Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Olson Townhomes on Talbert Ave

Lead Agency: City of Huntington Beach

Contact Name: Ricky Ramos

Email: rramos@surfcity-hb.org Phone Number: (714) 536-5624

Project Location: Huntington Beach (*City*) Orange County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project would redevelop two parcels at the northwest corner of Talbert Ave and Newland Street with a 34-unit, attached townhome complex, ranging from two to three stories, up to 35 feet tall. All units would range from 1,258 square feet to 1,846 square feet and feature attached, two car garages. The existing four structures on two parcels would be demolished. Further, the Applicant is including a 5 percent density bonus by dedicating three of the 34 units for moderate-income sale, and Applicant payment of a 2/10th in-lieu fee. Other entitlements include a General Plan Amendment and Zone Map Amendment, Tentative Tract Map and a Conditional Use Permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biology - Nesting Birds in trees to be removed. MM for pre-construction nesting birds.
Cultural - archaeological resources, human remains. MM for archaeological monitoring during initial grading, provision for stop work if human remains.
Geology - paleontological resources. MM for preparation of a Paleontological Resource Impact Mitigation Monitoring Program
Tribal Cultural Resources. MM for two tribes to monitor ground disturbing activities (Gabrieleño Band of Mission Indians – Kizh Nation and Juaneno Band of Mission Indians, Acjachemen Nation- Belardes).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for this project. Local project only.