



City of Huntington Beach
Notice of Preparation and Notice of Scoping Meeting
Bolsa Chica Senior Living Community Project

Date: November 2, 2022

To: **Responsible and Trustee Agencies, Interested Organizations, and Individuals**
Office of Planning and Research
County of Orange Clerk-Recorder

From: **City of Huntington Beach (Lead Agency)**
Department of Community Development
2000 Main Street
Huntington Beach, CA 92648

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Bolsa Chica Senior Living Community Project

Location: 4952 and 4972 Warner Avenue

Notice of Preparation Review Period: November 2, 2022, to December 1, 2022

Scoping Meeting: To be held in-person on Thursday, November 10, 2022, 12:00 p.m. – 2:00 p.m.
Further information below.

Pursuant to Public Resources Code (PRC) Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Huntington Beach (City) is the Lead Agency responsible for preparation of the Draft Environmental Impact Report (DEIR) addressing potential impacts associated with the Bolsa Chica Senior Living Community Project (“Project”).

NOP Public Review Period and Comments

Given the time limits mandated by State law, your response must be sent to the City at the earliest possible date, but no later than 30 days after receipt of this notice.

In accordance with PRC Section 21080.4 and the State CEQA Guidelines Section 15082, this NOP is being circulated for a 30-day comment period between November 2, 2022, and December 1, 2022. Comments in response to this NOP are due to the City by close of business on December 1, 2022.

The City is requesting comments and guidance on the DEIR’s scope and content from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to State CEQA Guidelines Section 15082). The City requests each Responsible and Trustee agency’s views on the environmental issues relevant to your agency’s statutory responsibilities in connection with the project, in a manner consistent with State CEQA Guidelines Section 15082(b). Your agency may use the DEIR prepared by the City when considering any future permits or approvals from your agency. This NOP includes a project description and a list of the environmental issues to be examined in the DEIR.



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All parties that have submitted their names and mailing addresses will be notified as part of the project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact information noted below.

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the DEIR. Please send your written comments to:

Hayden Beckman, Senior Planner
Community Development Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Phone: 714-536-5561
Email: hayden.beckman@surfcity-hb.org

Please include the name, phone number, email, and address of a contact person in your response. If comments are submitted by email with attachments, it is recommended that the attachments be delivered in writing. Virus protection measures and the variety of formats for attachments can limit the ability of the attachments to be delivered.

The NOP and related Initial Study (IS) can also be accessed online at:

- <https://huntingtonbeachca.gov/government/departments/planning/environmental-reports/environmental-report-view.cfm?ID=62>

Additionally, copies of the NOP and IS are also available for review at the following locations:

- Huntington Beach City Hall, Department of Community Development, 2000 Main Street, Huntington Beach, CA 92648; Monday – Friday, 8:00 a.m. – 3:00 p.m.
- Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92648; hours vary, see website: <https://www.huntingtonbeachca.gov/government/departments/library/>

Scoping Meeting

The City will hold a public Scoping Meeting to solicit comments on the scope of the DEIR on Thursday, November 10, 2022, 12:00 p.m.–2:00 p.m., at the Senior Center in Central Park located at 18041 Goldenwest Street, Huntington Beach. Questions or comments regarding the Scoping Meeting or any environmental issues to be considered should be directed to Hayden Beckman at the contact information above.

Special Accommodations. Should you require special accommodations at the public Scoping Meeting, such as for the hearing impaired or an English translator, please contact the City of Huntington Beach no later than November 4, 2022 (see contact information above).

Project Summary

Project Setting/Location

The project site is located at 4952 and 4972 Warner Avenue, at the southwest corner of Warner Avenue and Bolsa Chica Street. The project site is designated and zoned CG – Commercial General. The current maximum Floor Area Ratio (FAR) is 1.5, and the current maximum building height is 50 feet. The project site is currently fully developed with commercial (retail and office) uses and an associated surface parking lot. The existing commercial and retail uses total approximately 55,000 square feet and are contained in two buildings comprised of a two-story commercial building fronting Warner Avenue and a



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larger three-story office building fronting Bolsa Chica Street. There are currently two vehicular access points along Warner Avenue and three vehicular access points along Bolsa Chica Street.

A. Project Overview/Description

The proposed project approvals would provide for construction of a five-story, 298,000-square-foot State-licensed senior living community consisting of 213 total living units on an approximately 3.10-acre parcel (project site).

The proposed community would include 213 total living units, 207 on-site parking spaces, and associated hardscape and landscape improvements. Of the total 213 senior living units, 28 would be Memory Care units, 62 would be Assisted Living units, and 123 would be Independent Living units. The units would range in size from studios (approximately 540 square feet) to three-bedroom units (approximately 2,580 square feet). Amenities for residents are anticipated to include multiple restaurant-style dining venues, a fitness and wellness center, salon and studio spaces, theater, art room, lounge, and multi-purpose rooms. Outdoor spaces are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, meditation spaces, and roof decks.

The development of the new community would require demolition and removal of the existing two commercial buildings, surface parking (including existing asphalt concrete pavement, curb, and gutter), fence and block wall, landscaping, yard lights, signage, and all above-ground water and gas lines on the project site. All existing utility sewer, water, and gas lines below grade would be disconnected and capped.

B. Required Approvals

The following discretionary actions are required by the City:

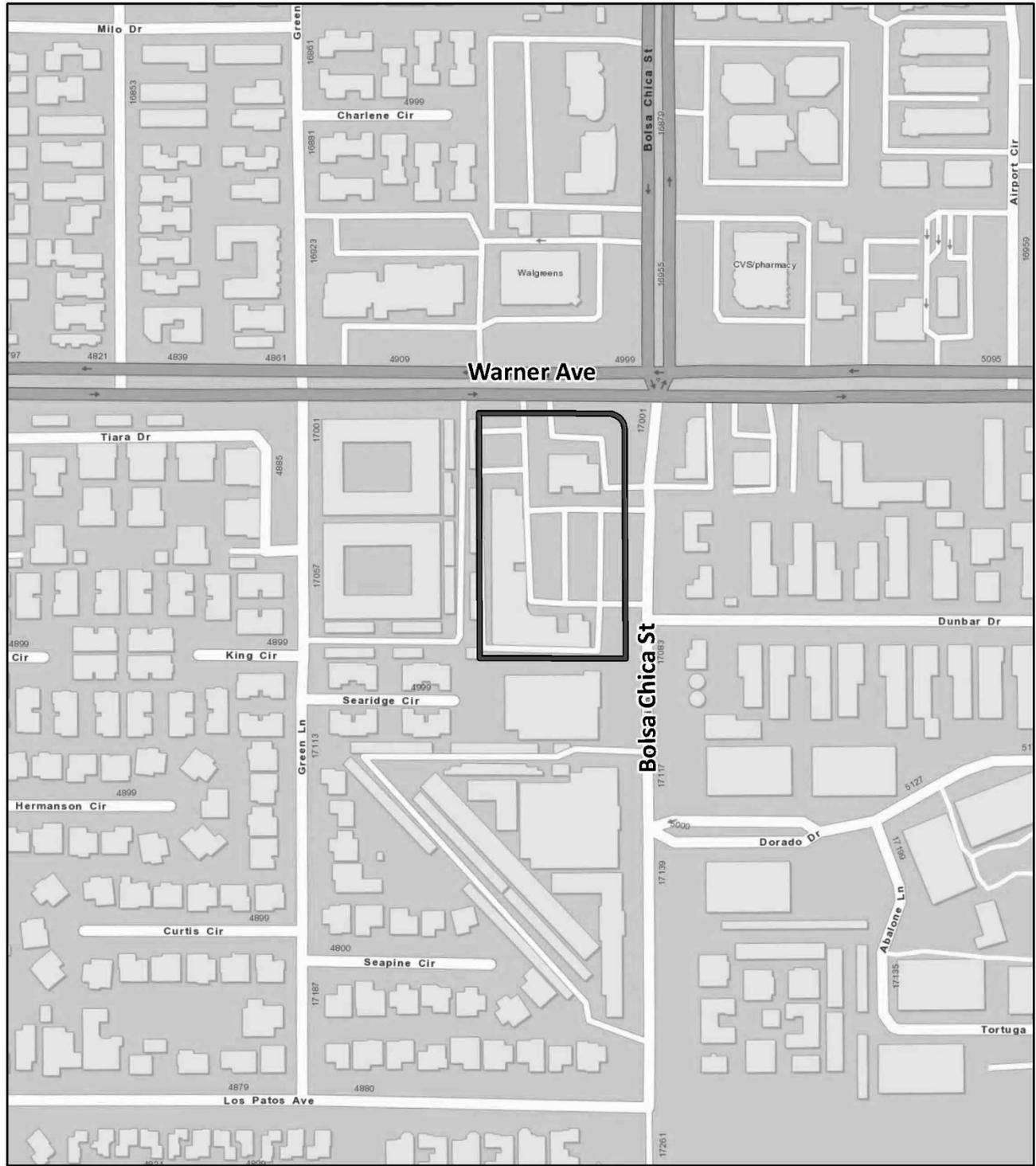
1. General Plan Amendment to change the land use designation from CG to Mixed Use (MU).
2. Zoning Map Amendment to change the zoning from Commercial General (CG) to Specific Plan (SP).
3. Adoption of a Specific Plan that will establish development standards specific to the project site.
4. Conditional Use Permit to allow for convalescent community use.

Environmental Issues to be Evaluated in the DEIR

The City of Huntington Beach, the Lead Agency for the Bolsa Chica Senior Living Community Project, is undertaking environmental review under CEQA. The City has prepared an Initial Study (IS) for the proposed project. Based on the results of the IS, which is available for review on the City's website, the City has determined that the proposed project could result in impacts related to aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, land use and planning, noise, tribal cultural resources, and utilities and service systems. These topics will be analyzed in the DEIR. Mitigation will be developed and included in the DEIR, if necessary, to address the proposed project's potentially significant adverse effects.

Attachment:

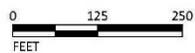
Figure 1 – Project Location



LEGEND

 Project Site

FIGURE 1



SOURCE: USGS The National Map (2018)

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Bolsa Chica Senior Living Community
Project Location