

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Old Ranch Country Club Specific Plan Project

Lead Agency: City of Seal Beach

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Project Location: Seal Beach
City

Orange
County

Project Description (Proposed actions, location, and/or consequences).

Old Ranch Development LLC (Project Applicant) proposes the development of new facilities including: a 116-unit, 4-level (188,500 SF) multi-family housing development; a 51-unit 3-level senior housing complex including a 25,340-SF medical office facility on the ground floor; a 150-key overnight accommodation (109,015 SF), including a bar and lounge and a specialty restaurant; a relocated maintenance facility (2,650 SF); and a 3-level parking structure with 591 stalls (226,441 SF), including 26 valet spaces and 36 electric vehicle (EV) parking spaces, with 4 tennis courts on the top level. A total of 1,042 parking spaces are proposed. The project also entails a new clubhouse pool and associated structures (21,000 SF) abutting the existing clubhouse.

The Project would also include new connecting drive aisles/streets, surface parking areas, and landscaping in addition to a reconfigured driving range from two-way to a two-level one-way. Other improvements related to recontouring of the golf course and changes pertaining to the flood plain easement and drainage reconfiguration would occur.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following topics were found to have No Impact or a Less Than Significant Impact: Agriculture and Forestry Resources, Mineral Resources, and Wildfire.

The following topics were found to have a Potentially Significant Impact and will be evaluated in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable.

Provide a list of the responsible or trustee agencies for the project.

Los Angeles Los Angeles Regional Water Quality Control Board (National Pollutant Discharge Elimination System [NPDES] permitting) and Los Angeles County Metropolitan Transportation Authority (for construction within 100 feet of a Metro light rail line).

Project Description (Continued)

Access to the ORCC Specific Plan area is provided by Seal Beach Boulevard and Lampson Avenue (Major and Secondary streets, respectively), through the City of Seal Beach and the City of Los Alamitos. Regional access to the site can be provided by San Diego Freeway (405), San Gabriel Freeway (605), Garden Grove Freeway (22), and Pacific Coast Highway (1).

Internal circulation is currently provided by an entrance off Lampson Avenue at Basswood Drive for the existing Project site. The entry drive off Lampson and the drop-off/valet will be modified. Another entrance off Lampson at Old Ranch Plaza will provide access to the public driving range and maintenance facilities, and an existing private drive will connect the maintenance facility to the driving range. Emergency access will be provided by the existing emergency access only, just east of Seal Beach Boulevard. A new driveway is proposed off Seal Beach Boulevard, which will provide access to the proposed multi-family housing.

Development of the Project would require the following discretionary approvals from the City of Seal Beach:

- Adoption of the ORCC Specific Plan
- Certification of the ORCC Specific Plan EIR
- Approval of the Development Agreement
- Public Street Tree Removal Approval, including a Eucalyptus Tree Permit
- Zoning Code Amendment (Height)
- Design Review
- Vesting Tentative Tract Map or Tentative Tract Map Approval