

# Notice of Preparation

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To: State Clearinghouse  
(Agency)  
1400 Tenth Street  
(Address)  
Sacramento, CA 95814

Subject: **Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

Agency Name City of Huntington Beach, Planning and Building Dept.  
Street Address 2000 Main Street  
City/State/Zip Huntington Beach, CA 92648  
Contact Ricky Ramos, Senior Planner  
(RRamos@surfcity-hb.org)

**Consulting Firm (If applicable):**

Firm Name ICF  
Street Address 1 Ada, Suite 100  
City/State/Zip Irvine, CA 92618  
Contact Renee Escario

The City of Huntington Beach will be the Lead Agency and will prepare an environmental impact report 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 attached. 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 (start date: Sept. 1, 2011 end date: Sept. 30, 2011)* after receipt of this notice. Please send your response to Ricky Ramos, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Warner Nichols General Plan Amendment and Zone Change

**Project Location:** 7622-7642 Warner Ave., Huntington Beach, Orange County, CA 92647  
City (nearest) County

**Project Description:** The project consists of 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.

Date 8/29/11

Signature R. Ramos

Title Senior Planner

Telephone 714-536-5624

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.