

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022110040

Project Title: Bolsa Chica Senior Living Community

Lead Agency: City of Huntington Beach Contact Person: Hayden Beckman
 Mailing Address: 2000 Main Street Phone: (714) 536-5561
 City: Huntington Beach Zip: 92648 County: Orange

Project Location: County: Orange City/Nearest Community: Huntington Beach
 Cross Streets: Bolsa Chica Street and Warner Avenue Zip Code: 92649

Longitude/Latitude (degrees, minutes and seconds): 33° 42' 53" N / 118° 02' 31" W Total Acres: 3.10
 Assessor's Parcel No.: 163-281-01; 163-281-02 Section: 29 Twp.: 5 S Range: 11 W Base: SB
 Within 2 Miles: State Hwy #: SR-1 Waterways: East Garden Grove Wintersburg Channel, Bolsa Chica Wetlands, Huntington Harbour
 Airports: NA Railways: N/A Schools: Various

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: Final EIR/Revised Draft EIR FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 159 Acres 1.2 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG

Present Land Use/Zoning/General Plan Designation:

CG - Commercial General; CG - Commercial General

Project Description: (please use a separate page if necessary)

The originally proposed project included construction of a five-story, 298,000-square-foot State-licensed senior living community containing 213 total living units and 207 on-site parking spaces. Of the total 213 senior living units, 28 would have been Memory Care units, 62 would have been Assisted Living units, and 123 would have been Independent Living units. In response to public comments, the originally proposed project has been modified to address community concerns and to further reduce the potential environmental impacts associated with the project. The modified project design has been revised to reduce the height and scale of the project to include construction of a four-story, 200,000-square-foot State-licensed senior living community on the approximately 3.10-acre project site. The modified community would include 159 total living units, 104 on-site parking spaces, and associated hardscape and landscape improvements. Of the total 159 senior living units, 25 would be Memory Care units and 134 would be Assisted Living units. The modified project would provide 35 studio units (approximately 470 square feet), 94 one-bedroom units (approximately 770 square feet), and 30 two-bedroom units (approximately 1,280 square feet). Amenities for residents include multiple restaurant-style dining venues, fitness and wellness center, salon, theater, lounges, club room, golf simulator, and activity/game room. Outdoor spaces include a memory care space, swimming pool, outdoor seating area, courtyard, outdoor dining areas, patios, and decks. The development of the new community would require demolition and removal of the existing two commercial buildings, surface parking (including existing asphalt concrete pavement, curb, and gutter), fence and block wall, landscaping, yard lights, signage, and all above-ground water and gas lines on the project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 20, 2024 Ending Date August 5, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>City of Huntington Beach</u>
Address: <u>3210 El Camino Real, Suite 100</u>	Address: <u>2000 Main Street</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Huntington Beach, CA 92648</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(714) 536-5561</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: 6.13.24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.