

March 27, 2006

TO: INTERESTED PARTIES

FROM: RON SANTOS – ASSOCIATE PLANNER

**SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT MITIGATED NEGATIVE
DECLARATION FOR A PROPOSED HOME DEPOT**

Section 15087 of the State CEQA Guidelines requires a Lead Agency (in this case, the City of Huntington Beach) to provide a notice of availability of a draft Negative Declarations for public review. The following information regarding the characteristics of the project and the availability of the associated environmental documentation is provided pursuant to the requirements of CEQA Guidelines Section 15087(c).

Proposed project location and characteristics (§15087(c)(1))

Draft Mitigated Negative Declaration No. 04-10, in conjunction with Conditional Use Permit No. 04-56, analyzes the potential environmental impacts associated with a proposal to demolish an existing 125,487 sq. ft. commercial building (including an attached 8,500 s.f. garden center) formerly occupied by K-Mart, and replace it with a new 130,536 sq. ft. commercial building (Home Depot), including an attached 25,000 sq. ft. garden center, new parking lot paving, landscaping and other associated site improvements. Location: 19101 Magnolia Street, Huntington Beach (southwest of the Magnolia Street/ Garfield Avenue intersection)

Start and end dates of the public comment period (§ 15087(c)(2))

The public review period for the Draft Mitigated Negative Declaration is March 30, 2006 to May 1, 2006. Comments should be addressed to:

Ron Santos, Associate Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Dates, times, and places of currently scheduled public meetings (§15087(c)(3))

Subsequent to the comment period, public hearings will be scheduled before the City of Huntington Beach Planning Commission. No specific hearing dates have been established at this time.

Significant environmental effects anticipated to result from the proposed project (§15087(c)(4))

The Draft Mitigated Negative Declaration determined that implementation of the proposed project would result in the following significant or potentially significant impacts:

Potentially significant impacts that could be mitigated to a less-than-significant level in the following issue areas:

- **GEOLOGY AND SOILS:** The subject site is located in an area of high to very high potential for liquefaction according to the General Plan (1996). The significant potential for liquefaction is also identified in a geotechnical engineering investigation, prepared by The Twining Laboratories, Inc., (Nov. 2004). The study concludes that mitigation is necessary in order to reduce seismic liquefaction risk to acceptable levels. The study also indicated that near surface soils had moisture contents predominantly above the optimum, and therefore that aeration, chemical treatment, or other means of stabilization will be required to compact the bottom of excavations, and to place and compact fills;
- **TRANSPORTATION/TRAFFIC:** The project is not expected to result in any significant adverse traffic impacts, provided however that medians or other traffic design features may be needed to reinforce turn restrictions at specific driveways; and
- **NOISE:** The noise producing components of the project identified as potentially significant consist of on-site truck movements, parking lot activities, mechanical equipment, construction, off-site traffic, lumber off-loading activities (including forklift usage), trash collection, garden center area noise sources and loading dock activities.

Address(es) where copies of the D-MND and all documents cited therein are available for public review (§15087(c)(5))

Copies of Draft Mitigated Negative Declaration No. 04-10 and supporting documents are available for review at the following locations:

City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648

Huntington Beach Central Library
7111 Talbert Avenue
Huntington Beach, CA 92648

Presence on the project site of any of lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites, and the information in the Hazardous Wastes and Substances Statement required under subsection (f) of that Section (§15087(c)(6))

Records indicate that an underground waste oil tank was removed from the former Auto Center Repair Garage in 1990, an abandoned oil well is located on the proposed construction property, asbestos is present in the building, and a former gas station was located on the north/east corner of the site.

The facility is listed on the RCRIS database as a Small Quantity Generator (SQG) of hazardous waste. No other substantive information related to this listing is provided in the EDR report. The facility is listed in the California Underground Storage Tank (CA UST) and Historic UST (HIST UST) databases. The CA UST listing indicates that the site is an active UST location (UST #U003779338). The HIST UST database listing indicates that one tank is associated with the site, although the facility status is not reported. The tank was removed. The facility is listed on the HAZNET database. According to information contained in the HAZNET listing, hazardous wastes generated at the site include unspecified organic liquid mixtures and unspecified solvent mixture waste (likely associated with the former Penske operation). The facility is listed on the Los Angeles County Street Number List (HMS) database identifying the facility as having a removed permit (permit #174). The type of removal permit is not specified in the EDR report. A listing for the Penske Auto Center #4424 (formerly at the site) was found on the HAZNET report for the K-Mart facility. The project shall comply with all provisions of the Huntington Beach Fire Code and with City Specification 422 for well abandonment. No significant impacts associated with these hazards are anticipated.