



**City of Huntington Beach**  
**Notice of Availability and Public Review**  
***Bolsa Chica Senior Living Community Project***

**DATE:** May 1, 2023

**TO:** **Responsible and Trustee Agencies, Interested Organizations, and Individuals**  
State of California Office of Planning and Research  
County of Orange Clerk-Recorder

**FROM:** **City of Huntington Beach (Lead Agency)**  
Planning Division  
2000 Main Street, Huntington Beach, CA, 92648

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report (EIR) for the **Bolsa Chica Senior Living Community Project**, SCH#2022110040

**LOCATION:** 4952 and 4972 Warner Avenue (southwest corner of Bolsa Chica Street and Warner Avenue) in the City of Huntington Beach. Assessor's Parcel Numbers (APNs) 163-281-01 and 163-281-02.

**PUBLIC REVIEW PERIOD:** May 1, 2023 through June 15, 2023

The **City of Huntington Beach**, as the Lead Agency, has prepared an Environmental Impact Report (EIR) for the Bolsa Chica Senior Living Community Project, as further described below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

**Project Overview /Description:**

The proposed project approvals would provide for construction of a five-story, 298,000-square-foot State-licensed senior living community on the approximately 3.10-acre parcel (project site) at the southwest corner of Bolsa Chica Street and Warner Avenue.

The proposed senior living community would include 213 total living units, onsite amenities for residents, 207 on-site parking spaces, and associated hardscape and landscape improvements. Of the total 213 senior living units, 28 would be Memory Care units, 62 would be Assisted Living units, and 123 would be Independent Living units. The units would range in size from a studio (approximately 540 square feet) to three-bedroom units (approximately 2,580 square feet). Amenities for residents are anticipated to include multiple restaurant-style dining venues, fitness and wellness center, salon and studio spaces, theater, art room, lounge, and multi-purpose rooms. Outdoor spaces are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, meditation spaces, a dog park, and roof decks.

A portion of the new community would be licensed by the California Department of Social Services, Community Care Licensing Division (CCLD) per California Code of Regulations (CCR) Title 22, Division 6, Chapter 8 as a Residential Care Facility for the Elderly (RCFE). The State would enforce laws and regulations governing the resident rooms, including a building inspection prior to opening and thorough periodic

inspections during operations. The RCFE designation would allow residents at the community to age in place and receive assistance with the activities of daily living. Care for assisted living and memory impaired residents would be provided 24 hours per day, seven days per week. Once the community reaches full residential occupancy, it is anticipated there would be a total of 110 full time employees. Vans would be provided to transport residents to off-site activities.

**Government Code §65962.5:**

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5.

**Required Approvals:**

The following discretionary actions are required for the proposed project:

- Final EIR certification to provide CEQA clearance for the proposed project
- General Plan Amendment (GPA) to change the land use designation of the project site from Commercial General (CG) to Mixed Use (MU)
- Adoption of a Specific Plan (SP) that will establish development standards for the project site
- Zoning Map Amendment (ZMA) to change the zoning of the project site from CG to SP
- Conditional Use Permit (CUP) for convalescent community use
- Grading, street and infrastructure permits
- Utility permits, including sewer, water, and storm drain
- Building permits
- Any other necessary discretionary or ministerial permits and approvals required for the construction and operation of the proposed project
- Pool permit from the Orange County Health Care Agency
- Type 47 license from the Department of Alcoholic Beverage Control (ABC)

**Public Meetings/Hearings:**

Any public meetings to be held on the proposed project will be separately noticed.

**Environmental Impact Report/Significant Environmental Effects:**

The City, as the Lead Agency, originally prepared an Initial Study (IS) in October 2022. The primary purpose of preparing the IS was to scope the environmental analysis and evaluate potential environmental impacts that may result from project approval. The IS was also used to scope out environmental issues that were determined to be “less than significant” or “no impact.”. As determined in the IS, the proposed project would not result in adverse impacts related to the following environmental factors including agriculture and forestry resources, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, recreation, transportation, and wildfire. Additionally, the proposed project was determined not to result in significant adverse impacts for some thresholds under the following environmental factors: aesthetics, air quality, cultural resources, geology and soils, land use and planning, noise, and utilities and service systems. As such, these topics are not discussed further in the EIR.

The EIR evaluates the project’s potential environmental impacts and focuses on the following environmental factors:

- Aesthetics
- Air Quality
- Cultural resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Tribal Cultural Resources
- Utilities and Service Systems

All impacts associated with the environmental factors listed above were determined to be less than significant or less than significant with mitigation incorporated. No impacts were determined to be significant and unavoidable.

**Public Review Period and Public Comments:**

The Draft EIR is available for public review for a period of 45 days commencing on **Monday, May 1, 2023** and ending on **Thursday, June 15, 2023 at 5:00 p.m.** In accordance with Section 15150 of the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide written comments within the 45-day public review period.

The City requests your careful review and consideration of the Draft EIR, and invites **written comments** from interested agencies, persons, and organizations regarding environmental issues identified in the Draft EIR. If you are part of an agency or organization, please indicate a contact person to whom a response should be directed.

The Draft EIR is available to the general public for review on the City’s website at:

- <http://www.huntingtonbeachca.gov/government/departments/planning/major/>
- and
- <https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/>

A hard copy for the Draft EIR is also available for public review during business hours at the following locations:

- Central Library, 7111 Talbert Avenue, Huntington Beach, California 92648
- City of Huntington Beach, Planning Division, 2000 Main Street, Huntington Beach, California 92648

**Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service no later than 5:00 PM on June 15, 2023.**

**Lead Agency Contact:**

All comments shall be submitted in writing, including your name, address, and concerns, to:

**If by e-mail:**

[hayden.beckman@surfcity-hb.org](mailto:hayden.beckman@surfcity-hb.org)

**If by U.S. Mail or Courier:**

City of Huntington Beach  
 Planning Division  
 Attn: Hayden Beckman, Senior Planner  
 2000 Main Street, Huntington Beach, CA 92648

