



**PUBLIC NOTICE  
CITY OF HUNTINGTON BEACH  
DEPARTMENT OF PLANNING AND BUILDING**

**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT NO. 07-001  
FOR THE WARNER NICHOLS PROJECT**

**Draft Environmental Impact Report No. 07-001 for the Warner Nichols Project**

The City of Huntington Beach has prepared Draft Focused Environmental Impact Report (EIR) No. 07-001 which includes an analysis of potential environmental impacts associated with the proposed Warner Nichols project to change the land use and zoning on the property and demolish or remove the existing structures. An unavoidable significant impact has been identified in regards to the demolition or removal of the existing historic buildings on the project site.

The EIR will be available for review and comment for 45 days commencing Thursday, October 4, 2012 and ending Monday, November 19, 2012 at 5:00 p.m. Any person wishing to comment on the EIR may provide written comments to Ricky Ramos, Senior Planner, City of Huntington Beach, Planning and Building Department, P.O. Box 190, Huntington Beach, CA 92648 by November 19, 2012 at 5:00 p.m. The EIR is available at:

- 1.) Planning and Building Department, 3<sup>rd</sup> floor, 2000 Main Street, Huntington Beach, CA 92648;
- 2.) City Clerk, 2<sup>nd</sup> floor, 2000 Main Street, Huntington Beach, CA 92648;
- 3.) Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92648;
- 4.) Oak View Library, 17251 Oak Lane, Huntington Beach, CA 92647; and
- 5.) City website at <http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>

**Project Description:**

Environmental Impact Report No. 07-001 analyzes the potential environmental impacts associated with a proposal by Rainbow Environmental Services for a General Plan Amendment to change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a  $\pm 1.1$  gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a  $\pm 3.3$  gross acre portion fronting on Nichols Street. To be consistent with the General Plan, a Zoning Map Amendment to change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a  $\pm 1.1$  gross acre portion and to IG (General Industrial) on a  $\pm 3.3$  gross acre portion is also proposed. The project includes the demolition or removal of existing structures on the subject site that have been identified in the Huntington Beach General Plan as having historical significance as local landmarks. No new development is proposed. The  $\pm 4.4$  gross acre project site is located at 7622-7642 Warner Ave, Huntington Beach, CA 92647 (southeast corner of Warner Ave. and Nichols St.). The project site is not on any list enumerated under Government Code 65962.5 (Cortese list).

At this time, no date has been set for a public hearing on the project. For further information please contact Ricky Ramos at 714-536-5624.