

City of Huntington Beach

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CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

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November 19, 2015

NOTICE OF PREPARATION

To: Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Sale and Reuse of the Rodgers Seniors' Center Site

Lead Agency:

Agency Name: City of Huntington Beach

Street Address: 2000 Main Street

City/State/Zip: Huntington Beach, CA
92648

Contact: John Ramirez
Project Planner

Consulting

Firm:

Firm Name: ESA

Street Address: 626 Wilshire Blvd.,
Suite 1100

City/State/Zip: Los Angeles, CA
90017

Contact: Carrie Garlett
Project Manager

The City of Huntington Beach announces the preparation of an Environmental Impact Report (EIR) for the following project, as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources code Section 21065. A description of the project, as well as a listing of the environmental topics that are already proposed to be analyzed in the EIR, is provided in this Notice of Preparation (NOP). We need to know your views as to the scope and content of the environmental information proposed to be included in the EIR to address the project's potential environmental effects.

SCOPING MEETING: Pursuant to Section 21083.9 of the Public Resources Code, a scoping meeting will be held for the general public and responsible and trustee public agencies. The purpose of the scoping meeting is to learn about the proposed project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures and potentially significant effects to be analyzed in depth in the EIR. Below, the date, time and location of the scoping meeting are provided.

Scoping Meeting Date

**Wednesday, December 9,
2015**

Scoping Meeting Time

6:00 P.M.

Scoping Meeting Location

**Room B-7, City Hall –
Lower Level, 2000 Main
Street, Huntington Beach,
CA 92648**

PUBLIC REVIEW AND COMMENT PERIOD: A 30-day public review period for submitting comments on the scope of the EIR is:

Starting Date: Thursday, November 19, 2015

Ending Date: Friday, December 18, 2015 at 5 p.m.

All comments need to be mailed or submitted no later than 5 p.m. on December 18, 2015. Please send your response, including your name, address, and concerns, to:

John Ramirez, Project Planner
City of Huntington Beach
2000 Main Street, Huntington Beach, CA 92648
or via e-mail to: john.ramirez@surfcity-hb.org.

A copy of the NOP describing the project location and potential environmental effects is available at the following locations:

- City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach, California, 92648
- City of Huntington Beach Clerk's Office, City Hall – 2nd floor, 2000 Main Street, Huntington Beach, CA 92648
- Rodgers Seniors' Center, 1706 Orange Avenue, Huntington Beach, CA 92648
- The City's website:
<http://www.huntingtonbeachca.gov/government/departments/planning/major/>

PROJECT TITLE: SALE AND REUSE OF THE RODGERS SENIORS' CENTER SITE

PROJECT APPLICANT: Bill Holman, Christopher Homes, 23 Corporate Plaza Drive, Suite 246, Newport Beach, CA 92660

PROJECT LOCATION: 1706 Orange Avenue, Huntington Beach, Orange County, California 92648; See **Figure 1**

PROJECT DESCRIPTION: The project includes the sale and redevelopment of the 2.0-acre Michael E. Rodgers Seniors' Center site (project site) with a 22 single-family residential small lot subdivision and associated infrastructure improvements and an approximately 17,000 square foot public park. The proposed project would require an amendment to the existing General Plan land use and zoning designations on the project site. The General Plan land use designation on the 1.6-acre portion of the site that will support single-family residences would be amended from Public with a Residential Medium High Density – 25 units per acre – Design Overlay (P (RMH-25-d)) to Residential Medium High Density (RMH) and Open Space – Park (OS-P) on the portion where the public park would be developed. The zoning designation on the site would be amended from Open Space – Park and Recreation (OS-PR) to Residential Medium High Density – small lot subdistrict (RMH-A) on the residential portion and OS-PR on the

park portion consistent with the amended General Plan land use designations. The project also requires a citywide election in compliance with City Charter Section 612 for the disposition and sale of public park land. Following the election, and depending on if a ballot measure is passed by a majority of the voting public, the City would convey the site to the project applicant, a private developer.

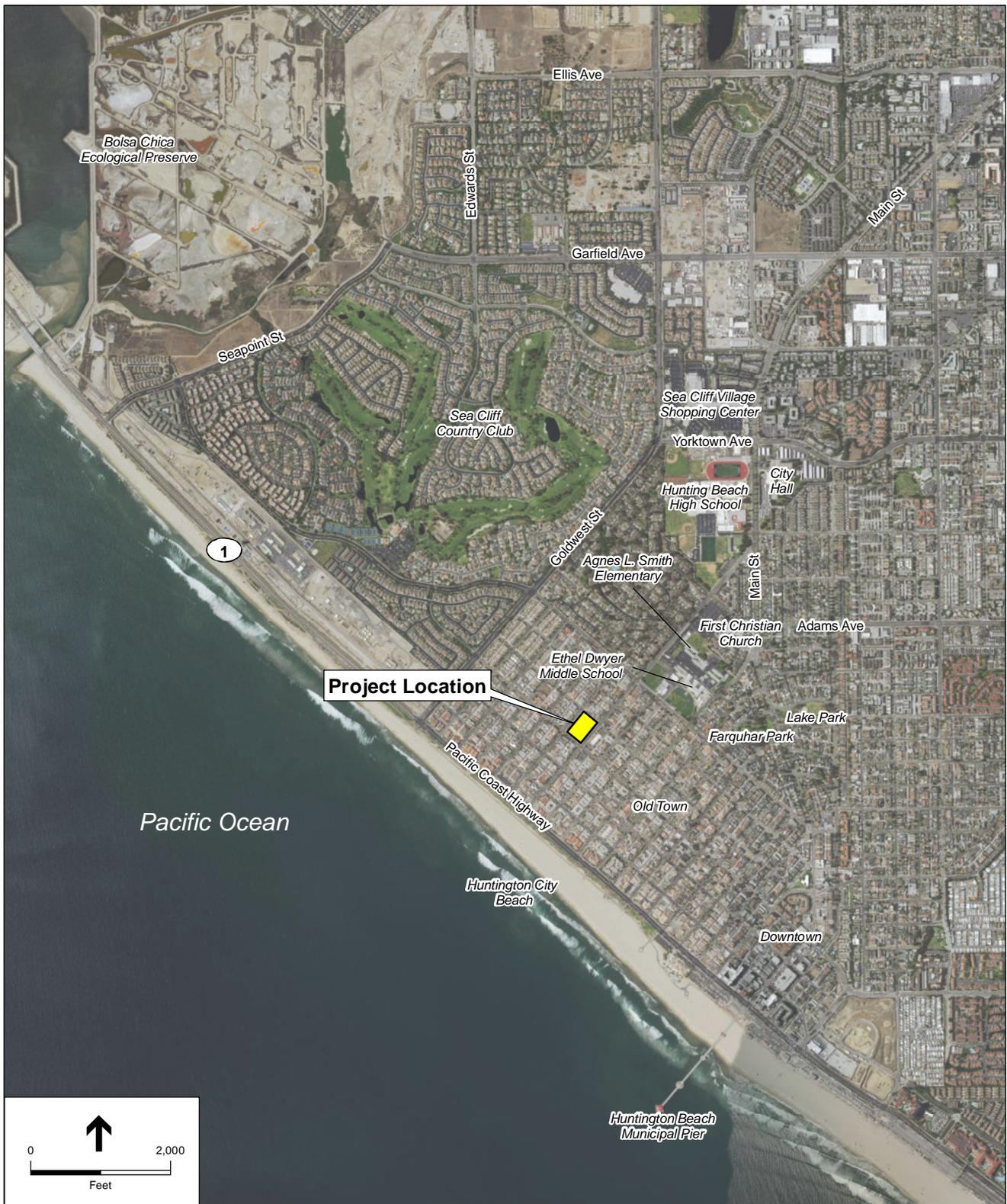
PROJECT LOCATION AND SETTING: The project site is located in the City of Huntington Beach in western Orange County, California. The City of Huntington Beach occupies approximately 27.3 square miles of land area bordered by Westminster to the north, Seal Beach to the northwest, Fountain Valley to the east, Costa Mesa to the southeast, and the Pacific Ocean to the west. The project site location and regional context are presented in **Figure 1**. Regional vehicular access to Huntington Beach is provided by: Interstate 405 (I-405), which runs northwest to southeast and is located just north of the City; State Route 1 (SR-1) running along the City’s western boundary; and State Route 39 (SR-39) which bisects the City running north to south, intersecting I-405 at the north end of the City and SR-1 at the south end of the City.

The project site consists of one city block bounded by Pecan Avenue to the northeast, 18th Street to the northwest, Orange Avenue to the southwest, and 17th Street to the southeast.

EXISTING CONDITIONS: Existing characteristics of the project site are summarized in **Table 1**. The project site is one parcel, approximately two acres in size, located at 1706 Orange Avenue (APN: 023-152-01). The project site is developed with the main senior center building and a smaller outreach building located on the western half of the project site; the remainder is developed with an asphalt parking lot that serves the senior center. The project site is relatively flat with landscaping around its perimeter, including mature trees and vegetated strips, with additional vegetated areas adjacent to the building.

**TABLE 1
SUMMARY OF EXISTING SITE CHARACTERISTICS**

Component	Relevant Information
Property Owner	City of Huntington Beach
Assessor’s Parcel Number (APN)	023-152-01
Site Area	2 acres
Existing Land Use	Rodgers Seniors’ Center (approx. 14,500 sq. ft. of buildings and 103 parking spaces)
Topography	Generally flat
Zoning Designation	Open Space – Park and Recreation (OS-PR)
General Plan Designations	Public (underlying Residential Medium-High Density – 25 units per acre – Design Overlay) (P(RMH-25-d))



SOURCE: ESA; ESRI.

Rogers Senior Center . 150391

Figure 1
Site Location

The project site is surrounded by multi-family and small lot single-family residential uses to the northeast, northwest, and southwest, and there is a shopping center located on the parcel to the southeast that is occupied by two restaurants, a donut shop, and a convenience store. There is a second convenience store located one block to the southwest. The project site is located three blocks to the east of Huntington City Beach, and two blocks to the west of recreational, institutional, and educational uses, including Ethel Dwyer Middle School, Agnes L. Smith Elementary school, First Christian Church, the City Gym and Pool, and Eddie Dwyer Field.

The project site is currently designated as Public (P) with an underlying designation of Residential Medium High Density – 25 dwelling units per acre – Design Overlay (RMH-25-d) in the City’s General Plan, and is zoned as Open Space Park and Recreation (OS-PR). The parcels immediately surrounding the project site are designated in the General Plan as Residential Medium High Density (RMH), at a maximum density of 25 dwelling units per acre (du/ac), and Commercial Neighborhood (CN). Surrounding zoning designations are RMH-A, which allows for multi-family residential at 25 dwelling units per acre as well as small lot (25-foot wide, 2,500 square feet) single-family residential and General Commercial. The project site is also in proximity to land designated for medium and low density residential uses, mixed use and commercial uses, and public uses.

PROPOSED PROJECT IMPROVEMENTS: The project includes demolition of all existing improvements on the project site including the existing senior center buildings and associated parking lot and landscape areas. **Figure 2** provides the conceptual site plan for the project which includes subdivision of the site into 22 equal sized parcels approximately 115 feet long by 25 feet wide consistent with the RMH-A zoning requirements and existing blocks of lots in the neighborhoods surrounding the project site. Fourteen residential lots would be located along 18th Street and eight lots would be located along 17th Street. The single family residences would be oriented towards the street and share a common public alley way, approximately 20-feet wide, which would provide vehicular access. Each lot would be developed with an approximately 2,800 square foot 3-story home, consisting of three to four bedrooms, as well as private open space and a minimum 2-car private garage located at the rear of each home with access from the alley. A minimum front yard setback of 12 feet would be provided for each lot with maximum lot coverage of 50 percent and a maximum 1.0 floor area ratio (FAR). The residential lots would be subject to and developed in accordance with the RMH-A zoning standards of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The project also includes construction of an approximately 17,000 square foot public park on the corner of Orange Avenue and 17th Street. The conceptual public park plan includes a mix of landscaped and decorative hardscape areas. A decorative wood and metal pergola is proposed adjacent to a demonstration garden that would feature water-saving ornamental plants. A children’s play structure is proposed in the center of the park atop a rubberized play surface. A bioswale is proposed within the park to treat stormwater runoff from the alley and park, which will be reviewed as part of the project Water Quality Management Plan (WQMP).



SOURCE: Summers/Murphy & Partners, Inc.

Rogers Senior Center . 150391

Figure 2
 Conceptual Site Plan

It should be noted that the final park development plan would require review by the Community Services Commission and approval by the City Council. However, the conceptual plan shows what would likely be the most intense configuration of the proposed park in order to provide the most conservative estimate of potential environmental impacts of this component of the project.

Landscaping, including street trees, would be installed in the public parkways along the perimeter of the project site, as well as within private open spaces, and within the park. The project would use drought tolerant and water conserving plantings wherever feasible. Sewer, water and other public utilities are proposed to be constructed in the public alley. As part of the proposed subdivision, the public alley and public park would be dedicated to the City of Huntington Beach. All required offsite improvements would be constructed as part of the project.

Vehicular access to the residential development would be provided via the proposed 20 foot-wide alley, which would be accessed from Pecan Avenue and Orange Avenue. Guests and visitors to the public park would utilize existing on-street parking spaces along the surrounding streets or walk from homes located in the surrounding neighborhood. Pedestrian access to each of the homes would be oriented towards either 17th Street or 18th Street. The existing driveway and parking lot access on 18th Street and an existing driveway apron on Orange Avenue would be removed. The public park would be oriented to the corner of 17th Street and Orange Street, providing pedestrian access from either street.

The proposed project would require improvements to all onsite infrastructure and adjacent offsite infrastructure, including curb, gutter, sidewalk, half-street pavement replacement along all frontages, sewer, water, storm drain and landscaping. The project would be required to meet all NPDES Permit requirements for treatment of stormwater runoff by implementing BMPs as determined by the final Water Quality Management Plan. The project proposes to construct a new sanitary sewer and water main within the proposed alley, with service laterals to each residential unit. All dry utilities including electrical, gas and communication lines are planned for construction in the alley.

Construction of the project is anticipated to occur over approximately 18 months, beginning in March 2017. The project would require demolition of the existing senior center structures and parking lot and landscape improvements, as well as site preparation and grading activities extending up to five feet in depth. Construction of the new homes and public park would occur concurrently, with an estimated completion date of September 2018.

PROJECT APPROVALS: The proposed project would require a public hearing and approval by the City of Huntington Beach Planning Commission and City Council. The project would also require review by the City's Design Review Board and Community Services Commission for the park development plan. In order to transfer ownership of all, or a portion, of the project site to a private developer the Project Applicant will seek public approval through a citywide election in compliance with Section 612 of the City Charter. In addition to the City of Huntington Beach, which is the lead agency under

CEQA, other discretionary approvals and permits would be required. **Table 2** identifies these other permits and approvals to the extent that they are known to the City of Huntington Beach at the time this NOP was prepared.

**TABLE 2
MAJOR PROJECT APPROVALS REQUIRED**

Lead Agency	
City of Huntington Beach	<ul style="list-style-type: none"> • General Plan Amendment • Zoning Map Amendment • Conditional Use Permit • Tentative and Final Tract Map Approval • Public approval through election pursuant to Section 612 of the City Charter for the disposition and sale of City owned park land
Responsible Agencies	
California Regional Water Quality Control Board, Santa Ana Region (RWQCB)	<ul style="list-style-type: none"> • National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharge • Clean Water Act Section 401 Certification, if needed
South Coast Air Quality Management District (SCAQMD)	<ul style="list-style-type: none"> • Permitting of asbestos abatement activities

PROJECT OBJECTIVES: CEQA *Guidelines* Section 15124(b) requires the description of the project in an EIR to state the objectives sought by the project.

“A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.”

The project objectives for the redevelopment of the project site include:

- Develop a new public park at the corner of 17th Street and Orange Avenue for residents of the downtown neighborhood and surrounding areas.
- Support the transition of an aging facility, which is in need of costly maintenance and repairs, with land uses that are compatible with the surrounding area, thereby reducing the City’s cost of maintaining, repairing and operating the existing improvements on the site.
- Create a development that is compatible with and sensitive to the existing single-family land uses in the project area.
- Enhance the community image of Huntington Beach through the design and construction of high quality residential development consistent with the City’s General Plan.
- Ensure adequate utility infrastructure and public services for the new single-family residential development and the new mini park.
- Mitigate environmental impacts to the greatest extent possible.
- Serve as a one-time source of revenues from the sale of the project site to support other community parks and recreational needs, as determined by the City Council.
- Serve as a source of on-going property tax revenue from the sale of the lots and construction of 22 single family homes to pay for public safety services, local infrastructure repairs, and improvements of other municipal services.
- Support increased home values in the surrounding neighborhood as a result of new home sales.
- Support local businesses in the area by increasing the number of residents on the site.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: Consistent with CEQA *Guidelines* Section 15060 the City conducted a preliminary review of the proposed project and determined that the proposed project could potentially result in significant effect on the environment and that an EIR is required. This determination is based upon the criteria of the CEQA *Guidelines*, Section 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed

project. At this time, we anticipate that the following topics will be analyzed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural and Historic Resources, Geology and Soils, Greenhouse Gas and Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Facilities, Recreation, Transportation and Circulation, and Utilities and Service Systems.

The EIR will examine project and cumulative effects and a reasonable range of alternatives to the project that may be capable of reducing or avoiding potential environmental effects that may be identified for the project. Analysis of a “No Project” alternative is required by law. Other alternatives that may be discussed could include a reduced scale scenario (either reduced development intensities and/or a smaller project area), alternative land uses (development of the site with an alternative arrangement of land uses), and site access and circulation alternatives.

The EIR will identify the degree to which each alternative might reduce one or more of the project’s impacts, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the project’s goals and objectives.

EIR PROCESS: The Draft EIR will take into account input received at the scoping meeting and comments submitted on the NOP. The Draft EIR is intended to analyze and disclose the potential environmental impacts of the proposed project and identify mitigation measures and alternatives that would reduce or avoid significant impacts. The Draft EIR will be available for public review for a period of 30-days during which public agencies and members of the public may review and comment on the Draft EIR. Comments received on the Draft EIR will be reviewed and addressed within the Final EIR, which will consist of the Draft EIR, errata or changes to the Draft EIR, a “Response to Comments” document, and all additional technical reports or follow up documentation that is needed. The Huntington Beach Planning Commission will hold a public hearing on the Final EIR and make a recommendation to the City Council regarding the Final EIR prior to the citywide election pursuant to City Charter Section 612 and subsequent action on the proposed project and associated entitlements. The City Council will hold its own public hearing on the Final EIR and make its own determination on certification of the Final EIR prior to the citywide election pursuant to City Charter Section 612 and subsequent action on the proposed project and associated entitlements.