged primarily from local rainfall (greater in wet years), base flow and storm flows from the Santa Ana River (including recycled wastewater from treatment plants in Riverside and San Bernardino counties), imported water percolated into the basin, and recycled water from OCWD's Groundwater Replenishment System (GWRS) facility[104] percolated into the basin and injected into the seawater intrusion barriers.[105]

Soil infiltration testing completed as part of the Geotechnical Investigation Report concluded that infiltration rates for silty and clayey soils on site ranged from 0 to 0.5 inches per hour, while infiltration rates for the fine to coarse grained sandy soils on site was approximately 16.5 inches per hour.[106] In addition, a silty and clayey layer of soil, encountered at approximately 36 feet bgs, may have low permeability. As such, infiltration rates on the project site under existing conditions are highly variable based on factors such as soil type and depth. Therefore, construction and operation of future development within the project site facilitated by the proposed project would not substantially interfere with groundwater recharge as infiltration is inconsistent under existing conditions.

As stated previously, construction of future development within the project site facilitated by the proposed project would include grading activities on the project site. It is not anticipated that the groundwater table would be encountered during construction of future projects on the project site, and therefore groundwater dewatering would not be anticipated. Nevertheless, as specified in Standard Condition WQ-3, in the event groundwater dewatering activities would occur under an individual future development project, the project would comply with the NPDES Groundwater Discharge Permit.

In accordance with the requirements of Water Code Section 10910 et seq. and Government Code Section 66473.7, as amended by Senate Bill (SB) 610 and SB 221 in 2001, a Water Supply Assessment (WSA) will be prepared to assess the Utilities Division of the City's Public Works Department's ability to meet the projected water demand associated with the proposed project.

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103 Orange County Water District. 2015. Groundwater Management Plan 2015 Update. June 17. Website: https://www.ocwd.com/wp-content/uploads/groundwatermanagementplan2015update_20150624.pdf (accessed November 5, 2025).

104 The GWRS facility takes treated wastewater that would otherwise be discharged into the Pacific Ocean and further purifies it, producing tertiary-treated wastewater that is then pumped into seawater barriers and groundwater recharge basins. This facility increases groundwater recharge and protects the Orange County Groundwater Basin from further seawater intrusion.

105 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 7. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed November 5, 2025).

106 Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California*, Page 12. February 28, 2025.

The WSA will assist the City in determining whether adequate water supplies exist to accommodate the proposed project without negatively affecting the overall balance of water supply and demand in the service area. As such, impacts associated with this topic will be evaluated further. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Potentially Significant Impact. Construction of future development within the project site facilitated by the proposed project would include grading activities on the project site and may result in impacts to water quality from erosion and fuels from construction equipment. Site preparation and grading activities for future development which would disturb 1 acre of soil or more would be required to comply with the Construction General Permit, which requires preparation of a SWPPP and implementation of Construction BMPs during construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site during construction of future development facilitated by the proposed project.

In addition, Sections 17.05.310 through 17.05.330 of the City's Municipal Code sets forth standard erosion control requirements for projects within the City, including the preparation of Erosion Control Plans. Pursuant to Standard Condition WQ-2, future development within the project site facilitated by the proposed project would adhere to Section 17.05 of the City's Municipal Code through submittal of a grading plan and erosion control plan to the Director of the City Public Works Department, or designee, for review and approval prior to issuance of a grading permit for each individual project.

Additionally, prior to the issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP) would be required for each future development project facilitated by the proposed project and would include BMPs to reduce the stormwater runoff volumes and pollutant contents, subsequently minimizing on-site erosion and siltation. Although the proposed project consists of General Plan, Specific Plan, and Local Coastal Program Amendments and does not propose any physical development, it is considered a Priority Project by the TGD and is therefore required to follow and meet Low Impact Development (LID) criteria established by the TGD. In compliance with the North Orange County MS4 Permit, Priority Projects are required to identify Hydrologic Conditions of Concern (HCOCs). A HCOC occurs when there is a potential for increased runoff that can cause significant impacts on downstream channels and aquatic habitats, alone or in conjunction with impacts of other projects. When available, the Preliminary WQMP will include a discussion of HCOC concerns associated with the proposed project. Similarly, prior to the issuance of a Coastal Development Permit (CDP) for grading or building, a Hydrology Study would be required for each future development project facilitated by the proposed project to quantify stormwater volumes from each future development project and prescribe mitigation measures to reduce project-related impacts on downstream infrastructure.

As described in Section 3.0, Project Description, of this Initial Study, stormwater runoff generated within DA 3 under the proposed project would flow along the proposed internal circulation roadway to a downstream detention area where it would discharge to a State-owned catch basin along PCH. From this catch basin, stormwater would flow into an existing 24-inch storm drain lateral that ultimately discharges onto state-owned beach. Given that the proposed project may increase flows to this discharge point, there is potential for increased erosion of the beach and associated bluffs.

As described above, development of the project site would result in an increase in runoff to the extent that substantial erosion may occur off-site. As such, impacts associated with this topic will be evaluated further. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Potentially Significant Impact. As previously discussed, the proposed project would result in an increase in impervious surface area on the project site compared to existing conditions. As required under the North Orange County MS4 Permit, a Preliminary Water Quality Management Plan (WQMP) is currently being prepared for the proposed project. When available, the Preliminary WQMP will include standard design and post-development BMP guidance to guide application of low impact development (LID) BMPs to infiltrate, harvest and use, evapotranspire, or biotreat/filter the 85th percentile, 24-hour storm event, thereby reducing the potential for flooding on- or off-site.

Prior to issuance of grading or construction permits for future development proposed on the project site facilitated by the proposed project, each developer would be required to prepare a Final Hydrology Study for approval by the City and demonstrate that the on-site drainage facilities are designed and adequately sized to convey and reduce runoff such that on-site and off-site drainage facility capacity would not be exceeded during a design storm. A preliminary Hydrology Study is currently being prepared and will include detailed information regarding the proposed on-site and off-site drainage facilities and pervious/impervious surface area.

The results and recommendations of the Preliminary WQMP will be disclosed and impacts associated with this topic will be evaluated further. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

iii. 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; or

Potentially Significant Impact. As previously discussed, the proposed project would result in an increase in impervious surface area on the project site compared to existing conditions. As required under the North Orange County MS4 Permit, a Preliminary Water Quality Management Plan (WQMP) is currently being prepared for the proposed project. When available, the Preliminary WQMP will include standard design and post-development BMP guidance to guide application of low impact development (LID) BMPs to infiltrate, harvest and use, evapotranspire, or biotreat/filter the 85th percentile, 24-hour storm event, thereby addressing potential impacts related to polluted runoff.

The results and recommendations of the Preliminary WQMP will be disclosed and impacts associated with this topic will be evaluated further. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

iv. Impede or redirect flood flows?

Less Than Significant Impact. According to the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRM) 06059C0241K and 06059C0242K (effective March 21, 2019), a majority of the project site is located within Zone X, or Area with Minimal Flood Hazard,[107] meaning it is outside the Special Flood Hazard Area and higher than the elevation of the 0.2 percent annual chance flood. In addition, a small portion of Planning Area 3B is designated as Zone X, Area of Reduced Flood Risk due to Levee.[108] As the project site is not located within a 100-year floodplain, the proposed project would not facilitate the development of housing or structures within a 100-year flood hazard area. Therefore, no impact would occur related to impeding or redirecting of flood flows, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Less Than Significant Impact. Flooding. As discussed above in Response 4.10(c)(iv), a majority of the project site is designated by FEMA as Zone X, or Area with Minimal Flood Hazard,[109] meaning it is outside the Special Flood Hazard Area and higher than the elevation of the 0.2 percent annual chance flood. In addition, a small portion of Planning Area 3B is designated as Zone X, Area of Reduced Flood Risk due to Levee.[110] As such, there is minimal risk of release of pollutants due to inundation from flooding.

Tsunami. Tsunamis are ocean waves generated by tectonic displacement of the seafloor associated with shallow earthquakes, seafloor landslides, rock falls, exploding volcanic islands, and other disturbances. Upon reaching shallow coastal waters, the waves can reach up to 50 feet

[107] Federal Emergency Management Agency (FEMA). 2024. National Flood Insurance Program Flood Insurance Rate Map 06059C0242K. June. Website: https://msc.fema.gov/portal/search?AddressQuery=20101%20Goldenwest%20St%2C%20Huntington%20Beach%2C%20CA%2092648 (accessed August 27, 2025).

[108] Federal Emergency Management Agency (FEMA). 2024. National Flood Insurance Program Flood Insurance Rate Map 06059C0241K. June. Website: https://msc.fema.gov/portal/search?AddressQuery=20101%20Goldenwest%20St%2C%20Huntington%20Beach%2C%20CA%2092648 (accessed September 4, 2025).

[109] Federal Emergency Management Agency (FEMA). 2024. National Flood Insurance Program Flood Insurance Rate Map 06059C0242K. June. Website: https://msc.fema.gov/portal/search?AddressQuery=20101%20Goldenwest%20St%2C%20Huntington%20Beach%2C%20CA%2092648 (accessed September 4, 2025).

[110] Federal Emergency Management Agency (FEMA). 2024. National Flood Insurance Program Flood Insurance Rate Map 06059C0241K. June. Website: https://msc.fema.gov/portal/search?AddressQuery=20101%20Goldenwest%20St%2C%20Huntington%20Beach%2C%20CA%2092648 (accessed September 4, 2025).

in height, causing great devastation to near-shore structures. According to Figure HAZ-5 in the City's General Plan Natural and Environmental Hazards Element, the project site is not located within an area identified as a Tsunami Evacuation Area, or an area facing substantial risk of tsunami.[111] As such, there is minimal risk of release of pollutants due to inundation from a tsunami.

Seiche. Seiching occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities (e.g., reservoirs and lakes). Such waves can cause retention structures to fail and flood downstream properties. There are no large, enclosed bodies of water in the vicinity of the project site; therefore, the project site is not subject to inundation from seiche waves, and there is minimal risk of release of pollutants due to inundation from seiche.

Sea Level Rise. Sea level rise is a gradual process causing average sea levels to increase over prolonged periods of time and is directly linked to climate change. A Sea Level Rise Vulnerability Assessment was prepared in 2014 in support of a comprehensive update to the City's General Plan. This technical report estimated the consequences, probability, and resulting risk from various sea level rise scenarios through the year 2100. According to the Sea Level Rise Vulnerability Assessment, the project site is not identified as an area subject to wave run-up or inundation under any low, medium, and high sea level rise scenario through 2100.[112] Further, Figure HAZ-6 in the City's General Plan Natural and Environmental Hazards Element, the project site is not located within an area identified as an Inland 2050 Contingent Flooding Zone, Inland 2050 Tidal Flooding Zone, or Coastal 2050 Flooding Zone.[113] As such, there is no risk of release of pollutants due to inundation from sea level rise.

Dam Failure. Dam failure can occur when a dam experiences structural failure leading to the release of large volumes of water downstream. Although there are no dams located within Huntington Beach, the City is located downstream of two dams along the Santa Ana River, Seven Oaks Dam and Prado Dam. Both dams are flood control dams that only hold large volumes of

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111 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*, Figure HAZ-5, Page 5-9. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed September 4, 2025).

112 City of Huntington Beach. 2014. City of Huntington Beach Sea Level Rise Vulnerability Assessment. Pages A-43, A-47, and A-51. December. Website: https://cms3.revize.com/revize/huntingtonbeachca/ Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-IIII-Appendix-P-SeaLevelRiseVulnerabilityAssessment.pdf?t=202404051227480&t= 202404051227480 (accessed September 4, 2025).

113 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*, Figure HAZ-6, Page 5-12. Website: https://cms3.revize.com/revize/huntington beachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed September 4, 2025).

water during certain parts of the year following when the water levels are highest.[114] Both dams are routinely maintained and inspected to ensure their integrity and to ensure that risks are minimized. Further, according to Figure HAZ-8 in the City's General Plan Natural and Environmental Hazards Element, the project site is not located within an area identified as susceptible to Prado Reservoir inundation.[115] Further, the California Department of Water Resources Flood Emergency Response Information Exchange (FERIX) Dam Breach Inundation Map Web Publisher does not identify the project site as within a dam inundation area.[116] As such, there is minimal risk of release of pollutants due to inundation from dam failure.

Based on the information presented above, the project site is not at risk of pollutant release associated with inundation from a flood, tsunami, or seiche, given that it is not located within identified hazard zones for these occurrences. Impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. The proposed project is within the jurisdiction of the Santa Ana RWQCB. The Santa Ana RWQCB's adopted Water Quality Control Plan (i.e., Basin Plan),[117] designates beneficial uses for all surface and groundwater within its jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses. As summarized below, future development within the project site facilitated by the proposed project would comply with the applicable NPDES permits and would implement construction and operational BMPs to reduce pollutants of concern in stormwater runoff.

As discussed in Response 4.10(a), during construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via stormwater runoff into receiving waters. As specified in Standard Condition WQ-1 above, future development projects would be required to comply with the requirements set forth by the Construction General Permit, which requires preparation of a SWPPP and implementation of construction BMPs to control stormwater runoff and discharge of pollutants. Additionally, as also previously specified in Standard Condition WQ-2, an Erosion Control Plan would be prepared annually

114 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*. Page 5-13. Website: https://cms3.revize.com/revize/huntingtonbeachca/ Documents/ Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed September 4, 2025).

115 *Ibid*. Figure HAZ-8, Page 5-15.

116 Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California,* Page 4. February 28, 2025.

117 Regional Water Quality Control Board, Santa Ana Region. 2025. *Water Quality Control Plan (Basin Plan) for the Santa Ana River Basin*. April. Website: https://www.waterboards.ca.gov/santaana/water_issues/ programs/basin_plan/index.html (accessed September 4, 2025).

during construction of each individual project. The SWPPP and Erosion and Sediment Control Plan would detail the BMPs to be implemented during construction of each individual project.

As discussed in Response 4.10(a), the primary pollutants of concern during project operations are expected to be suspended solids/sediments, nutrients, pathogens (bacteria/virus), pesticides, oil and grease, trash and debris, and dry weather runoff. A Final WQMP would be required for each individual project in compliance with the North Orange County MS4 Permit. Each Final WQMP shall detail the Site Design, LID, Source Control, and/or Treatment Control BMPs that would be implemented to treat stormwater runoff and reduce impacts to water quality during operation. The proposed BMPs would capture and treat stormwater runoff and reduce pollutants of concern in stormwater runoff.

As such, future development on the project site facilitated by the proposed project would comply with the applicable NPDES permits, which require preparation of a SWPPP, specify regulations for groundwater dewatering, require preparation of a Final WQMP, and include implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff. As such, the proposed project would not result in water quality impacts that would conflict with the Santa Ana RWQCB's Basin Plan. Impacts related to a conflict with a water quality control plan would be less than significant, and no mitigation is required.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014. SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft of groundwater basins. Specifically, SGMA requires the formation of local Groundwater Sustainability Agencies (GSAs), which are required to adopt Groundwater Sustainability Plans (GSPs), or an approved alternative to a GSP, to manage the sustainability of groundwater basins in California. The project site is located within the Coastal Plain of Orange County Groundwater Basin, which is managed by the Orange County Water District. The Coastal Plain is identified by the Department of Water Resources as a medium-priority basin; therefore, development of a GSP or an approved GSP alternative is required. In lieu of a GSP, Orange County Water District, Irvine Ranch Water District, and the City of La Habra developed the Basin 8-1 Alternative,[118] which establishes objectives and criteria for groundwater management and is designed to be functionally equivalent to a GSP.

The proposed project would not conflict with or obstruct the implementation of the Basin 8-1 Alternative. As discussed in Response 4.10(a), groundwater dewatering is not anticipated during construction of future projects on the project site. Nevertheless, as specified in Standard Condition WQ-3, in the event groundwater dewatering activities would occur under an individual future development project, the project would comply with the NPDES Groundwater Discharge Permit.

As previously discussed, infiltration testing conducted as part of the Geotechnical Investigation Report indicated that infiltration rates on the project site under existing conditions are highly variable based on factors such as soil type and depth. Therefore, construction and operation of future development within the project site facilitated by the proposed project would not substantially interfere with groundwater recharge as infiltration is inconsistent under existing conditions. Further, due to the

[118] Orange County Water District et al. 2022. Basin 8-1 Alternative 2022 Update. January 1. Website: https://www.ocwd.com/wp-content/uploads/05cbasin-8-1-alternative-2022-update.pdf (accessed September 4, 2025).

depth to groundwater and soil types on the project site, it is not expected that any stormwater that may infiltrate during construction would affect groundwater quality because there is not a direct path for pollutants to reach the groundwater table. In addition, the proposed project would be required to implement operational BMPs to treat stormwater before it could reach groundwater.

Any decrease in infiltration would be minimal in comparison to the size of the Coastal Plain of Orange County Groundwater Basin. Therefore, the proposed project does not have the potential to impact groundwater quality, interfere with groundwater recharge, or decrease groundwater supplies. For the reasons outlined above and with implementation of Standard Conditions WQ-1, WQ-2, and WQ-3, a less than significant impact would occur related to a conflict with or obstruction in the implementation of water quality control plans or sustainable groundwater management plans, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

4.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

4.11.1 Impact Analysis

a. Would the project physically divide an established community?

Less Than Significant Impact. The project site consists of two parcels, which include Planning Areas 1, 2, and 3A (Assessor's Parcel Number [APN] 023-181-54), and Planning Area 3B (APN 023-181-53), separated by Seapoint Street. The project site is located within a generally developed portion of the City. Surrounding land uses include a mix of residential communities, open space areas, and recreational facilities. Under existing conditions, the entire perimeter of the project site is lined by security masonry walls and chain-link fencing, and public access is prohibited.

Although implementation of the proposed project would introduce new land uses and change the existing development configuration within the site, it would not change the existing street layout in the project area or introduce any new barriers that would impede or alter access to any existing or adjacent uses. The proposed project would demolish existing oil and gas production infrastructure within Planning Areas 1, 2, and 3A, including the existing masonry walls and chain-link fencing surrounding Planning Areas 1, 2, and 3A. The proposed project would encourage public access to the proposed pedestrian walkway within Planning Area 1, which would provide a connection between land uses east of Palm Avenue and west of the project site. Further, Planning Area 3A would form a greenbelt encompassing Planning Areas 1 and 2, including an oceanfront esplanade along the project site's approximately 1.2-mile frontage along PCH. This greenbelt would include a multi-use path to accommodate pedestrians and bicyclists. As such, the proposed project would provide greater connectivity between surrounding land uses and would not physically divide an established community. Further, the proposed project does not include any land use changes on surrounding parcels.

The proposed project would not result in the physical division of any established community, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The main documents regulating land use on the project site are the City of Huntington Beach General Plan and the Palm/Goldenwest Specific Plan (PGSP). The City's General Plan Land Use Element currently designates the entire project site for Commercial Visitor (CV) land uses with a Specific Plan overlay. The proposed project includes a General Plan Amendment to change the land use designation of Planning Area 2 from Commercial Visitor to Medium Density Residential (RM) and the land use designation of Planning Area 3 from Commercial Visitor to Open Space-Park (OS-P).

Zoning of the project site is governed by the PGSP, which originally envisioned development of the project site with Commercial/Office/Visitor Serving, Open Space/Civic, and Visitor Serving Commercial land uses. The proposed project includes an amendment to the approved PGSP that would designate Planning Area 2 as Medium Density Residential. Under the Medium Density Residential designation, up to 800 units could be developed on the project site. Planning Area 1 would remain designated as Commercial Visitor (no proposed change).

Lastly, given that the project site lies within the California Coastal Zone, the City has adopted a Local Coastal Program (LCP). The PGSP serves as the implementation program (zoning) for the project site under the Huntington Beach LCP; therefore, the proposed project would require an amendment to the City's LCP.

Given that the proposed project includes a General Plan Amendment, Specific Plan Amendment, and Local Coastal Program, and because the project has the potential to result in physical environmental effects that may conflict with applicable plans and policies as discussed throughout this Initial Study, the proposed project's consistency with applicable plans, policies, and regulations adopted to avoid or mitigate environmental effects will be addressed. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

4.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐

4.12.1 Impact Analysis

a. Would the project 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?

Potentially Significant Impact. In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA) which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):[119]

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3**: An area containing mineral deposits, the significance of which cannot be evaluated.
- **MRZ-4:** An area where available information is inadequate for assignment to any other MRZ zone.

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being "regionally significant." Such designations require that a Lead Agency's land use decisions involving designated areas are to be made in accordance with its mineral resource management policies and that it considers the importance of the mineral resource to the region or the State as a whole, not just to the Lead Agency's jurisdiction.

[119] California Department of Conservation (DOC). n.d. *Guidelines for Classification and Designation of Mineral Lands*, Pages 4-6. Website: https://www.conservation.ca.gov/smgb/Guidelines/Documents/Class Desig.pdf (accessed August 27, 2025).

The project site has been classified by the DOC as MRZ-3,[120] indicating that the project site is in a region generally underlain by mineral deposits, the significance of which cannot be evaluated by available data.

As indicated in the City's General Plan Environmental Resources and Conservation Element, mineral resources identified within the City include oil, natural gas, and peat.[121] The City has been the site of oil extraction since the 1920s, and large-scale oil and gas production continues today. Peat production occurred in the City from 1941 to 1954; no further mining of peat or other soil conditioners has been known to occur since that time. Further, the Environmental Resources and Conservation Element indicates that the urbanized character of the City generally precludes other mining activities.

Under existing conditions, the project site is used for oil and gas production. Oil and natural gas is extracted from onshore and offshore sources, treated and stored on the project site, and transferred to Southern California Gas Company via a pipeline in Goldenwest Street. Active oil and natural gas extraction facilities on site include oil wells, aboveground storage tanks, aboveground and underground pipelines, oil separation and related facilities, a natural gas plant and gas flare unit, power substations, and office facilities. Under the proposed project, oil and gas production infrastructure within Planning Areas 1, 2, and 3A would be removed, while infrastructure within Planning Area 3B would be protected in place and would remain operational.

When the PGSP was adopted by the City and certified by the Coastal Commission in 2000, it was assumed that oil and gas production on the project site would phase out within the next 15 to 20 years, through approximately 2015 to 2020, and be replaced with visitor-serving commercial, civic/recreational, and open space uses.[122] The Coastal Element of the City's General Plan also acknowledges this eventual phaseout.[123] As such, the removal of existing oil and gas production infrastructure from the project site under the proposed project is consistent with the City's vision for the project site in applicable land use plans.

Nevertheless, because the proposed project would involve the elimination of active oil and gas activities, the loss of availability of a known mineral resource (in the form of oil and natural gas) will be evaluated. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

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120 Miller, R.V. 1994. *Generalized Mineral Land Classification of Orange County, California, Aggregate Resources Only*, Report 94-15, Plate 1.

121 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Environmental Resources and Conservation Element*, Pages 4-23 through 4-25. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%2 0Development/Planning%20Zonning/General%20Plan/Generalplan/environmental_resources_conservation_element.pdf?t=202404051228190&t=202404051228190 (accessed August 27, 2025).

122 City of Huntington Beach. 2000. *SP12, Palm/Goldenwest Specific Plan*. February 7; Amended December 2025.

123 City of Huntington Beach. 2001. *City of Huntington Beach General Plan Coastal Element*, Page IV-C-64. November 13. Amended October 26, 2011.

b. Would the project 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?

Potentially Significant Impact. As discussed in Response 4.12(a) above, the project site has been classified by the DOC as MRZ-3, indicating it is underlain by mineral deposits of an unknown significance. Land use plans applicable to the project site, including the approved PGSP and the Coastal Element of the City's General Plan, identify active oil and gas production activities within the project site. However, as previously discussed, oil and gas production on the project site has already extended beyond the planned phaseout date for these activities as established in the PGSP and the Coastal Element of the City's General Plan.

As discussed in the City's General Plan Environmental Resources and Conservation Element, oil and gas production has been prevalent within the City for more than a century.[124] The City's General Plan Coastal Element identifies the project site as the largest grouping of oil wells in the City, containing roughly half of the total oil wells within the City's Coastal Zone.[125] As such, the project site can be considered a locally important mineral resource recovery site. The Coastal Element notes that overall trends indicate a decrease in oil production from facilities within the City as the value of land increases and extraction activities are replaced with other land uses. This trend is expected to continue, and existing oil operations are anticipated to decrease over the plan horizon of this Coastal Element. Specifically, both the PGSP and the Coastal Element of the City's General Plan acknowledge the eventual phaseout of oil and gas production facilities on the project site and redevelopment of the project site with commercial, civic/recreational, and open space uses. As such, the proposed project is consistent with the City's long-term plans for the project site and, more generally, the coastal portion of the City.

Nevertheless, because the proposed project would involve the removal of active oil and gas production infrastructure, the loss of availability of a locally important mineral resource recovery site delineated on a local plan will be evaluated. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

[124] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Environmental Resources and Conservation Element*, Page 4-23. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/environmental_resources_conservation_element.pdf?t=202404051228190&t=202404051228190 (accessed August 27, 2025).

[125] City of Huntington Beach. 2001. *City of Huntington Beach General Plan Coastal Element*, Page IV-C-80. November 13. Amended October 26, 2011.

4.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

4.13.1 Impact Analysis

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction and operation of the proposed project may expose people to or generate noise levels that would potentially exceed standards established in the City's General Plan Noise Element or Noise Ordinance (Chapter 8.40 of the City's Municipal Code) or applicable standards of other agencies. Short-term noise impacts would be associated with demolition of existing buildings, excavation, grading, and construction of each individual future development proposed for the project site. Construction-related short-term noise levels would be higher than existing ambient noise levels in the vicinity of the project site but would no longer occur once construction of the project is complete. Operation of individual future development on the project site are anticipated to create noise typical of residential and commercial uses including noise from service vehicles, heating and cooling equipment, and employee and resident vehicle parking, all of which would occur within close proximity to adjacent residential uses. A Noise and Vibration Impact Analysis will be prepared to analyze the proposed project's potential noise impacts. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Although operation of the proposed project would not result in ground-borne vibration, construction of each individual future development proposed for the project site may involve construction activities that would cause potential vibration impacts. A Noise and Vibration Impact Analysis will be prepared and will analyze the proposed project's potential vibration

impacts. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The nearest public use airport to the project site is the John Wayne Airport located at 18601 Airport Way in the City of Santa Ana, approximately 8 miles east of the project site. There are no private airstrips within 2 miles of the project site, and the project site is not within an airport land use plan. Therefore, implementation of the proposed project would not expose people residing or working in the project area to excessive noise levels. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

4.14.1 Impact Analysis

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. *State CEQA Guidelines* Section 15126.2[d] identifies a project as growth inducing if it fosters economic or population growth, or development of businesses or housing either directly or indirectly in the surrounding environment. New employees from commercial or industrial development and new population from residential development represent direct forms of growth, which have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG).

Approval of the proposed project would facilitate future development of the project site with (1) 53.2 acres of Medium Density Residential development that would allow for the development of up to 800 residential units; (2) 16 acres of Commercial Visitor development that would allow for the development of up to 350 hotel rooms or other visitor-serving uses allowed under the Huntington Beach Zoning & Subdivision Ordinance (HBZSO); and (3) 22.8 acres of open space/park uses, including preservation of the existing 3.1-acre open space area north of Seapoint Street (Planning Area 3B) consistent with the Draft Amended PGSP.[126]

Construction of the proposed project would provide short-term construction jobs associated with each individual future development proposed for the project site. Many of these construction jobs would be temporary and would be specific to the type of construction activities. The workforce would include a variety of craftspeople, such as cement finishers, ironworkers, welders, carpenters, electricians, painters, and laborers. Generally, construction workers are only at a job site for the

[126] City of Huntington Beach. 2000. *SP12, Palm/Goldenwest Specific Plan*. February 7; Amended December 2025.

timeframe in which their specific skills are needed to complete that phase of construction. Although the proposed project would increase the number of employees at the project site during construction activities, it is expected that local and regional construction workers would be available to serve the proposed project's construction needs. Project-related construction workers would not be expected to relocate their household's place of residence as a consequence of working on the proposed project. Therefore, the proposed project would result in a less than significant impact associated with inducing substantial population growth or demand for housing through increased construction employment, and no mitigation would be required.

Operation of the proposed commercial uses on the project site would increase the number of employees present on the project site from existing conditions, although the exact number of employees necessary cannot be determined until individual commercial development projects are proposed on the project site at a later date. However, as previously noted, the entire project site was envisioned to transition to commercial uses under the approved PGSP.

As of July 2025, the City had a labor force of 105,500, and the County had a labor force of 1,644,500, with approximately 4,900 and 78,200 unemployed individuals, respectively.[127] These unemployment rates suggest an available local and regional labor pool exists to serve the long-term employment opportunities that would be provided by the proposed project. Therefore, it is unlikely that the proposed project's labor demand would necessitate a substantial number of employees from outside the region to meet the need for employees for operation of the proposed project. It is possible that a nominal number of employees could relocate to the City, but this would not occur at a scale that would result in substantial population growth.

As previously stated, under the proposed project, Planning Area 2 would be developed with a mix of housing types including single-family detached, single-family attached, duplexes, triplexes, townhomes and multi-dwelling structures, with a maximum residential density of 15 dwelling units per acre (du/ac). Specifically, the proposed residential development would potentially consist of up to 186 single-family detached units, 249 single-family attached units, and 365 multi-family units, for a total of up to 800 residential units. As required under the Draft Amended PGSP, a minimum of 10 percent of the total residential units developed within Planning Area 2 would be affordable housing units.

For the 2021-2029 planning period, SCAG has assigned a Regional Housing Needs Assessment (RHNA) allocation of 13,368 units, including 3,661 units affordable to very low-income households (0 to 50 percent of the City's average median income [AMI]); 2,184 units affordable to low-income households (51 to 80 percent of the City's AMI); 2,308 units affordable to moderate-income households (81 to 120 percent of the City's AMI); and 5,215 units affordable to above-moderate income households (above 120 percent of the City's AMI).[128] As such, the proposed project could contribute to the City

[127] California Employment Development Department. 2025. Monthly Labor Force Data for Cities and Census Designated Places (CDP), July 2025 – Preliminary. August 15. Website: https://labormarketinfo.edd.ca.gov/file/lfmonth/oransub.xls (accessed August 29, 2025).

[128] Southern California Association of Governments (SCAG). 2021. SCAG 6th Cycle Final RHNA Allocation Plan. July 1. Website: https://scag.ca.gov/sites/default/files/2024-05/6th_cycle_final_rhna_ allocation_plan_070121.pdf (accessed October 17, 2025).

achieving its RHNA allocation through the development of 800 residential units on the project site, including affordable units.

In 2022, SCAG estimated that the City had an average household size of 2.53 persons per household.[129] Based on this average, it can be estimated that the proposed project would result in the addition of approximately 2,024 new City residents. Because it is likely that a portion of the project site's future residents already live in the City, the addition of 2,024 new residents under the proposed project represents a conservative, worst-case scenario. Based on California Department of Finance Estimates, as of January 1, 2025, the City had an estimated population of 193,134 individuals.[130] As such, the proposed project has potential to increase the City's population by approximately 1.05 percent.[131]

According to the City's Draft 2021-2029 General Plan Housing Element, the City estimates a population growth of 8,400 individuals, or an approximately 4.3-percent increase, between 2016 and 2045.[132] However, the City's General Plan Land Use Element currently designates the entire project site for Commercial Visitor (CV) land uses. While the designation within the General Plan of a site for a certain use does not necessarily mean that the site would be developed with that use during the planning period as most development depends on property owner initiative, growth projections contained in the City's General Plan do not account for the development of the project site with residential uses. As such, the proposed amendments to the City's General Plan to allow for development of residential development within Planning Area 2 could result in exceedances of the City's General Plan population projections and currently adopted SCAG population growth forecasts, as discussed above.

The proposed project does not include the development of infrastructure or roads that could potentially result in indirect population growth. Vehicular access to the project site would continue to be provided by existing roadways, including Goldenwest Street, Seapoint Street, and PCH. The proposed project would establish connections to existing utility infrastructure in the project site vicinity and would not develop any large-scale infrastructure with the potential to support additional development beyond the project site. Further, properties within the project site vicinity are generally already built out or protected as open space.

Nevertheless, because the proposed project involves amendments to the City's General Plan and the PGSP to allow for residential uses on the project site that are not currently planned for in applicable land use plans and documents, an in-depth discussion of potential impacts of the proposed project

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129 Southern California Association of Governments (SCAG). 2023. Local Profiles Data 2023. Website: https://hub.scag.ca.gov/documents/7f0208030a964f7cb486d8b69daec83b/about (accessed September 2, 2025).

130 California Department of Finance. 2025. Population and Housing Estimates for Cities, Counties, and the State, January 1, 2024, and 2025. May 1.

131 (2,024 ÷ 193,134) * 100 = approximately 1.05 percent

132 City of Huntington Beach. 2023. *Revised Draft Huntington Beach Housing Element 2021-2029.* March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/ Community%20Development/Plannng%20Divisions/Housing%20Element/Revised%20Draft%206th%20Cycle%20Housing%20Element%203-10-2023.pdf (accessed September 2, 2025).

with respect to local and regional population, employment, and households will be prepared. T**his topic will be further addressed in the EIR.**

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. Under existing conditions, the project site is developed with oil and gas production infrastructure, including oil wells, aboveground storage tanks, aboveground and underground pipelines, oil separation and related facilities, a natural gas plant and gas flare unit, power substations, and office buildings. No housing is currently present on the project site. The proposed project includes the demolition of all existing development on the project site, with the exception of infrastructure within Planning Area 3B, which would remain in place.

Given that no housing currently exists on the project site, there are no people living on the project site that would be displaced by the demolition activities proposed under the project. Conversely, the proposed project would facilitate the development of up to 800 residential units. While demolition of existing oil and gas infrastructure may temporarily displace employees, this displacement has been planned since adoption of the PGSP as part of the phaseout of oil and gas production on the project site. Further, oil and gas operations are still ongoing in other areas of the City and could employ individuals formerly employed on the project site.

Therefore, impacts related to the displacement of substantial numbers of people or housing units would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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:				
i. Fire protection?	☒	☐	☐	☐
ii. Police protection?	☒	☐	☐	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

4.15.1 Impact Analysis

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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:

i. Fire protection?

Potentially Significant Impact. Fire protection services in the City, including the project site, are provided by the Huntington Beach Fire Department (HBFD). HBFD provides response to fires, medical emergencies, marine safety, hazardous materials incidents, natural and man-made disasters, and other related emergencies. HBFD operates eight fire stations within the City, in addition to automatic aid agreements with neighboring communities (i.e., Orange County Fire Authority, Fountain Valley Fire Department, Costa Mesa Fire Department, and Newport Beach Fire Department) to receive and provide automatic aid assistance when required.[133] The closest HBFD fire stations to the project site are Edwards Station (Station No. 6), located approximately 1.2 miles north of the project site at 18591 Edwards Street, and Lake Station (Station No. 5), located approximately 1.2 miles southeast of the

[133] City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume II: Program Environmental Impact Report, Page 4.12-1. May. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-II-Draft-Environmental-Impact-Report.pdf (accessed August 27, 2025).

project site at 530 Lake Street. HBFD maintains a constant daily staffing of 51 shift personnel across its eight stations.[134]

HBFD provided approximately 21,652 medical, fire, hazardous materials and other emergency responses in 2023, the year for which the most recent data is available.[135] According to the City's General Plan PEIR Technical Background Report, HBFD's 90th percentile total response time (including call processing, turnout time, and travel time) was approximately 7 minutes and 3 seconds for fire calls and 7 minutes and 55 seconds for emergency medical services (EMS) calls in 2014. The City's response time goals for fire/rescue/emergency medical response arrival times are as follows:[136]

- The first engine company within 5 minutes 80 percent of the time.
- The first ladder company within 10 minutes 90 percent of the time and, in all cases, within 15 minutes.
- The first paramedic resource within 5 minutes 80 percent of the time and, in all cases, within 10 minutes.

Construction of the proposed project is not expected to have any substantial adverse impacts on existing fire protection services, as the construction workers would occupy a temporary position and would only incrementally increase the demand for fire protection services, if at all. Construction of the proposed project would be temporary in nature and would not result in the need for new or physically altered governmental facilities related to fire protection and would not result in an increased demand for police services. Therefore, impacts related to the provision of fire protection for the construction of the proposed project would be less than significant.

Future residential and commercial development on the project site facilitated by the proposed project would be required to comply with all applicable building code requirements requiring fire protection devices, such as sprinklers, alarms per the California Fire Code (Municipal Code Section 17.56.010), adequately spaced fire hydrants, fire access lanes, and adequate emergency access. Future development would also be subject to a Fire Facilities Development Impact Fee, as established in Chapter 17.74.040, Fire Facilities Development Impact Fee, of the City's Municipal Code (see Standard Condition PS-1, below). Project compliance with Standard Condition PS-1 would reduce project-related impacts to fire facilities.

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134 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report,* Volume I: Technical Background Reports, Page 1. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed August 28, 2025).

135 City of Huntington Beach. 2024-2025 Adopted Budget, Page 211. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Finance/Budget%20&%20Financial%20Reports/Budget%20Information/FY%202024-25%20Adopted%20Budget.pdf?t=202409251641010&t=202409251641010 (accessed August 28, 2025).

136 City of Huntington Beach. n.d. Operations/Emergency Response. Website: https://www.huntingtonbeachca.gov/departments/fire/divisions/operations_emergency_response/index.php (accessed August 28, 2025).

Nevertheless, the proposed project would result in an increased degree of human presence on the project site when compared to existing conditions with the construction of up to 800 residential units, up to 350 hotel rooms, and other allowed commercial land uses. Because these uses would increase the residents, employees, and visitors on site as compared to existing conditions, the proposed project could generate additional demand for fire protection services, including an increase in calls for service. An in-depth analysis will be prepared, based upon consultation with HBFD, of the proposed project's impacts with respect to service ratios, response times or other performance objectives. **This topic will be evaluated further in the EIR.**

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with the City's Municipal Code, Chapter 17.74.040, Fire Facilities Development Impact Fee, as detailed below.

Standard Condition PS-1 **Payment of Fire Facilities Development Impact Fee.** Prior to issuance of building permits, the City of Huntington Beach (City) Director of Community Development, or designee, shall confirm that developers of individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project have paid all required Fire Facilities Development Impact Fees in accordance with Chapter 17.74.040, Fire Facilities Development Impact Fee, of the Huntington Beach Municipal Code.

ii. Police protection?

Potentially Significant Impact. Police protection services in the City, including the project site, are provided by the Huntington Beach Police Department (HBPD). HBPD consists of three divisions: the Administrative Operations Division, Uniform Division, and Investigation Division.[137] The Uniform Division is responsible for patrol, air support, traffic enforcement, and special enforcement, and would respond to a call for service at the project site. HBPD operates from one main station as well as three police substations.[138] The closest HBPD station to the project site is the main station, co-located with Huntington Beach City Hall at 2000 Main Street approximately 1 mile northeast of the project site.

[137] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Public Services and Infrastructure Element*, Page 7-2. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General %20Plan/Generalplan/Public-Services-and-Infrastructure.pdf?t=202404051228190&t=202404051228190 (accessed August 28, 2025).

[138] *Ibid.* Page 7-2.

HBPD currently has 230 funded sworn positions and 150 civilian (non-sworn) positions.[139] In 2023, HBPD officers were dispatched to respond to 54,846 calls for police service, including traffic collisions, property crimes, crimes against persons, economic crimes, and internet crimes.[140]

Construction of the proposed project is not expected to have any substantial adverse impacts on existing police protection services, as the construction workers would occupy a temporary position and would only incrementally increase the demand for police protection services, if at all. Construction of the proposed project would be temporary in nature and would not result in the need for new or physically altered governmental facilities related to police protection and would not result in an increased demand for police services. Therefore, impacts related to the provision of police protection for the construction of the proposed project would be less than significant.

The design of future residential and commercial development on the project site facilitated by the proposed project would be required to comply with the Crime Prevention Through Environmental Design (CPTED) approach as feasible. The CPTED approach utilizes architectural and structural tools to deter potential criminal activity through methods such as natural surveillance, territorial reinforcement, natural access control, and maintenance.[141] Site plans for future development proposals on the project site would be subject to review by the HBPD and the City's Planning in the early stages of the planning process to ensure CPTED principles are incorporated into project design, which would proactively reduce the likelihood of criminal activity and subsequent calls for police service on the project site.

Future development would also be subject to a Police Facilities Development Impact Fee, as established in Chapter 17.75.040, Police Facilities Development Impact Fee, of the City's Municipal Code (see Standard Condition PS-2, below). Project compliance with Standard Condition PS-2 would reduce any impacts of each future development project on the project site with respect to police facilities.

Nevertheless, the proposed project would result in an increased degree of human presence on the project site when compared to existing conditions with the construction of up to 800 residential units, up to 350 hotel rooms, and other allowed commercial land uses. Because these uses would increase the residents, employees, and visitors on site as compared to existing conditions, the proposed project could generate additional demand for police protection services, including an increase in calls for service. An in-depth analysis will be prepared, based upon consultation with HBPD, of the proposed project's impacts with respect to service ratios, response times or other performance objectives. **This topic will be evaluated further in the EIR.**

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139 City of Huntington Beach. n.d. About Us. Website: https://www.huntingtonbeachca.gov/departments/police/about_us/index.php (accessed August 28, 2025).

140 City of Huntington Beach. 2024-2025 Adopted Budget, Page 250. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Finance/Budget%20&%20Financial%20Reports/Budget%20Information/FY%202024-25%20Adopted%20Budget.pdf?t=202409251641010&t=202409251641010 (accessed August 28, 2025).

141 City of Huntington Beach. n.d. Crime Prevention. Website: https://www.huntingtonbeachca.gov/departments/police/crime_information/crime_prevention.php (accessed August 28, 2025).

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with the City's Municipal Code, Chapter 17.75.040, Police Facilities Development Impact Fee, as detailed below.

Standard Condition PS-2 **Payment of Police Facilities Development Impact Fee.** Prior to issuance of building permits, the City of Huntington Beach (City) Director of Community Development, or designee, shall confirm that developers of individual development projects within the Palm/Goldenwest Specific Plan Area have paid all required Police Facilities Development Impact Fees in accordance with Chapter 17.75.040, Police Facilities Development Impact Fee, of the Huntington Beach Municipal Code.

iii. Schools?

Less Than Significant Impact. The City is served by one high school district and four elementary and middle school districts. The project site is located within the Huntington Beach City School District (HBCSD) for elementary and middle school education, which operates 10 school facilities. Based on attendance boundaries, elementary school-aged children residing within the project site under future buildout of the proposed project would be expected to attend Huntington Seacliff Elementary School, located approximately 1 mile northeast of the project site at 6701 Garfield Avenue.[142] Middle school-aged children residing within the project site under future buildout of the proposed project would be expected to attend Ethel R. Dwyer Middle School, located approximately 0.6 mile east of the project site at 1502 Palm Avenue.[143] During the 2023-2024 school year, this school had an enrollment of 943 students and was staffed by approximately 80 individuals.[144]

The project site is located within the Huntington Beach Union High School District (HBUHSD) for high school education, which serves the entire City as well as portions of the cities of Fountain Valley, Garden Grove, Seal Beach, and Westminster; as well as portions of unincorporated Orange County.[145] HBUHSD operates seven high schools, including four standard high schools, two continuation schools, and one education school. Based on attendance boundaries, high school-aged children residing within the project site under future buildout of the proposed project would be expected to attend

[142] Huntington Beach City School District. n.d. MySchool Locator. Website: https://locator.pea.powerschool.com/?studyId=235072 (accessed August 28, 2025).

[143] *Ibid*.

[144] Ethel R. Dwyer Middle School. 2024-2025 School Accountability Report Card. Website: https://files.Smartsites.parentsquare.com/3146/2024_school_accountability_report_card_ethel_dwyer_middle_school_20241226_1.pdf (accessed August 28, 2025).

[145] City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 5. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (a ccessed August 28, 2025).

Huntington Beach High School, located at 1905 Main Street approximately 0.8 mile northeast of the project site.[146] During the 2023-2024 school year, this school had an enrollment of 2,734 students.[147]

HBUHSD has established a student yield factor of 0.2 high school students per every dwelling unit proposed under for new residential development.[148] In order to determine the estimated student yield for the HBCSD, this Initial Study utilizes general student yield factors for elementary and middle school students published by the California Office of Public School Construction.[149] It should be noted that based on the anticipated type and size of future residential units facilitated by the proposed project, the project's actual student yield is anticipated to be lower than the general California Office of Public School Construction rates. Therefore, the use of these rates represents a conservative analysis.

Using these student Table 4.15.A uses these student yield factors to provide an estimate of students that could be introduced to HBCSD and HBUHSD under buildout of the proposed project under a conservative worst-case scenario.

Table 4.15.A: Anticipated Student Generation

	Elementary School (Grades Kindergarten through 5) [1]	Intermediate School (Grades 6 through 8)[1]	High School (Grades 9 through 12)[2]	Total
Project Units	800			
Student Generation Rate (Per Unit)	0.50	0.20	0.20	
Students Generated	400	160	160	**720**

1 State of California, Office of Public School Construction. 2019. School Facility Program Handbook. January.
2 Huntington Beach Union High School District. 2025. *Level I Developer Fee Study for Huntington Beach Union High School District.* July 17.

According to the City's General Plan, both HBCSD and HBUHSD experienced a continued decline in enrollment in the years leading up to 2017 due to an imbalance between the availability of school

146 Huntington Beach Union High School District. n.d. School Locator. Website: https://www.hbuhsd.edu/apps/pages/school-locator (accessed August 28, 2025).
147 Huntington Beach High School. 2023-2024 School Accountability Report Card. Website: https://4.files.edl.io/d039/01/31/25/231255-f915c137-3efc-4865-a11f-a6303b50241e.pdf (accessed August 28, 2025).
148 Huntington Beach Union High School District. 2025. Level I Developer Fee Study for Huntington Beach Union High School District. July 17. Website: https://4.files.edl.io/d105/07/31/25/151236-6bc92202-f3b4-4060-9daa-189cfc3424a5.pdf (accessed August 28, 2025).
149 State of California, Office of Public School Construction. 2019. School Facility Program Handbook. January. Website: https://www.dgs.ca.gov/-/media/Divisions/OPSC/Services/Guides-and-Resources/SFP_Hdbk_ADA.ashx?la=en&hash=14D0F03EABD3AF437F3F4E2FDE1A602AFDFEE6C2 (accessed November 12, 2025).

facilities and their respective attendance populations.[150] Accordingly, the General Plan notes that a majority of these schools are currently operating under capacity. Enrollment data from the 2020-2021 school year through the 2023-2024 school year indicate that this trend has continued for both districts.[151][152] Therefore, although population growth resulting from the proposed project would increase the number of students within HBCSD and HBUHSD, the schools expected to serve these students are anticipated to have ample capacity to accommodate the increased number of students and would not experience overcrowding.

Pursuant to California Education Code 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirements against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. Developers of individual projects on the project site facilitated by the proposed project would be required to pay such fees to reduce any project-related impacts on school services as provided in Section 65995 of the California Government Code. Pursuant to the provisions of Government Code Section 65996, a project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued.

The HBCSD and the HBUHSD require the payment of a Development Impact Fee for all new development projects in the City to enable the districts to maintain adequate school facilities for the City's growing population. Given that schools anticipated to serve the project site are operating below capacity and with the payment of the required fees to reduce any school impacts of each future development project on the project site (see Standard Condition PS-3, below), potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Standard Condition: No mitigation is required. However, the project Applicant would be required to pay such fees to reduce any impacts of new residential development on school services as provided in Section 65995 of the California Government Code.

Standard Condition PS-3 **Payment of School Development Fee.** Prior to issuance of building permits, developers of individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project shall submit proof to the City Director of Community

[150] City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume II: Program Environmental Impact Report, Page 4.12-10. May. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-II-Draft-Environmental-Impact-Report.pdf (accessed August 28, 2025).

[151] Education Data Partnership. 2024. Huntington Beach Elementary, Cumulative Enrollment. Website: https://www.ed-data.org/district/Orange/Huntington-Beach-City-Elementary (accessed November 5, 2025).

[152] Education Data Partnership. 2024. Huntington Beach Union High, Cumulative Enrollment. Website: https://www.ed-data.org/district/Orange/Huntington-Beach-Union-High (accessed November 5, 2025).

Development, or designee, that payment of applicable school facility development fees to the Huntington Beach City School District and the Huntington Beach Union High School District has been made in compliance with Section 65995 of the California Government Code.

iv. Parks?

Less Than Significant Impact. Refer to Section 4.16, Recreation, for a detailed analysis of the proposed project's potential impacts with respect to parks and recreational facilities. The City contains approximately 1,073 acres of parks and recreational facilities. Of this total, the City contains approximately 768 acres of parks, a 98-acre of a public golf course (Meadowlark), and 207 acres of City-owned beaches. The 768 acres of parks consist of the following four categories:[153]

- **Mini Park:** Typically less than 2.5 acres in size; intended to provide passive open space for residents of the immediate neighborhood in which it is located.
- **Neighborhood Park:** Typically between 2.5 and 10 acres in size; intended to provide recreational opportunities for youth within a 0.25- to 0.5-mile radius.
- **Community Park:** Typically between 10 and 40 acres in size; intended to provide recreational opportunities for youth and adults within a 1- to 1.5-mile radius.
- **Regional Park:** Typically larger than 40 acres in size; intended to provide special recreational opportunities (camping, equestrian centers, nature preserves, hiking, lakes) for a larger regional area up to a 40-mile radius.

The nearest parks to the project site are Pattinson Park, located directly adjacent to the project site's eastern boundary, and Harriett M. Wieder Regional Park, located approximately 800 feet east of Planning Area 3B. Based on the City's classifications, Pattinson Park is considered a neighborhood park, while Harriett M. Wieder is considered a regional park.

Most of the parks located within the City are owned and managed by the City, with several exceptions. While a portion of the Harriett M. Weider Regional Park is located within City boundaries, this park is managed by the County. In addition, approximately 5 miles of the Pacific Ocean shoreline within the City are owned by the California Department of Parks and Recreation (DPR), consisting of Bolsa Chica State Beach and Huntington State Beach.[154] The Bolsa Chica Ecological Reserve, located directly north of the project site, is managed by the County and provides various walking trails and open space.

Goal ERC-1 in the City's General Plan Environmental Resources and Conservation Element establishes a citywide level of service goal for parkland of a minimum of five acres of parkland per 1,000

[153] City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 2. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed August 28, 2025).

[154] *Ibid*. Page 2.

residents.[155] As of January 1, 2025, the City had an estimated population of 193,134 individuals.[156] With a total parkland of approximately 1,073 acres, this results in a current ratio of approximately 5.6 acres of parkland per 1,000 residents.[157]

The proposed project would facilitate the development of up to 800 residential units, 350 hotel rooms, and other permitted commercial uses on the project site, which would result in an increased degree of human presence on the project site that could result in an increased demand on nearby parks. However, the proposed project would include park and open space facilities that would be open to use by residents, employees, and the general public. Under the proposed project, a total of 22.8 acres would be dedicated as park and open space land, of which 19.7 acres (Planning Area 3A) would be privately maintained but would be open to the public for recreational uses. These spaces are intended to satisfy the daily recreational needs of residents, employees, and visitors of the project site, and would include a multi-use path, viewing platforms, interpretive signage, benches, picnic areas, and shade structures. While some project employees, residents, and visitors may use other public recreational facilities, this use is anticipated to be minimal and would not result in a substantial increase in use such that there would be a physical deterioration of these facilities.

As discussed in Section 4.14, Population and Housing, the guests and employees of the hotel and commercial land uses are not considered permanent population associated with the proposed project. However, the residential component of the proposed project has the potential to result in approximately 2,024 new permanent City residents. Based on the addition of 2,024 new residents and 19.7 acres of parkland, the proposed project would maintain the City's existing ratio of 5.6 acres of parkland for every 1,000 residents.[158] As such, implementation of the proposed project would not degrade the City's existing parkland-to-resident ratio to inadequate levels. The proposed project's contribution would be nominal given the proposed project's minimal contribution to the overall population being served by the City's parks and other regional parks.

Further, Chapter 17.76.040, Parkland Acquisition and Park Facilities Development Impact Fee, of the City's Municipal Code requires the payment of in-lieu fees for park and recreational purposes as a condition of approving new non-residential development. These in-lieu fees could be used by the City for acquisition of property for the expansion of park facilities, construction of new parks, or funding of a master plan to identify capital facilities to serve new parks. Payment of these in-lieu fees by developers of future projects within the project site, as required by Standard Condition PS-4, below, would serve to reduce project-related impacts to parks to a less than significant level. **This topic will**

[155] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Environmental Resources and Conservation Element*. October 2. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/environmental_resources_conservation_element.pdf?t=202404051228190&t=202404051228190 (accessed August 29, 2025).

[156] California Department of Finance. 2025. Population and Housing Estimates for Cities, Counties, and the State, January 1, 2024, and 2025. May 1.

[157] (1,073 * 1,000) ÷ 193,134 = approximately 5.6 acres per 1,000 residents

[158] (1,092.7 * 1,000) ÷ 195,158 = approximately 5.6 acres per 1,000 residents

not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with City Municipal Code Chapter 17.76.040.

Standard Condition PS-4 **Payment of Park Impact Fee.** Prior to the issuance of building permits, the City Director of Community Development, or designee, shall confirm that developers of individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project have paid all required park in-lieu/park impact fees as established in Chapter 17.76.040 of the Huntington Beach Municipal Code.

v. Other public facilities?

Less Than Significant Impact. The Huntington Beach Library System operates five public library branches: the Helen Murphy Branch, the Central Branch, the Oak View Branch, the Main Street Branch, and the Banning Branch.[159]

While residents could choose to use any of the five branches depending on the availability of desired reading materials, the closest public library to the project site is the Main Street Branch Library, located approximately 1.1 miles southeast of the project site at 525 Main Street.

Future development within the project site facilitated by the proposed project includes up to 800 residential units and up to 350 hotel rooms or other visitor-serving uses allowed under the HBZSO. As such, the proposed project would increase both residents and employees within the project site and the City when compared to existing conditions. As discussed in Section 4.14, Population and Housing, future employees working in Planning Area 1 are expected to come from the local labor supply. While it is possible that employees may visit library facilities during breaks or after work hours, the impact would not significantly affect library system performance and would not require the expansion of libraries within the City. Buildout of Planning Area 2 with up to 800 dwelling units could increase the City's population by approximately 2,024 residents, some of which may utilize the Main Street Branch Library or other City libraries.

The City requires all new development to contribute a fair share of the proportional costs required for expansion of library facilities and collections to prevent new residential and non-residential development from reducing the quality and availability of public services provided to residents of Huntington Beach. Payment of the library facility impact fee, as required by Municipal Code Section 17.67 (see Standard Condition PS-5, below), by future developers would serve to reduce library impacts of each future development project on the project site to a less than significant level.

[159] City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report,* Volume II: Program Environmental Impact Report, Page 4.12-4. May. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-II-Draft-Environmental-Impact-Report.pdf (accessed August 28, 2025).

Therefore, impacts to library facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

Standard Condition: No mitigation is required; however, the proposed project would be required to comply with the City's Municipal Code, Chapter 17.67, Library Impact Fee, as detailed below.

Standard Condition PS-5 **Payment of Library Impact Fee.** Prior to the issuance of building permits, the City Director of Community Development, or designee, shall confirm that developers of individual development projects within the Palm/Goldenwest Specific Plan Area facilitated by the proposed project have paid all required Library Impact Fees as established in Section 17.67 of the Huntington Beach Municipal Code.

4.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

4.16.1 Impact Analysis

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The City maintains a variety of public recreational facilities, including parks, community centers, senior centers, a golf course, clubhouses, a gym and pool, bikeways and equestrian trail systems, a historic structure, campgrounds, beaches, a pier, and harbor channels.[160]

As previously discussed in Response 4.15(a)(iv), the City contains approximately 1,073 acres of parks, including mini parks, neighborhood parks, community parks, and regional parks.[161] Most of the parks located within Huntington Beach are owned and managed by the City, with several exceptions. While a portion of the Harriet M. Weider Regional Park is located within City boundaries, this park is managed by the County. In addition, approximately 5 miles of the Pacific Ocean shoreline within the City are owned by the California Department of Parks and Recreation (DPR), consisting of Bolsa Chica State Beach and Huntington State Beach, while the remaining 4.5 miles are owned and operated by the City.[162] Bolsa Chica Ecological Reserve, located directly north of the project site, is managed by the County and provides various walking trails and open space.

The proposed project would facilitate the development of up to 800 residential units, 350 hotel rooms, and other permitted commercial uses on the project site, which would result in an increased population and degree of human presence on the project site and vicinity and could result in the increased usage of nearby parks. The nearest parks to the project site are Pattinson Park, located

160 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 1. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed September 2, 2025).

161 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 2. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed August 28, 2025).

162 *Ibid*. Page 2.

directly adjacent to the project site's eastern boundary, and Harriett M. Wieder Regional Park, located approximately 800 feet east of Planning Area 3B. Based on the City's classifications, Pattinson Park is considered a neighborhood park, while Harriett M. Wieder is considered a regional park. Other recreational facilities in the project site vicinity include Huntington Beach Bike Trail and the public beach.

While some project residents, employees, and visitors would be expected to use public recreational facilities located in the vicinity of the project site, this use is expected to be minimal within the overall context of community members who currently use these facilities. As such, the proposed project would not increase the use of these facilities to a level that would contribute to substantial physical deterioration. In addition, as discussed above, future employees are expected to come from the labor pool within the City or immediate surrounding area and may represent community members that already utilize City parks and recreational facilities.

Further, the proposed project would facilitate the development of both public and private recreational facilities. These facilities are intended to satisfy the daily recreational needs of residents, employees, and visitors of the project site, thereby decreasing the likelihood that these individuals would travel away from the project site to utilize other nearby recreational facilities. Under the proposed project, a total of 22.8 acres of privately maintained park and open space land would be developed, of which 19.7 acres (Planning Area 3A) would be open to the public for recreational use, and would include a multi-use path, viewing platforms, interpretive signage, benches, picnic areas, and shade structures.

In addition, future residential projects that would develop more than 20 dwelling units on the project site would be required under Chapter 210, Section 210.07 of the HBZSO to provide resident-serving private recreational facilities, including a clubhouse, swimming pool, tennis court, volleyball court, outdoor cooking facility, or other recreation facility, as required. As such, the proposed project includes both public and private recreational facilities that would decrease the likelihood for residents, employees, and guests to utilize external recreational facilities to the point of deterioration.

Further, Chapter 17.76.040, Parkland Acquisition and Park Facilities Development Impact Fee, of the City's Municipal Code requires the payment of in-lieu fees for park and recreational purposes as a condition of approving new non-residential development. These in-lieu fees could be used by the City for acquisition of property for the expansion of park facilities, construction of new parks, or funding of a master plan to identify capital facilities to serve new parks. Payment of these in-lieu fees by developers of future projects within the project site, as required by Standard Condition PS-4, (presented in Section 3.15, Public Services), would serve to reduce project-related impacts to neighborhood and regional parks or other recreational facilities to a less than significant level. **This topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.**

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?

Less Than Significant Impact. As previously discussed, the proposed project would facilitate the development of both public and private recreational spaces throughout the project site.

Approximately 19.7 acres (Planning Area 3A) would provide public recreational facilities, including a multi-use path, viewing platforms, interpretive signage, benches, picnic areas, and shade structures. Private recreational facilities associated with individual residential development on the project site providing more than 20 dwelling units could include a clubhouse, swimming pool, tennis court, volleyball court, outdoor cooking facility, or other recreation facility, as required under Chapter 210, Section 210.07 of the HBZSO. As such, the proposed project includes recreational facilities.

Buildout of the project site with public and private recreation and open space/park facilities is considered as part of the proposed project, and the potential adverse effects associated with implementation of the proposed project have been considered through the analysis in this Initial Study. Project-related impacts to these resource topics have been determined to be less than significant as described in this Initial Study or will be considered through the analysis in the respective topical EIR sections. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

4.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d. Result in inadequate emergency access?	☒	☐	☐	☐

4.17.1 Impact Analysis

a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Under existing conditions, the project site is developed with oil and gas production infrastructure and associated buildings. Access is restricted to employee and authorized visitor vehicles. Vehicular access to the existing project site is provided via two secure full-access driveways; one along Seapoint Street and one along Goldenwest Street. Currently, no points of vehicular entry to the project site exist along PCH or Palm Avenue. Planning Area 3B is currently accessible via a secure all-access driveway along Seapoint Street.

Consistent with the approved PGSP, three points of vehicular entry would be provided along Planning Areas 1 and 2's frontage with PCH, including one main signalized entrance located near Planning Area 1 and two secondary signalized entrances closer to the southeastern and northwestern sides of the property within Planning Areas 2A and 2B, respectively. Additional secondary entrances to Planning Areas 2A and 2B would be provided along Goldenwest Street and Seapoint Street, respectively. The driveway along Goldenwest Street would consist of a one-way stop control driveway, and the driveway along Seapoint Street would consist of a two-way stop control driveway. Because these streets fall under the City's jurisdiction, the design of these entrances would be approved by the City and submitted by the developer with the application for the first CDP for residential or commercial development. The existing full-access driveway along Seapoint Street would continue to provide vehicular access to Planning Area 3B under the proposed project, as under existing conditions.

The proposed project would be required to comply with applicable General Plan and PGSP policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The proposed project would also be required to comply with the City's transportation-related goals, policies, and metrics for determining traffic impacts.

A Traffic Impact Analysis (TIA) has been prepared in order to analyze short-term (construction) and long-term (operational) traffic impacts of the proposed project. As noted in the TIA, the approved

PGSP assigns a maximum allowable cap of 21,909 average daily trips (ADT) for buildout of the project site.[163] Based on calculations using trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition,[164] the TIA found that the proposed project would generate 7,638 ADT, or only 35 percent of the allocated ADT as specified in the PGSP. As such, the proposed project represents a reduced intensity of development from a trip generation standpoint. Nevertheless, the potential for the proposed project to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities will be evaluated. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

b. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?

Potentially Significant Impact. Senate Bill (SB) 743 was signed into law by California Governor Jerry Brown on September 27, 2013. SB 743 directed the Governor's Office of Land Use and Climate Innovation (formerly the Governor's Office of Planning and Research [OPR]) to establish new CEQA guidance for jurisdictions that removes the level of service (LOS) method, which focuses on automobile vehicle delay and other similar measures of vehicular capacity or traffic congestion, from CEQA transportation analysis. In place of LOS, vehicle miles traveled (VMT), or other measures that promote "the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses," are now used as the basis for determining significant transportation impacts in the State.

As part of a January 2018 update to the *State CEQA Guidelines*, Section 15064.3 codifies that project-related transportation impacts are typically best measured by evaluating the project's VMT. Specifically, subdivision (b) focuses on specific criteria related to transportation analysis. Subdivision (b)(2) addresses VMT associated with transportation projects and states that projects that reduce VMT, such as pedestrian, bicycle, and transit projects, should be presumed to have a less than significant impact. Subdivision (b)(4) stipulates that lead agencies have the discretion to formulate a methodology that would appropriately analyze a project's VMT. The City of Huntington Beach has prepared official VMT Guidelines that are applicable to the proposed project.

Data presented in the TIA will be utilized to analyze VMT impacts as a result of the proposed project. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. As previously stated, vehicular access to the project site would be provided via three driveways along Planning Areas 1 and 2's frontage with PCH, including one main signalized entrance located near Planning Area 1 and two secondary signalized entrances closer to the southeastern and northwestern sides of the property within Planning Areas 2A and 2B, respectively.

[163] EPD Solutions, Inc. 2025. *Palm Goldenwest Specific Plan Amendment Traffic Impact Analysis*, Page 1. November.

[164] Institute of Transportation Engineers. 2021. *Trip Generation Manual*, 11th Edition.

Additional secondary entrances to Planning Areas 2A and 2B would be provided along Goldenwest Street and Seapoint Street, respectively. The driveway along Goldenwest Street would consist of a one-way stop control driveway, and the driveway along Seapoint Street would consist of a two-way stop control driveway. Because these streets fall under the City's jurisdiction, the design of these entrances would be approved by the City and submitted by the developer with the application for the first CDP for residential or commercial development. The existing full-access driveway along Seapoint Street would continue to provide vehicular access to Planning Area 3B under the proposed project, as under existing conditions.

Internal circulation within the project site would consist of a main entry road connecting to the main signalized entrance along PCH, two secondary roads, and a collector road running parallel to the northeastern boundary of Planning Areas 1 and 2, connecting Goldenwest Street with Seapoint Street. All internal circulation roads would be privately owned and maintained but would be open to the public. Vehicular traffic to and from the project site would utilize the existing network of regional and local roadways that currently serve the project area. The proposed project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. Design of the proposed project, including the internal access, ingress, egress, and other streetscape changes, would be subject to review by the City's Department of Public Works and HBFD to ensure adequate fire engine access and turning radius throughout the development.

As previously stated, a Traffic Impact Analysis (TIA) has been prepared in order to analyze construction and operational traffic impacts of the proposed project, including turning pocket length and intersection safety recommendations. Data presented in the TIA will be utilized to analyze potential roadway design hazards under the proposed project. **This topic will be analyzed further in the EIR.**

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. The proposed project would provide adequate emergency access to the site via five different standard points of entry, including one main entrance and two secondary entrances along PCH, a secondary entrance along Goldenwest Street, and a secondary entrance along Seapoint Street. Future building configurations on the project site, as proposed under future residential and commercial development facilitated by the proposed project, would determine the need for internal emergency access roads. Any internal road designated as an access road based on the future building configuration would include a turnaround that would ensure adequate access and turning radius for emergency vehicles. In addition, while no vehicular access points would be provided along Palm Avenue, emergency vehicles may enter the project site from Palm Avenue via emergency access driveways as necessary.

The City's General Plan Natural and Environmental Hazards Element outlines evacuation routes within the City. As shown in Figure HAZ-5, Tsunami Evacuation Map, of the Natural and Environmental Hazards Element, none of the roadways adjacent to the project site are designated by the City as

evacuation routes in the event of a tsunami.[165] The Natural and Environmental Hazards Element does not identify evacuation routes specific to other emergencies. The City's Local Hazard Mitigation Plan also does not officially designate evacuation routes within the City, though it notes that PCH and Goldenwest Street, in addition to several other streets in the City, could potentially be used as evacuation routes in the event of an emergency.[166]

The proposed project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. The proposed project is not anticipated to result in any substantial traffic during short-term construction activities, and all construction equipment would be staged within the project site. Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed project would be less than significant.

Access to and from the project site for emergency vehicles would be reviewed and approved by HBFD and the City as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access. The proposed project does not include any substantial changes to public or private roadways that would physically impair or otherwise conflict with an emergency response. As previously stated, a TIA has been prepared in order to analyze construction and operational traffic impacts of the proposed project. Data presented in the TIA will be utilized to analyze potential impacts to emergency access under the proposed project. **This topic will be analyzed further in the EIR.**

165 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*. Figure HAZ-5, Page 5-10. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf (accessed September 5, 2025).

166 City of Huntington Beach. 2022. *Local Hazard Mitigation Plan*. December 20. Page 21. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Fire/Our%20Community%20and%20Risk%20Reduction/Emergency%20Managment/HB%202022%20LHMP%20City%20Council%20Adopted.pdf?t=202407151911150&t=202407151911150 (accessed November 5, 2025).

4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☒	☐	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

4.18.1 Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources (PRC Section 21074). AB 52 also gives

Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a "tribal cultural resource."

Also, per AB 52 (specifically PRC Section 21080.3.1), as Lead Agency, the City must consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project site and have previously requested that the Lead Agency provide the tribe with notice of such projects.

The Native American Heritage Commission (NAHC) is a State agency that maintains the Sacred Lands File (SLF), an official list of sites that are of cultural and religious importance to California Native American tribes. The City requested an SLF search and a current tribal consultation contact list from the NAHC on August 6, 2025. The NAHC provided a response on August 8, 2025, indicating that the results of the SLF search were positive and recommending that the City contact the Juaneño Band of Mission Indians Acjachemen Nation – Belardes tribe for more information. The NAHC's response also included a current tribal contact list.

In compliance with AB 52, letters were distributed on September 25, 2025, to local Native American tribes that previously requested to be notified of future projects proposed by the City and to Native American tribal contracts provided by the NAHC. Each tribe will have an opportunity to request consultation with the City regarding the proposed project, and in compliance with AB 52, tribes will have 30 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the AB 52 tribal consultation process will inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources.

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a General or Specific Plan. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction and are identified, upon request, by the NAHC. As noted in the Governor's Office of Land Use and Climate Innovation (formerly known as the Governor's Office of Planning and Research [OPR]) Tribal Consultation Guidelines, Supplement to General Plan Guidelines, "The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."[167]

Because the proposed project involves amendments to the City's General Plan and the PGSP, the proposed project is subject to the provisions of SB 18. In compliance with SB 18, letters were distributed on September 25, 2025, to local Native American tribal contacts provided by the NAHC. The letters provide each tribe with an opportunity to request consultation with the City regarding the proposed project, and in compliance with SB 18, tribes will have 90 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the SB 18

[167] Governor's Office of Land Use and Climate Innovation (formerly the Governor's Office of Planning and Research [OPR]). 2005. *Tribal Consultation Guidelines, Supplement to General Plan Guidelines*, Page 3. November 14. Website: https://nahc.ca.gov/wp-content/uploads/ 2019/04/SB-18-Tribal-Consultation-Guidelines.pdf (accessed August 27, 2025).

tribal consultation process will also inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. **Impacts to tribal cultural resources will be analyzed further in the EIR.**

4.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c. 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?	☒	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

4.19.1 Impact Analysis

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. Project-specific design details for future residential and commercial development facilitated by approval of the proposed project are unknown at this time. Utility needs will depend upon the characteristics of each specific project. However, the proposed project would facilitate future development of the project site with commercial and residential land uses, including up to 350 hotel rooms or other visitor-serving uses permitted under the HBZSO, up to 800 residential uses, parks and open space, and pedestrian and vehicular improvements.

Each future discretionary project proposed within the project site facilitated by the proposed project would be subject to a project-specific CEQA review at the time it is proposed for consideration by the City. Based on this review, developers of future projects proposed within the project site would be responsible for the construction or funding of public facilities improvements within the project site and/or off-site facilities necessary to serve each proposed development, including, but not limited to water, wastewater, electricity, natural gas, and drainage. This would include working with utility providers to coordinate service requirements and secure will-serve letters. A discussion of each existing utility and applicable infrastructure requirements is provided below.

Water: Potentially Significant Impact. Domestic water service in the City, including the project site, is provided by the Water Division of the City's Public Works Department. The Water Division's

service area covers 27.3 square miles and contains four water storage and distribution reservoirs with a total combined capacity of 55 million gallons, four booster stations, eight active groundwater wells, and approximately 607 miles of water mains.[168]

According to the City's 2020 Urban Water Management Plan (UWMP), the City's water supply is derived from both local groundwater from the Orange County Groundwater Basin (approximately 70 percent of the City's water supply) and supplemental imported water (approximately 30 percent of the City's water supply).[169] Sources of imported water include the Colorado River and the State Water Project (SWP), which is provided by the Metropolitan Water District of Southern California (MET) and delivered through the Municipal Water District of Orange County (MWDOC). By 2045, the 2020 UWMP projects that groundwater will make up approximately 85 percent of the City's water supply, while imported water will make up approximately 15 percent.

According to the 2020 UWMP, the City's projected water supply is able to meet projected water demands in the years 2025, 2030, 2035, 2040, and 2045 during normal years, single dry years, and multiple dry years.[170] In 2020, the actual water supply and actual water demand was 25,966 acre-feet. In 2045, the total projected water supply and projected water demand is 26,054 acre-feet annually, with supply and demand increasing equally and incrementally every 5-year period between 2025 and 2045.[171] Therefore, the City's existing water supplies are projected to meet full service demands through the year 2045.

As discussed in Section 4.14, Population and Housing, SCAG has assigned a Regional Housing Needs Assessment (RHNA) allocation of 13,368 new housing units to the City for the 2021-2029 planning period. The 2020 UWMP does not account for the construction and occupancy (and associated water demand) of these housing units in its evaluation of future water demand. As such, the City prepared a Water Master Plan (WMP) Update in 2023, which accounted for full implementation of the 13,368 RHNA units by 2029 and reevaluated the maximum water demand and water supply for 2025 and 2045. Both the 2025 and 2045 evaluations identified water supply surpluses in groundwater production and imported water.[172] It should be noted that an updated UWMP is currently being prepared and is anticipated for adoption by the City before the end of 2026.

The project site currently contains water lines that serve the existing office and administrative buildings associated with oil and gas operations. Under the proposed project, those service lines would be disconnected and capped, and replaced in accordance with the Domestic Water Plan,

168 City of Huntington Beach. 2021. *Huntington Beach 2020 Urban Water Management Plan*. Page ES-1. June. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Utilities/ Urban %20Water%20Management%20Plan/2020-Urban-Water-Management-Plan.pdf?t= 202405061234510&t= 202405061234510 (accessed September 3, 2025).

169 *Ibid*. Page ES-3.

170 *Ibid*. Pages 7-9, 7-10, and 7-11.

171 *Ibid*. Page ES-2.

172 City of Huntington Beach. 2023. Water Master Plan Update. November. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Utilities/Water%20Master %20Plan%20(2023).pdf?t=202509151627440&t=202509151627440 (accessed January 30, 2026).

as contained in the Draft Amended PGSP. The Domestic Water Plan would serve as a conceptual guide for development proposed within the project site (refer to Figure 2-10, Domestic Water Plan, in Section 2.0, Project Description). Under this Domestic Water Plan, a proposed water line would be provided along the northeastern boundary of the project site and would provide connections to one of three options: (1) an existing 12-inch main along Goldenwest Street, (2) an existing 12-inch main along Palm Avenue, or (3) an existing 12-inch main along Seapoint Street. Future developers would be required to provide a water pressure analysis to determine the necessary size for water lines within the project site at the time of application for a CDP for residential or commercial development. Developers of future residential and commercial development facilitated by approval of the proposed project would be required to coordinate with the Water Division of the City's Public Works Department as necessary to determine appropriate water line size and other water infrastructure requirements.

As described in Section 4.10, Hydrology and Water Quality, a Water Supply Assessment (WSA) will be prepared for the proposed project. The WSA will determine whether the City's total available water supply is projected to be sufficient to meet the demands of the proposed project under normal, single-dry, and multiple-dry year scenarios. **This topic will be analyzed further in the EIR.**

Wastewater: Potentially Significant Impact. The Utilities Division of the City's Public Works Department operates and maintains the City's wastewater collection system, which includes 360 miles of sewer lines ranging from 6 inches to 30 inches in diameter, and 27 lift stations.[173]

The City's wastewater collection system conveys wastewater to Orange County Sanitation District (OCSD) trunk sewer system for treatment and disposal. All sewage collected within the City is treated at OCSD Treatment Plant No. 2, located at 22212 Brookhurst Street approximately 3.9 miles southeast of the project site. As of 2021, the capacity for Treatment Plant No. 2 was approximately 312 million gallons per day (mgd).[174] All of the effluent from Treatment Plant No. 2 is discharged to a 120-inch outfall line (Discharge Point 001) approximately 195 feet below sea level, 4.5 miles off the coast of the City. The outfall pipe has a permitted capacity of 332 mgd during dry weather and 591 mgd during wet weather.[175] Additional outfall pipes, used only in emergency scenarios, include a second 78-inch outfall pipe (Discharge Point 002) approximately 1 mile off the coast of the City and a third discharge (Discharge Point 003) made up of two extreme emergency overflow discharge points with a total capacity of 605 mgd.

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173 City of Huntington Beach Public Works Department. 2025. Sewer System Management Plan. Page 1. July. Website: https://cms3.revize.com/revize/huntingtonbeachca/Images/Departments/Utilities/Sewer%20System%20Management%20Plan/SSMP%202025/2025%20SSMP%20Update_City%20of%20Huntington%20Beach_FINAL.pdf?t=202511071309430&t=202511071309430 (accessed January 30, 2026).

174 *Ibid*. Page 6-22.

175 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 5. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed September 3, 2025).

The project site currently contains wastewater collection lines that serve the existing office and administrative buildings. Under the proposed project, new wastewater collection connections would be established in accordance with the Sewer Plan, as contained in the Draft Amended PGSP. The Sewer Plan would serve as a conceptual guide for development of the project site facilitated by the proposed project (refer to Figure 2-11, Sewer Plan, in Section 2.0, Project Description). Under this plan, wastewater generated within the project site would be transported via gravity flow to an existing 15-inch public sewer located along Palm Avenue that flows to the south, which is managed by the City's Public Works Department. New 8-inch sewer lines would be developed throughout the project site, generally along the northeastern project site boundary, to connect to future structures. These sewer lines would be privately maintained by the City.

In the event that wastewater needs at project site buildout exceed the capacity of the existing sewer along Palm Avenue, the southern portion of the project site may connect to an existing 54-inch sewer main at the intersection of Goldenwest Street and Meridian Drive. This sewer main is maintained by OCSD.

As part of the EIR, a sewer study will be prepared for the proposed project analyzing existing flows and potential flows generated by implementation of future residential and commercial development facilitated by approval of the proposed project. The sewer study will determine if the existing sewer pipelines are adequate to serve the proposed future development of the project site and whether any modifications to existing lines are required to mitigate increased flows generated by the proposed project. **This topic will be analyzed further in the EIR.**

Stormwater Drainage: Potentially Significant Impact. Chapter 14.48 of the Municipal Code discusses the City's Master Plan of Drainage, which establishes the planned local drainage fund for use in constructing drainage facilities within the drainage area. It requires the payment of fees by developers prior to recordation of a subdivision map or issuance of a building permit. This regulation requires developers to construct all on-site improvements as required by the City, with City reimbursement for the construction of required off-site drainage facilities. As such, developers of future residential and commercial development facilitated by approval of the proposed project would be required to comply with Chapter 14.48 of the City's Municipal Code.

As previously stated, the City of Huntington Beach Public Works Department maintains existing storm drain facilities within the City's jurisdiction, while Caltrans maintains existing storm drain facilities within Caltrans right-of-way (e.g., PCH). Drainage facilities constructed as part of future development in Planning Areas 1, 2, and 3A would be maintained either by the City or by the homeowner's association of future residential neighborhoods. Any drainage facilities designed or sized to accommodate upstream drainage would be designated as public facilities and maintained by the City or Caltrans. All storm drain outlets would be marked "No Dumping-Drains to Ocean" or with other appropriate local insignia.

Proposed amendments to the PGSP include a Master Storm Drain Plan, which would serve as a conceptual guide for development proposed in Planning Areas 1, 2, and 3A (refer to Figure 2-14, Master Storm Drain Plan, in Section 2.0, Project Description). The system proposed under the Master Storm Drain Plan would generally conform to the existing on-site drainage pattern to the extent possible. As stated previously, development of the proposed project would be expected to

increase onsite impervious surface area. Impervious surface areas associated with development of the project site would not be prone to erosion or siltation, because no loose soil would be included in these areas. Pervious portions of the site would be covered with proposed landscaping that would stabilize the soil and minimize on-site erosion or siltation. All stormwater runoff on the project site would be collected and treated via site design BMPs deemed feasible under each future development design, which may include, but are not limited to, vegetative filter strips, or other media filter devices, clarifiers, grassy swales or berms, and vacuum devices.

As detailed in Section 4.10, Hydrology and Water Quality, prior to issuance of grading or construction permits for residential or commercial development on the project site facilitated by the proposed project, each developer would be required to prepare a Final Hydrology Study for approval by the City and demonstrate that the on-site drainage facilities are designed and adequately sized to convey and reduce runoff such that on-site and off-site drainage facility capacity would not be exceeded during a design storm. A preliminary Hydrology Study is currently being prepared and will include detailed information regarding the proposed on-site and off-site drainage facilities and pervious/impervious surface area.

Based on the information contained in the preliminary Hydrology Study, the proposed project's potential impacts to stormwater drainage facilities will be analyzed. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

Electric Power: Potentially Significant Impact. Electric power would be supplied to the project site by Southern California Edison (SCE). SCE provides electricity to more than 15 million people in a 50,000-square-mile area of Central, Coastal, and Southern California.[176] Future developers would be responsible for coordination with SCE to ensure that proposed residential or commercial development projects could be adequately served by connections to existing electrical facilities. New connections to electrical infrastructure would be the responsibility of the developer(s) and would be implemented in accordance with applicable provisions of the City's General Plan and the HBZSO pertaining to utility infrastructure. In the event that future development requires the relocation of existing electrical facilities or the construction of new electrical facilities, undergrounding would be required.

As discussed in Section 4.6, Energy, construction of future development projects on the project site facilitated by the proposed project would require demolition, site preparation, grading, building construction, paving, and architectural coating activities. These construction activities would require energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the community. All or most of this energy would be derived from non-renewable resources. Energy consumption related to project operations would include transportation energy demands (energy consumed by service, employee, and resident vehicles), and building energy for heating/cooling, and cooking.

[176] Southern California Edison (SCE). About SCE. Website: https://www.sce.com/about-sce (accessed September 4, 2025).

The latest version of the California Emissions Estimator Model (CalEEMod) will be utilized to estimate the overall electricity demand associated with buildout of the proposed project. Based on this estimate, the proposed project's potential impacts to electrical facilities will be analyzed. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

Natural Gas: Potentially Significant Impact. Natural gas is provided in the City, including the project site, by the Southern California Gas Company (SoCal Gas). SoCalGas provides natural gas to over 21.1 million customers across a service territory of approximately 24,000 square miles.[177]

Future developers would be responsible for coordination with SoCalGas to ensure that proposed residential or commercial development projects could be adequately served by connections to existing natural gas facilities. New connections to existing natural gas would be the responsibility of the developer(s) and would be implemented in accordance with applicable provisions of the City's General Plan and the HBZSO pertaining to utility infrastructure.

The latest version of CalEEMod will be utilized to estimate the overall natural gas demand associated with buildout of the proposed project. Based on this estimate, the proposed project's potential impacts to natural gas facilities will be analyzed. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

Telecommunications: Less Than Significant Impact. Cable, internet, and telephone services are provided to the City's residents by major third-party purveyors. Cellular services provided by all major cellular networks are available in the City. Construction activities associated with the proposed project would not increase the demand for telecommunications facilities. In addition, the proposed project would not involve the construction or relocation of new or expanded telecommunications facilities. As discussed in Section 4.14, Population and Housing, the project is anticipated to result in a population increase of approximately 2,024 people; the increase in population resulting from the proposed project comprises approximately 1 percent of the total population of Huntington Beach and does not represent a substantial increase in population. Further, the proposed project would facilitate the replacement of existing industrial uses on the project site that are currently served by telecommunications services. Therefore, implementation of the proposed project would not result in impacts related to the construction or relocation of existing telecommunications facilities, and no mitigation would be required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Summary. Although future development on the project site facilitated by the proposed project would replace existing industrial uses that consume water, natural gas, and electricity, generate wastewater, and utilize stormwater drainage infrastructure, the increased scale of development proposed under the project may lead to potentially significant impacts to these facilities.

[177] Southern California Gas Company (SoCalGas). About Us. Website: https://www.socalgas.com/about-us (accessed September 4, 2025).

Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be addressed further in the EIR.**

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. Domestic water service in the City, including the project site, is provided by the Water Division of the City's Public Works Department. As discussed above in Response 4.19(a), the City's 2020 UWMP anticipates that the City's water supply would be capable of meeting projected water demands in the years 2025, 2030, 2035, 2040, and 2045 during normal years, single dry years, and multiple dry years.[178] In 2020, the actual water supply and actual water demand was 25,966 acre-feet (af). In 2045, the 2020 UWMP projects that total water supply and water demand will be 26,054 acre-feet annually, with supply and demand increasing equally and incrementally every 5-year period between 2025 and 2045.[179] In order to account for the water demand associated with buildout of the City's RHNA allocation of 13,368 housing units for the 2021-2029 planning period, a WMP Update was prepared in 2023. It should be noted that an updated UWMP is currently being prepared and is anticipated for adoption by the City before the end of 2026.

As described in Section 4.10, Hydrology and Water Quality, a Water Supply Assessment (WSA) will be prepared for the proposed project to satisfy the requirements of Water Code Section 10910 et seq. and Government Code Section 66473.7, as amended by Senate Bill (SB) 610 and SB 221 in 2001, and to assess the Utilities Division of the City's Public Works Department's ability to meet the projected water demand associated with the proposed project. The WSA will determine whether the City's total available water supply is projected to be sufficient to meet the demands of the proposed project under normal, single-dry, and multiple- dry year scenarios. **This topic will be analyzed further in the EIR.**

c. Would the project 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?

Potentially Significant Impact. The Utilities Division of the City's Public Works Department operates and maintains the City's wastewater collection system, while OCSD operates and maintains wastewater treatment facilities that process and dispose of wastewater collected within the City. As discussed above in Response 4.19(a), wastewater generated by the proposed project would be collected by proposed 8-inch sewer lines and transported via gravity flow to an existing 15-inch City sewer located along Palm Avenue that flows to the south. In the event that wastewater generated by the proposed project exceeds this City sewer, a connection may be established to an existing 54-inch OCSD sewer main at the intersection of Goldenwest Street and Meridian Drive.

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178 City of Huntington Beach. 2021. Huntington Beach 2020 Urban Water Management Plan. June. Pages 7-9, 7-10, and 7-11. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/ Departments/ Utilities/Urban%20Water%20Management%20Plan/2020-Urban-Water-Management-Plan.pdf?t= 202405061234510&t=202405061234510 (accessed September 3, 2025).

179 *Ibid*. Page ES-2.

As previously stated, wastewater generated by the proposed project would be treated at OCSD Treatment Plant No. 2, which has a treatment capacity of approximately 312 mgd. Once treated, this wastewater is expected to be discharged to Discharge Point 001, approximately 4.5 miles off the coast of the City. The outfall pipe has a permitted capacity of 332 mgd during dry weather and 591 mgd during wet weather.[180] Additional outfall pipes (Discharge Point 002 and 003) may also be used in emergency scenarios.

As previously discussed, the proposed project's wastewater generation would be approximately 212,382 gpd.[181] As part of the EIR, a Will Serve Letter from OCSD will be obtained to confirm that Treatment Plant No. 2 and Discharge Point 001 have adequate capacity to process wastewater generated by proposed future development of the project site. **This topic will be analyzed further in the EIR.**

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. The City contracts with Republic Services under an exclusive franchise agreement for all solid waste collection services within the City, including recycling, waste composting, and hazardous waste disposal services. All solid waste collected by Republic Services within the City is taken to the transfer and materials recovery facility located at 17121 Nichols Lane, approximately 2.9 miles northeast of the project site. The facility has a permitted capacity of 4,000 tons per day (tpd).[182] Waste not recycled or otherwise diverted at this facility is transported to the Frank R. Bowerman Landfill, located at 11002 Bee Canyon Access Road approximately 18.1 miles northeast of the project site. The Frank R. Bowerman Landfill is permitted to process a maximum of 11,500 tpd, with an 8,500 tpd annual average.[183] The landfill has enough projected capacity to serve residents and businesses until approximately 2053. In addition to the Frank Bowerman Landfill, solid waste hauled from Huntington Beach and the project site could be transported to 13 other landfills for disposal or 2 waste-to-energy facilities for incineration.

Construction of future development projects within the project site enabled by the proposed project would involve the demolition and removal of existing oil and natural gas production facilities within these planning areas, including both above ground structures and underground infrastructure such as pipelines and wells. Any soils or other materials determined to be hazardous in nature would be properly handled and disposed of in accordance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, California Department of Toxic

180 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 5. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed September 3, 2025).

181 235,980 * 0.90 = 212,382 gpd

182 City of Huntington Beach. 2017. *General Plan Update Program Environmental Impact Report*, Volume I: Technical Background Reports, Page 6. March. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Draft%20EIR/Volume-I-Technical-Background-Report.pdf (accessed September 3, 2025).

183 OC Waste & Recycling (OCWR). Frank R. Bowerman Landfill. Website: https://oclandfills.com/landfills/frank-r-bowerman-landfill (accessed September 3, 2025).

Substance Control, California Regional Water Quality Control Board, and City of Huntington Beach Fire Department. Following the removal of wells and associated soil from Planning Areas 1, 2, and 3A, these portions of the project site would be temporarily restored to their natural conditions. The proposed project would facilitate the development of Planning Areas 1, 2, and 3A, once restored, with commercial, residential, and open space uses, respectively. Demolition and construction activities would generate typical construction debris, including wood, paper, glass, metals, cardboard, and green wastes.

As stipulated by the CALGreen Code and the City's Construction and Demolition (C&D) Debris Re-Use and Recycling Program,[184] the proposed project would be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits. In compliance with the City's C&D Program, construction and demolition waste would be made available for deconstruction, salvage, and recovery prior to demolition, whereby a diversion rate of 65 percent of the total estimated debris must be recycled using an approved facility or franchise waste hauler. Developers of future projects on the project site would also be required to submit a Construction & Demolition Debris Waste Diversion Worksheet or use the Green Halo online tracking system to demonstrate compliance with the City's C&D Program. The diversion of construction and demolition waste under the proposed project would ensure that the proposed project would not have the potential to cause significant impacts related to solid waste generation during construction.

Solid waste generation associated with operation of the proposed project would be typical of commercial and residential land uses. Under existing conditions, oil and gas production activities and associated office and administrative functions on the project site generate solid waste. However, the increased scale of development proposed under the project may lead to potentially significant impacts with respect to solid waste generation.

The latest version of CalEEMod will be utilized to estimate the overall solid waste generation potential associated with buildout of the proposed project. Based on this estimated solid waste generation and coordination with OC Waste & Recycling (OCWR), the proposed project's potential impacts to solid waste facilities will be analyzed. Appropriate and feasible mitigation measures will also be identified, if necessary. **This topic will be analyzed further in the EIR.**

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Future development projects on the project site facilitated by the proposed project would be required to comply with all applicable federal, State, and local statutes related to solid waste. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle), OCWR, and the City of Huntington Beach.

[184] City of Huntington Beach. n.d. *Construction & Demolition Debris Re-Use & Recycling Program*. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Building%20Inspections/Permit%20Centre/Applications%20&%20Forms/Plan%20Review%20Supplemental%20Forms/Construction-and-Demo-Worksheet-.pdf (accessed September 3, 2025).

Sections 4.408 and 5.408 of the current (2025) CALGreen Code[185] require the preparation of a construction waste management plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As previously discussed, the future development on the project site would comply with the City's Construction and Demolition (C&D) Debris Re-Use and Recycling Program,[186] requiring the diversion of a minimum of 65 percent of construction and demolition debris in order to obtain building permits.

The California Integrated Waste Management Act (Assembly Bill [AB] 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 mandated that all jurisdictions within California implement waste management programs to achieve a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. AB 341 established a State policy goal that no less than 75 percent of solid waste generated should be source reduced, recycled, or composted by 2020, and mandates local jurisdictions to implement commercial recycling by July 1, 2012, for businesses and public entities generating 4 cubic yards of trash or more and multi-family residential dwellings with five or more units. The City, though Republic Services, provides curbside recycling for both residential and commercial uses, as well as curbside residential green waste, which both count toward the City's solid waste diversion rate. Future residential and commercial development on the project site facilitated by the proposed project are required to reuse, recycle, compost, or otherwise divert refuse from disposal.

Senate Bill (SB) 1383, passed in 2016, establishes the following targets to reduce Statewide levels of organic waste disposed of: divert and recycle at least 50 percent of all organic waste materials currently disposed of at solid waste landfills by January 1, 2020, and at least 75 percent by January 1, 2025. CalRecycle has the regulatory authority required to achieve the organic waste disposal reduction targets and has established an additional target, which is that no less than 20 percent of currently disposed edible food should be recovered for human consumption by 2025. As previously stated, the City, through Republic Services, provides curbside green (organic) waste services for residential and commercial development, including future residential and commercial development on the project site facilitated by the proposed project.

CalRecycle tracks and monitors solid waste disposal on a per capita basis. According to CalRecycle, the City has disposal rate targets of 10.4 pounds per person per day and 31.2 pounds per employee per day. In 2023, the City had disposal rates of 7.1 pounds per resident per day and 18.8 pounds per

185 It should be noted that the 2025 CALGreen Code becomes effective on January 1, 2026. As with all parts of Title 24, CALGreen operates on a three-year update cycle. As such, future development projects on the project site facilitated by the proposed project would be required to comply with the latest version of the CALGreen Code at the time associated CEQA documentation is prepared (as required).

186 City of Huntington Beach. n.d. *Construction & Demolition Debris Re-Use & Recycling Program*. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Building%20Inspections/Permit%20Centre/Applications%20&%20Forms/Plan%20Review%20Supplemental%20Forms/Construction-and-Demo-Worksheet-.pdf (accessed September 3, 2025).

employee per day.[187] As such, consistent with State requirements, the City of Huntington Beach is consistently satisfying disposal rate goals. The waste generated by operations of the proposed project would not substantially alter diversion rates and would be diverted in accordance with relevant legislature before incorporation into the regional waste stream.

The proposed project would comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, and federal law. Therefore, impacts of the proposed project to federal, State, and local statutes and regulations related to solid wastes would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

[187] California Department of Resources Recycling and Recovery (CalRecycle). 2023. Jurisdiction Per Capita Disposal Rate Trends (Post 2006). Website: https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/ReviewReports (accessed September 3, 2025).

4.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

4.20.1 Impact Analysis

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant wildfire risk in the State through its Fire and Resources Assessment Program (FRAP). CAL FIRE released a set of updated wildfire risk maps applicable to the County on March 24, 2025, based on the most current data available. These maps place areas of California into different fire hazard severity zones (FHSZ), based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing densities, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, CAL FIRE is responsible for wildland fire protection for land areas that are generally unincorporated, classifying these areas as State Responsibility Areas (SRAs). In areas where local fire protection agencies (e.g., Huntington Beach Fire Department [HBFD]) are responsible for wildfire protection, the lands are classified as Local Responsibility Areas (LRAs). CAL FIRE currently identifies the project site as within an LRA.[188]

The FHSZ's include Moderate, High, and Very High classifications. According to the CAL FIRE, the project site is not located in an area designated as a FHSZ.[189] The nearest area designated as FHSZ is

[188] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zone Viewer. March 24. Website: https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0 (accessed August 27, 2025).

[189] *Ibid*.

classified as both Moderate and High risk and is approximately 1.9 miles northwest of the project site, consisting of undeveloped land within the Bolsa Chica Ecological Reserve.

The proposed project would not substantially impair an adopted emergency response plan or evacuation plan within a FHSZ. The City's General Plan Natural and Environmental Hazards Element[190] outlines goals and policies aimed at reducing potential risks associated with disasters, accidents, or other hazards in Huntington Beach or surrounding areas. Emergency events addressed in the Natural and Environmental Hazards Element include those associated with seismically induced conditions, slope instability, geologic hazards, flooding, wildland and urban fires, evacuation routes, coastal hazards, hazardous material exposure, and aircraft hazards. As shown in Figure HAZ-5, Tsunami Evacuation Map, in the Natural and Environmental Hazards Element, none of the roadways adjacent to the project site are designated by the City as evacuation routes in the event of a tsunami.[191] The Natural and Environmental Hazards Element does not identify evacuation routes specific to other emergencies, such as wildfires. The City's Local Hazard Mitigation Plan also does not officially designate evacuation routes within the City, though it notes that PCH and Goldenwest Street, in addition to several other streets in the City, could potentially be used as evacuation routes in the event of an emergency.[192]

The proposed project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. As discussed in Section 4.17, Transportation, the proposed project is not anticipated to result in any substantial traffic during short-term construction activities, and all construction equipment would be staged within the project site. Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed project would be less than significant.

The proposed project does not include any substantial changes to public or private roadways that would physically impair or otherwise conflict with an emergency response or the use of emergency evacuation routes. In addition, during the operational phase of the project, on-site access would be required to comply with standards established by the City and the HBFD. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City and HBFD standards. The proposed project would provide adequate emergency access to the site via five different standard points of entry, including one main entrance and two secondary entrances along PCH, a secondary entrance along Goldenwest Street, and a secondary entrance along Seapoint Street. All access roads would include a turnaround that would ensure adequate access and turning radius for emergency vehicles. In addition, while no vehicular access points would be provided along Palm

190 City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*, Page 5-2. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed August 27, 2025).

191 *Ibid.* Figure HAZ-5, Page 5-10.

192 City of Huntington Beach. 2022. *Local Hazard Mitigation Plan.* December 20. Page 21. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Fire/Our%20Community%20and%20Risk%20Reduction/Emergency%20Managment/HB%202022%20LHMP%20City%20Council%20Adopted.pdf?t=202407151911150&t=202407151911150 (accessed November 5, 2025).

Avenue, emergency vehicles may enter the project site from Palm Avenue via emergency access driveways as necessary. Access to and from the project site for emergency vehicles would be reviewed and approved by HBFD and the City as part of the project approval process to ensure the proposed project is compliant with all applicable codes and ordinances for emergency vehicle access. Further, the project site is not located in or near an SRA or lands classified as VHFHSZ. Therefore, because the project site is not located in or near an SRA or lands classified as VHFHSZ, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan in the event of wildfire. Therefore, no project-related impacts are anticipated to be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The project site is relatively flat, with the ground surface gently sloping down to the southeast.[193] Site elevations vary between approximately 37 to 40 feet.[194] There are significant natural or manufactured slopes within the project site vicinity. The majority of the project vicinity is currently developed, and therefore, lacks the combustible materials and vegetation necessary for the uncontrolled spread of wildfire. Paved roadways and areas of irrigated landscaping associated with surrounding development would further reduce the ability for wildfire to spread.

The project proposes the demolition and removal of existing oil and gas production infrastructure on the project site and the redevelopment of the project site with a mix of commercial, residential, and open space uses. As such, the project itself would not exacerbate wildfire risks as compared to existing conditions because it would be generally consistent with existing development in the area and would replace existing oil and gas production uses. Further, all future development projects within the project site facilitated by the proposed project would comply with the regulations contained in Chapter 17.56 of the City's Municipal Code (Huntington Beach Fire Code), including building design consistent with HBFD fire safety requirements.

Additionally, the project site is not located in or near an SRA or lands classified as VHFHSZ. Due to the lack of slopes on site and other factors, the proposed project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire. Therefore, no project-related impacts are anticipated to be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

193 Langan CA, Inc. 2025. *Geotechnical Investigation Report for CRC Huntington Beach, 20101 Goldenwest Street, Huntington Beach, California,* Page 1. February 28, 2025.

194 *Ibid.*

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The proposed project does not require the installation or maintenance of associated infrastructure (including roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or that would result in impacts to the environment. Although the project would facilitate redevelopment of the project site with commercial, residential, and open space land uses, the project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment. Although utility improvements, including domestic water, sanitary sewer, and storm drain lines, proposed as part of the project would be extended throughout the project site, these utility improvements would be underground and would not exacerbate fire risk. Project design and implementation of utility improvements would be reviewed and approved by the City's Public Works Department and the HBFD as part of the project approval process to ensure the proposed project is compliant with all applicable design standards and regulations. Therefore, project-related impacts are anticipated to be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact.

Landslides. Landslides and other forms of mass wasting, including mudflows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking but can also occur as a result of erosion and downslope runoff caused by rain following a fire. As previously discussed in Section 4.7, Geology and Soils, Response 4.7(a)(iv), landslides and other forms of slope instability do not represent a significant hazard to the proposed project because the site is located in a relatively flat area, and there is no evidence of landslides in the project vicinity. Additionally, the project site does not lie within a Landslide Hazard Zone as designated by the City's General Plan Natural and Environmental Hazards Element.[195]

The proposed project would not exposure people or structures to significant risks, such as landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the proposed project would have less than significant impacts to project occupants related to post-wildfire landslide risks, and no mitigation is required.

[195] City of Huntington Beach. 2017. *City of Huntington Beach General Plan Natural and Environmental Hazards Element*, Figure HAZ-3, Page 5-7. Website: https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Planning%20 Zonning/General%20Plan/Generalplan/Natural-and-Environmental-Hazards.pdf?t=202404051228190&t=202404051228190 (accessed August 27, 2025).

Flooding. As discussed in Section 4.10, Hydrology and Water Quality, FEMA designates a majority of the project site as Zone X, or Area with Minimal Flood Hazard,[196] meaning it is outside the Special Flood Hazard Area and higher than the elevation of the 0.2 percent annual chance flood. In addition, a small portion of Planning Area 3B is designated as Zone X, Area of Reduced Flood Risk due to Levee.[197] As such, the project site has not been identified as susceptible to flooding hazards. As established in Section 4.10, Hydrology and Water Quality, during project construction, soil would be exposed and disturbed, and drainage patterns would be temporarily altered due to grading, and there would be an increased potential for flooding compared to existing conditions. Pursuant to NPDES requirements, future commercial and residential development proposed for the project site would incorporate site design BMPs, which would be included into the project design to reduce runoff. In addition, compliance with BMPs identified as appropriate under future commercial and residential development facilitated by the proposed project would ensure on-site storm drain facilities would be adequately sized to accommodate stormwater runoff from the project site so that on-site flooding would not occur. Operation of the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding. The proposed project would not exposure people or structures to significant risks, such as flooding, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, the proposed project would result in less than significant impacts to project occupants related to post-wildfire flooding risks, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

196 Federal Emergency Management Agency (FEMA). 2024. National Flood Insurance Program Flood Insurance Rate Map 06059C0242K. June. Website: https://msc.fema.gov/portal/search ?AddressQuery= 20101%20Goldenwest%20St%2C%20Huntington%20Beach%2C%20CA%2092648 (accessed August 27, 2025).

197 Federal Emergency Management Agency (FEMA). 2024. National Flood Insurance Program Flood Insurance Rate Map 06059C0241K. June. Website: https://msc.fema.gov/portal/search?AddressQuery= 20101%20 Goldenwest%20St%2C%20Huntington%20Beach%2C%20CA%2092648 (accessed August 27, 2025).

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	☒	☐	☐	☐
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.)	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

4.21.1 Impact Analysis

a. Does the project have the potential to substantially 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, substantially 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?

Potentially Significant Impact. It is unlikely that the proposed project would 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal due to the previous development of the project site.

The project site is currently fully developed with industrial land uses including oil and natural gas production (Planning Areas 1, 2, and 3A), as well as a generally undeveloped area consisting of vegetation and a paved road. The project site is located within a generally urbanized area of the City, as surrounding land uses beyond the project site include a mix of residential communities, open space areas, and recreational facilities. There are no native habitats within the project site with the potential to support sensitive plant and animal species. Given that the southern tarplant can occur in disturbed and anthropogenically altered sites, the BRA determined that a low potential exists for this species to be present on the project site. As such, a pre-construction southern tarplant clearance survey (refer to Standard Condition BIO-1 in Section 4.4, Biological Resources) would be required to ensure that future development on the project site facilitated by the proposed project would not impact this species.

The project site also contains ornamental landscaping and non-native trees, which could potentially support nests and roosting for bird species that are protected by the MBTA. Disturbing or destroying active nests that are protected is a violation of the MBTA. In addition, nests and eggs are protected under California Fish and Game Code Section 3503. Adherence to Standard Condition BIO-2, as detailed in Section 4.4, Biological Resources, would ensure that the project complies with the MBTA. Standard Condition BIO-2 requires nesting bird surveys, if any vegetation or tree removal occurs between February 1 and August 31, to reduce potential project impacts related to migratory birds. Additionally, Standard Condition BIO-3 would require pre-construction burrowing owl surveys to ensure that future development on the project site facilitated by the proposed project would not impact burrowing owls. With implementation of Standard Conditions BIO-1, BIO-2, and BIO-3, potential impacts to biological resources would be less than significant.

Under existing conditions, the project site is developed with oil and gas production infrastructure, related buildings, and non-native and ornamental trees and landscaping. A Historic Resources Assessment (HRA; Appendix A to this Initial Study)[198] was prepared for the proposed project and determined that none of the buildings or structures on the site qualify as a "historical resource" as defined by CEQA either individually or collectively. As such, no historic buildings exist on the project site.

Given the generally developed nature of the project site, on-site soils on the project site have been previously disturbed. Nevertheless, new ground-disturbing activities associated with project construction activities could have the potential to unearth previously unknown archaeological resources. An archaeological records search request has been submitted to the SCCIC at California State University, Fullerton for the proposed project. The results of the records search are still pending and will be provided along with an analysis of impacts to potential archaeological resources. In the unlikely event that human remains are discovered on the project site, Standard Condition CUL-1, as provided in Section 4.5, Cultural Resources, requires notification of the proper authorities and adherence to standard procedures for the respectful handling of human remains. The proposed project may result in the discovery of unknown cultural resources and, therefore, potentially significant impacts may occur.

Given that older and more shallow marine sediments are prominent along the Bolsa Chica and Huntington Beach mesas and have the potential to contain vertebrate fossils there is a probability that near surface excavation at the project site could produce significant paleontological resources. **This topic will be analyzed further in the EIR.**

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

Potentially Significant Impact. The proposed project, when considered in conjunction with other approved or pending projects within the City, could potentially result in cumulatively considerable

198 LSA Associates, Inc. 2025. *Historic Resources Assessment, Palm/Goldenwest Specific Plan Amendment Project.* October.

impacts. Due to the potentially significant impacts identified in various sections (including Sections 4.1, Aesthetics, 4.3, Air Quality; 4.5, Cultural Resources; 4.6, Energy; 4.7, Geology and Soils; 4.8, Greenhouse Gas Emissions; 4.9, Hazards and Hazardous Conditions; 4.10, Hydrology and Water Quality; 4.11, Land Use and Planning; 4.12; Mineral Resources; 4.13, Noise; 4.14; Population and Housing; 4.15; Public Services; 4.17, Transportation; 4.18, Tribal Cultural Resources; and 4.19, Utilities and Service Systems), cumulatively considerable impacts could result from implementation of the proposed project. As such, the potential for the proposed project to contribute to cumulative impacts for each of these environmental topics will be assessed, and mitigation will be proposed, if necessary. **Therefore, these topics will be analyzed further in the EIR.**

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The potential for the proposed project to have substantial adverse effects on human beings, either directly or indirectly, will be evaluated. A significant impact may occur if environmental effects related to the proposed project could cause substantial direct or indirect adverse impacts on human beings as described in the checklist responses. Refer to Response 4.21(b), above, for a list of all sections contained in this Initial Study that may have a potentially significant impact as a result of the proposed project. **This topic will be analyzed further in the EIR.**

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