



**Date:** May 24, 2024

**Subject:** Notice of Intent to Adopt Mitigated Negative Declaration for Bus Storage Facility at Isaac L. Sowers Middle School

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Interested Organizations, and the Public

**Lead Agency/Sponsor** Huntington Beach City School District

**Project Title:** **Bus Storage Facility at Isaac L. Sowers Middle School**

**NOTICE IS HEREBY GIVEN** that that Huntington Beach City School District (District) has prepared a revised Initial Study/Mitigated Negative Declaration (IS/MND) for the Bus Storage Facility at Isaac L. Sowers Middle School Project (project) to address the potential environmental effects associated with the implementation of the project. Pursuant to Public Resources Code Section 21067 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the Huntington Beach City School District is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Intent (NOI) to adopt an MND, and (2) advise and solicit comments regarding the content of the IS/MND pursuant to CEQA Guidelines Section 15072 and 15073.

The District circulated the original IS/MND from November 17, 2023 to December 18, 2023 and approved the IS/MND and project on February 13, 2024. Concerns were subsequently raised by community members over the potential environmental impacts of the project and the distribution of the document. The IS/MND has been revised to address these potential environmental impacts raised by concerned community members, including noise and traffic safety. The IS/MND is being recirculated to ensure adequate review by the community and public agencies.

**NOTICE OF AVAILABILITY:** Pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15105, the IS/MND will be available for a 20-day public review from Friday, May 24, 2024, through Wednesday, June 12, 2024. Pursuant to Public Resources Code Section 21091, responsible and trustee agencies must submit any comments in response to this notice no later than 20 days after receipt.

Copies of the IS/MND are available for review at the Huntington Beach City School District Office at 8750 Dorsett Drive, Huntington Beach, CA 92646.

The document can also be accessed online at: <https://www.hbcasd.us/busstoragefacility>

**WRITTEN COMMENTS:** We ask that any person wishing to comment on the MND provide written comments by the end of the public review period at 5:00 p.m., **June 12, 2024**. You may send comments by email or mail to the addresses below:

**Subject: Bus Storage Facility at Isaac L. Sowers Middle School Project**

By email: [mmanstof@hbcsd.us](mailto:mmanstof@hbcsd.us), or via writing to  
Attn: Mark Manstof, Director, Facilities, Maintenance, Operations, & Transportation  
8750 Dorsett Drive,  
Huntington Beach, CA 92646

**PROJECT LOCATION:** The project site is approximately a 0.8-acre site within the northwest corner of the existing Isaac L. Sowers Middle School located at 9300 Indianapolis Avenue, Huntington Beach, in Orange County.

**PROJECT DESCRIPTION:** The proposed project consists of a bus storage facility located at the northwestern corner of the existing Sowers Middle school campus and offices, a lounge and restrooms for District staff. The District proposes 15 bus parking stalls, 14 regular parking stalls, one handicapped stall, and an approximately 1,280-square-foot building with office, lounge and restrooms. The District would operate its routes using 15 buses – five diesel, three gasoline, and seven compressed natural gas (CNG) buses. Bus operations would include pre-trip bus testing starting as early as 6:00 am on school days. Startup testing includes momentary testing of horns and blinkers, air brakes, wheelchair lifts and bus idling for approximately 35 to 45 minutes. Repair and refueling activities would occur at an off-site location, as under current conditions. Inspection, washing, and simple upkeep would occur at the bus storage facility. In an emergency, upkeep utilizing an air compressor, pneumatic tools and/or a pneumatic jack would occur at the facility, such as when changing a flat tire. The access point at Titan Way would become access exclusively for the bus storage facility.

**ENVIRONMENTAL ISSUES:** All potential impact categories are addressed in the Initial Study. The IS/MND determined that the project would not result in any significant environmental impacts. Most impact categories were found to be either of no impact or less than significant. Mitigation measures were identified to ensure impacts would be less than significant for archaeological resources, noise (construction vibration), and tribal cultural resources.

**Project Sponsor:** Huntington Beach City Unified School District

**Consulting Firm:** PlaceWorks

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