



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

### Planning Division

714.536.5271

August 29, 2011

### Building Division

714.536.5241

To: Interested Persons

**SUBJECT: Notice of Availability of the Notice of Preparation of a Draft Focused Environmental Impact Report for the Warner Nichols Property**

Notice is hereby given by the City of Huntington Beach Planning and Building Department that the Notice of Preparation of a Draft Focused Environmental Impact Report and an Initial Study have been prepared for General Plan Amendment No. 05-001, Zoning Map Amendment No. 05-001, and the demolition or removal of existing structures at 7622-7642 Warner Ave, Huntington Beach, CA 92647 (southeast corner of Warner Ave. and Nichols St.). The Notice of Preparation and Initial Study will be available for public review and comment for thirty (30) days commencing Thursday, September 1, 2011 and ending Friday, September 30, 2011 at 5:00 p.m.

**Environmental Assessment No. 05-003** analyzes the potential environmental impacts associated with a proposal by Rainbow Disposal for a General Plan Amendment (GPA) 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 (ZMA) 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 Initial Study concludes that a Focused Environmental Impact Report addressing historic resource and land use/planning impacts is necessary. A copy of the Notice of Preparation and Initial Study is available for review 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 92647; and
- 4.) City website at <http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>

Any person wishing to comment on the request 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 or [RRamos@surfcity-hb.org](mailto:RRamos@surfcity-hb.org) by September 30, 2011 at 5:00 p.m.