

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Wednesday, April 12, 2017

2:00 P.M.

Third Floor Conference Room #1

Application: ENVIRONMENTAL ASSESSMENT NO. 13-008
(Rofael Marina and Caretaker Facility)

Applicant: Mike Adams, Michael C. Adams Associates
P.O. Box 392
Huntington Beach CA 92648
Contact: Mike Adams
Phone: (714) 376-3060

Request: To analyze the potential environmental impacts associated with a request to construct a marina on a 6,179 sq. ft. property located at the terminus of Park Avenue in Huntington Harbour. The proposed improvements include a 66 ft. long and 5 ft. wide community dock area and a two-story building with a 508 sq. ft. marina office and public restroom on the first floor and a one-bedroom 565 sq. ft. caretaker's unit with a 249 sq. ft. balcony on the second floor. The site will include a 441 sq. ft. two-car garage, five surface parking spaces, and three bicycle parking spaces.

The proposed marina is designed as a single shared dock facility to cater to small watercrafts such as stand-up paddle boards, kayaks, and small sailboats which can be carried to the dock. A floating pedestrian ramp/walkway will provide public access to the water's edge. The community dock will be available for public use; individual slips and private rental will not be available. No launch fees or parking fees are proposed at this time. The marina will not include fueling facilities or a launch ramp for large boats. The marina will have limited hours of operation, from 8:00 AM to 5:00 PM daily. The full time caretaker's quarters will allow for 24 hour supervision of the facility. Access to the project is proposed via Park Avenue and will require ingress/egress easements over two residential properties.

A 66 ft. long and 5 ft. wide dock is proposed to be anchored by six concrete pilings (8 to 10 inches in diameter). The deck of the dock will be composed of molded fiberglass reinforced plastic (FRP) grating (1 inch deep with ¾-inch x 4-inch rectangular mesh surface) to provide a 62% open area or light transmittance. The proposed 15 ft. long and 5 ft. wide walkway to the dock will also be made of the molded fiberglass reinforced plastic material to allow the 62% of light transmittance.

The site will be graded to increase the elevation at the edge of the bank and ensure runoff does not go into the harbor and eliminate the previous grading for the launch ramp on the site. The mudflat banks will not be graded but the last 6 to 9 ft. from the bank will be terraced down to the mudflat level to allow additional planting of salt marsh vegetation. There will not be a retaining wall constructed to shore the banks of

the site. Instead, a small 3 ft. high wall will be constructed approximately 6 to 9 ft. from the bank. The primary purpose of the wall will be to keep non-native ornamental vegetation from encroaching upon the salt marsh vegetation. The design of this step down will be with concrete blocks or an appropriate construction alternative with fill material that will be compacted to the mudflat level in one foot increments over the length of the setback from the current bank edge, allowing more salt marsh habitat to be planted from the mudflat to the small wall. The project requires approval of a coastal development permit and a conditional use permit.

Location: 16926 Park Avenue, Huntington Beach CA 92649 (terminus of Park Avenue in Huntington Harbour)

City Contact: Tess Nguyen, Associate Planner

For information on the above items, please contact the specified City contact person in the City of Huntington Beach Department of Community Development at (714) 536-5271.

MEETING ASSISTANCE NOTICE - AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act, the following services are available to members of our community who require special assistance to participate in Environmental Assessment Committee meetings. If you require special assistance, 48-hour prior notification will enable the city to make reasonable arrangements. To make arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas, please contact the Community Development Department at (714) 536-5271