



**CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING**

**NOTICE OF PREPARATION**

March 17, 2008

**To:** Responsible Agencies, Other Interested State and Local Government Agencies, Utilities, and Other Interested Parties

**Subject:** **Notice of Availability of the Notice of Preparation of a Draft Environmental Impact Report for the Village at Bella Terra Project**

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| <b>Lead Agency:</b> City of Huntington Beach      | <b>Consulting Firm:</b> PBS&J                          |
| <b>Street Address:</b> 2000 Main Street           | <b>Street Address:</b> 12301 Wilshire Blvd., Suite 430 |
| <b>City/State/Zip:</b> Huntington Beach, CA 92648 | <b>City/State/Zip:</b> Los Angeles, CA 90025           |
| <b>Contact:</b> Jane James, Senior Planner        | <b>Contact:</b> Ruta Thomas, Senior Project Manager    |

The City of Huntington Beach (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study  is,  is not, attached. A copy of the Initial Study is available for review at the following locations:

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| City of Huntington Beach<br>Planning Department<br>2000 Main Street<br>Huntington Beach,<br>CA 92648 | Central Library and<br>Cultural Center<br>7111 Talbert Avenue<br>Huntington Beach, CA<br>92648 | www.surfcity-hb.org<br>* Government<br>* Departments<br>* Planning<br>* Major Projects<br>* Village at Bella Terra |
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The environmentally related issues to be addressed in the Draft EIR will include, but not be limited to, the following:

|                             |                         |                        |
|-----------------------------|-------------------------|------------------------|
| Aesthetics/Visual           | Hydrology/Water Quality | Recreation             |
| Air Quality                 | Land Use/Planning       | Transportation/Traffic |
| Cultural Resources          | Noise                   | Utilities/Services     |
| Geology and Soils           | Population and Housing  |                        |
| Hazards/Hazardous Materials | Public Services         |                        |



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Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice.

The **public review and comment period** for the Notice of Preparation is thirty (30) days commencing **Monday, March 17, 2008 and ending Tuesday, April 15, 2008.**

A **Scoping Meeting** will be held during the comment period at **6:30 PM on Wednesday, March 26, 2008** to take comments related to the scope of the environmental issues to be analyzed within the Draft EIR. The Scoping Meeting will be located in the Maddy Room at Huntington Beach Central Library located at 7111 Talbert Avenue, Huntington Beach, CA 92648.

Please send your response to the City of Huntington Beach, attention: Jane James, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** The Village at Bella Terra Project

**Project Location:** The proposed project is located at 7777 Edinger Avenue in the northern portion of the City of Huntington Beach in western Orange County, California. The proposed project is located on a developed 15.85-acre (690,632 square-foot) site bordered by Center Avenue to the north; Edinger Avenue to the south; the existing Bella Terra mall to the east; and the Union Pacific Railroad (UPRR) right-of-way and commercial properties to the west.

**Project Description:** The proposed Village at Bella Terra Project involves a General Plan Amendment (GPA) and Zoning Text Amendment (ZTA) to increase the maximum development density, increase the maximum number of stories, establish mixed-use zoning, create mixed-use development standards, and amend commercial development standards in Specific Plan No. 13. The 15.85 acre site (after a future lot line adjustment) is located between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall, and just east of the Union Pacific rail road line.

The General Plan would be amended to increase the total mixed use building floor area ratio (FAR) from 1.5 to 1.75 allowing an additional 172,606 square feet (sf) beyond the 1,035,639 sf that is currently allowed. Within this total building square footage limitation, the maximum residential density would increase from 25 dwelling units/acre (du/ac) to 45 du/ac. This increase would allow a maximum of 317 additional units on the site beyond the 396 units that are currently allowed. The GPA would be structured such that under the maximum residential density scenario, the maximum amount of permitted commercial square footage would decrease from 345,213 sf to 138,085 sf. Conversely, if a smaller residential density is chosen, the maximum amount of commercial square footage that could be built would increase from 345,213 sf to 414,255 sf.

The analysis will include evaluation of conceptual plans for development of a mixed-use residential and commercial development (approximately 818,700 sf). The conceptual plans depict a horizontal and vertical mix of 500 dwelling units and 136,910 sf of commercial uses. Additionally, two other development options to add either 200 additional residential units or 162 hotel rooms are provided for analysis. The conceptual development consists of five major building blocks with various combinations of semi-subterranean



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parking along with housing and retail wrapping around above-ground parking structures. The retail component would be on the ground level adjacent to above-grade parking or in separate stand-alone commercial buildings. The maximum proposed building height is four to six stories on a majority of the project site and a maximum of 10 stories on the northern portion of the site.

Date: March 17, 2008

Signature

*Jane M. James*

Title

Jane James, Senior Planner

Telephone

(714) 536-5596