Addendum to the Beach and Edinger Corridors Specific Plan
Program Environmental Impact Report for the Ellis Avenue Condos Project
Removal Action Workplan
SCH# 2008071143

NOVEMBER 2026

Introduction

The Department of Toxic Substances Control (DTSC) is considering approval of a Removal Action Work Plan (RAW) for the Ellis Avenue Condos Project on approximately 0.955 acres of land located at 8031 and 8041 Ellis Avenue in Huntington Beach, CA (Project Site). The RAW discussed the environmental conditions at the Site and presented proposed alternatives for the remediation of contaminants in soil and to address the potential vapor intrusion (VI) of volatile compounds for the protection of future occupants.

Implementation of the RAW would consist of excavation of approximately 15 cubic yards of arsenic-contaminated shallow soils (to a depth of 1 foot below ground surface) and installation of a vapor intrusion mitigation system (VIMS) beneath a future mixed-use building, plus adoption of a Land Use Covenant (LUC).

Approval of the RAW by DTSC is considered a discretionary action subject to compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. To meet the requirements of CEQA, DTSC in its capacity as a responsible agency has prepared an Addendum to the City of Huntington Beach's *Beach and Edinger Corridors Specific Plan Environmental Impact Report*, State Clearinghouse No. 2008071143 ("BECSP EIR"). This Addendum updates the prior environmental review to incorporate the recommended remedy selection from the RAW and addresses the potential for the proposed remedial activities to result in significant environmental impacts.

State CEQA Guidelines Section 15164 allows for the preparation of an addendum to a previously certified EIR to address minor changes to a project that will not meet the criteria for the preparation of a subsequent EIR or Negative Declaration as specified in Section 15162(a). This Addendum identifies and analyzes the potential environmental effects of the proposed remediation and concludes that the Project activities will not result in significant and unavoidable impacts to the environment. Based on the foregoing analysis, implementation of the proposed remedial activities identified in the RAW constitute minor changes to which the criteria of 15162(a) are not applicable, thus an Addendum is the appropriate CEQA document for approval of the RAW.

Background Information and Prior Environmental Review

Removal Action Work Plan (RAW)

A Removal Action Work Plan (RAW) is a type of cleanup document that identifies the remedy for environmental contamination that best fits the site conditions. A RAW may be required for a site when DTSC determines, based on information obtained during characterization activities, that further action is required to address contamination at levels that pose a health risk to existing and/or future property users or that may be an ongoing source of contamination to the environment. Cleanup goals established in the RAW must be compatible with current and planned uses and ensure protection of human health and the environment. Contaminated sites are generally cleaned up to levels that allow for unrestricted, commercial/industrial, or recreational

uses. A deed restriction (Land Use Covenant) will be required for cleanups that do not meet unrestricted use levels.

The subject RAW has been prepared in connection with redevelopment of the Project Site located at 8031 and 8041 Ellis Avenue, located near the northeast corner of Ellis Avenue and Beach Boulevard in Huntington Beach, CA. The Project Site is rectangular in shape and is comprised of three parcels totaling 0.955 acres (Orange County Assessor Parcel Numbers 157-341-04, 157-341-07, and 157-341-08). The parcels are currently occupied by a former liquor store (closed August 2024), a single-family residence with a detached garage, and a surface parking lot. The northern parcel parking lot was most recently used by the adjacent Metro Car Wash for parking and vacuuming of vehicles. The surrounding area consists of a mixture of urbanized residential and commercial development.

The Site is planned for redevelopment with a four-story mixed-use development consisting of 48 condominium units, 891 square feet (sf) of ground-level commercial/retail space, and two levels of underground parking. As indicated in the RAW, future development of the property will include excavation of soil to a depth of 20 feet beneath the footprint of the four-story mixed-use building to accommodate the construction of two levels of underground parking. (Note: Excavation associated with the underground parking is not part of the scope of the subject RAW.)

Prior site investigation activities included a Phase I Environmental Site Assessment (Phase I) performed in 2017 and a Phase II Site Investigation performed in 2023. Preparation of the RAW for the Project Site was triggered by the detection of elevated levels of chemicals of concern (COCs) during sampling activities – particularly arsenic detected in soil and 1,2-dichloroethane (DCA) detected in soil vapor. The presence of these contaminants may impact future onsite occupants and commercial workers. The RAW includes remedial action objectives which involve reducing the threat to human health and the environment from the COCs at the Site and providing a permanent solution that reduces the toxicity and mobility of soil vapor.

The Project Applicant (HB Ellis, LLC) entered into a Standard Voluntary Agreement with DTSC on June 14, 2024 (Docket No. HSA-FY23/24-130).

Prior CEQA Review

On March 1, 2010, the City certified Program Environmental Impact Report No. 08-008 for the Beach and Edinger Corridors Specific Plan (BECSP EIR, CEQA State Clearinghouse No. 2008071143). The BECSP established land use designations and development intensity and standards within the Specific Plan Area (i.e., the Beach and Edinger Corridors, in which the Site is located), and BECSP EIR evaluated environmental impacts associated with buildout of the land use designations and implementation of the policies set forth in the Specific Plan. As part of the EIR, mitigation measures were incorporated to address impacts resulting from implementation of the Specific Plan. (Applicable Mitigation Measures are included as Attachment A to this Addendum). The BECSP EIR determined that even with incorporation of feasible mitigation measures the implementation of the Specific Plan would result in significant and unavoidable impacts involving Air Quality, Cultural Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. The City adopted findings of fact and a Statement of Overriding Considerations as part of its certification of the EIR and adoption of the Specific Plan.

On May 17, 2022, the City approved the Ellis Avenue Condos Project. As part of the project's approval, the City determined the development project to be exempt from further environmental review under CEQA Guidelines section 15182 and Government Code section 65457 because the project is a mixed-use development that conformed with the Beach and Edinger Corridors Specific Plan, and implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the BECSP EIR. The City's approval of the redevelopment project requires it to comply with all applicable mitigation measures adopted for the Specific Plan.

DTSC has prepared this Addendum to address the site remediation activities proposed in the RAW, which were identified after the City's approval of the Ellis Avenue Condos Project. Because a previous EIR was certified by the City as the lead agency, DTSC is required by CEQA to conduct an analysis of those previous documents and determine the type of environmental document required to be prepared for the project as provided by sections 15162, 15163, and 15164 of the CEQA Guidelines.

Description of Proposed Modifications

The project as modified includes the development and operation of the previously approved land use project (i.e., the Ellis Avenue Condos Project) plus incorporation of the activities identified in the RAW to address the presence of contaminants in soil and soil vapor. The remedial activities proposed in the RAW consist removal of shallow soils (approximately 15 cubic yards to depths up to 1 foot below ground surface) and installation of a vapor intrusion mitigation system (VIMS) beneath the future mixed-use building. The modified project includes the same site boundaries, building footprint, aesthetic design, and operational characteristics as previously evaluated.

The excavation proposed for the removal of arsenic is estimated to be 20 feet long, 20 feet wide, and one foot deep, a soil volume of approximately 15 cubic yards (22 tons). It is noted that the excavation area identified in the RAW is located at the northern portion of the Site in an area which will be redeveloped as surface parking; soil excavation associated with construction of the proposed underground parking area is not part of the scope of the RAW (See Figure 4 of the RAW for reference). Soil excavation for the RAW is expected to take place 1-2 weeks after the completion of pre-field activities and mobilization and would occur during or prior to site demolition activities. Excavation is estimated to take approximately 1-2 days and would require 1-2 truck trips. No importing of soil or backfilling of excavation will occur.

The VIMS will consist of a vapor barrier and a ventilation system with exhaust fans and ducting. The vapor barrier will be installed around the exterior of the subterranean parking garage to prevent the intrusion of VOCs into the structure. The vapor barrier consists of a spray-applied, polymer-enhanced asphalt barrier, which will be installed around the exterior of the subterranean parking garage during its construction. The ventilation system will also be installed as part of the subterranean parking garage and will function to maintain air quality and prevent the buildup of vehicle emissions, namely carbon monoxide. With this mechanical element the VIMS is considered to be an active system. Installation of the VIMS will occur concurrently with construction of the parking garage and mixed-use building.

Following construction of the parking garage and mixed-use building, a minimum of two episodes of soil vapor sampling and indoor air sampling will be performed, which will be separated by a timespan of six months. Soil vapor samples will be collected from multi-depth soil vapor probes to be installed outside the footprint of the building and air samples will be collected within the

parking garage. Installation of the soil vapor probes around the building will occur upon the completion of construction. Sampling of the vapor probes and air in the garage will be performed as soon as construction is complete and the ventilation system in the garage is operational.

Restrictions will be placed on the property in the form of a land use covenant (LUC) documenting the presence of the VIMS and requirements for monitoring. Periodic inspections, maintenance, monitoring, and reporting will be required. The LUC will be signed by the owner and DTSC and recorded on the title of the property.

Although not anticipated, in the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist makes an assessment of the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

Scope of Addendum Analysis

This Addendum has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). This Addendum considers the environmental impacts that were analyzed in the prior BECSP EIR and focuses on determining whether the modified project would result in an increase in the severity of the impacts that were previously identified or would result in any new impacts not previously considered in the prior EIR. The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained within the prior EIR.

The topic areas considered in the BECSP EIR include the following: Aesthetics, Air Quality, Biological Resources, Cultural and Paleontological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Climate Change.

Analysis of Potential Impacts

Under Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR shall be prepared by a lead or responsible agency if some changes or additions are necessary but none of the conditions described in Section 15162(a) requiring the preparation of a subsequent EIR or negative declaration are applicable. The conditions listed under Section 15162(a) are as follows:

1. *Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

    a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

    b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

    c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

    d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

The analysis here considers changes and effects associated with implementing the RAW compared to those associated with the land use development project as approved by the City of Huntington Beach in May 2022. The approved development project consists of a four-story mixed-use building including 48 condominium residences with on-site public and private open space, a three level subterranean parking structure, and 891 square feet of commercial space. The site preparation and construction activities entailed in the already-approved project include, but are not limited to, excavation to accommodate the subterranean parking structure[1].

The proposed excavation and off-Site disposal of arsenic-impacted soils is consistent with what was previously contemplated in the City of Huntington Beach's prior environmental review. The proposed RAW activities would take place within the same footprint of development as previously anticipated. None of the activities proposed as part of the RAW will require changes to the site boundaries, building footprint, aesthetic design, or operational characteristics from what was previously evaluated. As discussed below, the effects of RAW-specific soil excavation would be essentially indistinguishable from site preparation and construction activities associated with the already-approved mixed-use redevelopment project.

The characteristics of the soil excavation specified in the RAW (approximately 15 cubic yards in a 20-foot-by-20-foot area to a depth of 1 foot below ground surface) are very limited in comparison to effects associated with the site preparation and construction activities that would occur as part of the approved mixed-use redevelopment project (particularly construction of the subterranean parking structure, which will entail excavation and off-Site transport of several thousand cubic yards of soil). The characteristics of the excavation and off-Site disposal activities (types of equipment used, number of construction-related vehicle trips required, etc.) would be essentially the same as what has already been evaluated for Site redevelopment. The excavation and off-Site disposal activities would take place during Site preparation and construction phases as previously contemplated and do not require any substantial changes to the timing or duration of

[1] The subterranean parking structure will require excavation to a depth of approximately 20 feet and the export of 20,490 cubic yards of soil.

site redevelopment. As such, remedial excavation would not be inconsistent with prior analysis or create conflicts with implementation of the EIR's mitigation measures.

The vapor membrane and venting equipment would be incorporated as part of the same site preparation and construction activities which have already been considered as part of the previous environmental review for the mixed-use redevelopment project. Installation of these components would not require any substantial changes to the timing or duration of site preparation and construction activities, the type of equipment utilized as part of site preparation and construction, or the number of workers involved or number of worker transportation trips for the site preparation and construction processes.

Additionally, the modified project will remain subject to applicable mitigation measures identified the BECSP EIR (see Attachment A to this Addendum). Of particular relevance to the proposed RAW, the BECSP EIR's Hazards and Hazardous Materials Section considered how development as envisioned under the Specific Plan could involve construction activities on sites within the Specific Plan Area that may potentially be contaminated. In order to address the potential for encountering contamination, the BECSP EIR incorporated mitigation measures MM 4.6-1 and MM 4.6-2, which function to minimize the potential risk of contamination by implementing investigation and remediation efforts at future development sites. The BECSP EIR also noted that any new development occurring on documented hazardous materials sites would have to be preceded by remediation and cleanup under the supervision of DTSC before construction activities could begin, if such actions had not already occurred. (See BECSP DEIR p. 4.6-24.) The BECSP EIR determined that compliance with existing regulations and implementation of the mitigation measures would result in hazards and hazardous materials impacts being less than significant. The text of MM 4.6-1 and MM 4.6-2 is presented below for reference:

> ***MM 4.6-1:*** *Prior to the issuance of grading permits on any project site, the site developer(s) shall:*
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> - *Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.*
> - *If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.*
> - *If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.*
> - *Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of*

grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.

MM 4.6-2: *In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.*

Preparation of the subject RAW (as well as the process which led to preparation of the subject RAW) is consistent with MMs 4.6-1 and 4.6-2 from the BECSP EIR.

Further, as is already the case for the Ellis Avenue Condos project itself, implementation of the RAW will be required to comply with all other applicable mitigation measures from the BECSP EIR. Compliance will entail using construction equipment with appropriate emissions ratings; coordinating construction parking to minimize idling and providing public notice of construction activities to surrounding residents; avoiding construction activities during nesting season for protected bird species; implementing measures for identification of cultural resources (as well as tribal cultural resources) and adherence to protocols in the event of unanticipated discoveries; following best management practices (BMPs) during grading activities to ensure protection of water quality; and abiding by noise-related equipment and timing requirements. Compliance with other applicable regulations, policies, standards, and specifications will further reduce or eliminate potential environmental effects of the project. Based on this information, the modified project would not result in substantial changes to the project as described in 15162(a)(1).

Regarding 15162(a)(2), the circumstances under which the project is undertaken have not changed in a manner such that some new or substantially increased significant environmental impact would occur. Existing and foreseeable planned development conditions in the City of Huntington Beach remain substantially similar to what was previously considered in the BECSP EIR. No other substantial changes involving physical conditions of the surrounding environment or the regulatory context are known to have occurred which would result in new or substantially increased significant effects involving the modified project.

Based on research and analysis performed during the preparation of this Addendum, there is no new information of substantial importance known concerning the project that will result in additional significant effects, any previously examined effects that will be substantially more severe; or infeasible mitigation measures or alternatives that are now feasible or considerably different from those analyzed in the BECSP EIR. As such, the conditions described under 15162(a)(3) are not applicable.

Conclusion

As demonstrated in the preceding analysis, none of the conditions described in State CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR or Negative Declaration are applicable to the changes or additions necessary to address the proposed remedial activities included as part of the Ellis Avenue Condos Project RAW. Therefore, no additional CEQA analysis is required beyond this Addendum. A Notice of Determination presenting the findings of this Addendum will be filed by DTSC with the California State Clearinghouse within the State of California's Office of Land Use and Climate Innovation.

Attachment A

Mitigation Measures

Following is a list of applicable Mitigation Measures from the City of Huntington Beach's BECSP EIR.

Air Quality

MM 4.2-1: Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-2: Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NOx diesel fuel to the extent that it Is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-3: Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specifications for the duration of construction. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-4: Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-5: As required by South Coast Air Quality Management District Rule 403 – Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:

- Application of soil stabilizers to inactive construction areas
- Quick replacement of ground cover in disturbed areas
- Watering of exposed surfaces three times daily
- Watering of all unpaved haul roads three times daily
- Covering all stock piles with tarp
- Reduction of vehicle speed on unpaved roads
- Post signs on-site limiting traffic to 15 miles per hour or less

- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads lo wash off trucks and any equipment leaving the site each trip

MM 4.2-6: Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-7: Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-8: Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-9: Project applicants shall require by contract specifications that construction activities that affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 A.M. to 4:00 P.M.). Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-10: Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.2-11: Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. ln addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM_{10} generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for

the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.

Biological Resources

MM 4.3-1: Nesting avian species protected by the MBTA;

a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS.

b. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.

Cultural Resources

MM 4.4-2(a): Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064,5 of the CEQA Guidelines or disturb human remains, The investigation shall include, as determined appropriate by the archaeologist and the City of Huntington Beach, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding Impacts on archaeological resources or human remains. The measures shall Include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrielino Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project

site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4 2(b).

MM 4.4-2(b): If evidence of an archaeological site or other suspected historical resources as defined by CEQA Guidelines 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriated DPR 523 (A-L) form and filed with the appropriate Information Center.

MM 4.4-3(a): Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The investigation shall include, as determined appropriate by the paleontologist and the City of Huntington Beach, a paleontology records check and a pedestrian survey of the area proposed for development The. results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for eliminating or avoiding impacts on paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEOA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4-3(b).

MM 4.4-3(b): Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows:

1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high
2. Assess effects on identified sites
3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted
4. Obtain comments from the researchers
5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible

In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Geology and Soils

MM 4.5-1: Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.

Hazards and Hazardous Materials

MM 4.6-1: Prior to the issuance of grading permits on any project site, the site developer(s) shall:

- Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.

- If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.
- If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.
- Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.

MM 4.6-2: In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

MM 4.6-3: Prior to the issuance of grading permits, future development In the Specific Plan shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site pet City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.

MM 4.6-4: To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures

and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.

Noise

MM 4.9-1: Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period
- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible
- Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M., to minimize disruption on sensitive uses, Monday through Saturday. Schedule pile-driving activities between the hours of 8:00 A.M. and 4:00 P.M. on Mondays through Fridays only.
- Implement noise attenuation measures, which. may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction nolse sources
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.9-2: Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications

shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

MM 4.9-3: Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.

Climate Change:

MM 4.15-1: The City shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) to the extent that they are readily available and cost effective when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.15-2: The City shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.15-4: The City shall require developers within the project site to establish a construction management plan with Rainbow Disposal to divert a target of 50 percent of construction, demolition, and site clearing waste.

MM 4.15-5: The City shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.15-6: The City shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.