

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Thursday, October 17, 2013

1:00 P.M.

Third Floor Conference Room #1

1. Application: ENVIRONMENTAL ASSESSMENT NO. 13-007 (Magnolia Bridge Maintenance Project)

Applicant: City of Huntington Beach
Public Works Department
2000 Main Street
Huntington Beach, CA 92648
Contact: Jonathan Claudio, Senior Civil Engineer
Phone: (714) 536-5431

Request: To analyze the potential environmental impacts associated with a proposal to perform maintenance activities on the existing Magnolia Street Bridge that are intended to restore the integrity of its original design. The Magnolia Street Bridge, constructed in 1973, is a three-span cast-in-place reinforced concrete slab bridge with four traffic lanes and a pedestrian sidewalk on both the north and south sides. Parts of the bridge have deteriorated due to normal wear from vehicular traffic and from tidal flux of the estuarine ecosystem setting during the last four decades. The bridge concrete barriers are cracked and spalled (unsound broken concrete) with exposed internal reinforcing that has noticeably corroded. The pier walls supporting the bridge have unsound concrete, and asphalt-concrete (AC) overlay on the bridge deck is also cracked. Rock slope protection is missing from the channel embankments near the bridge abutments, resulting in the erosion of the embankment and weakening of the bridge substructure. These aspects of the bridge's deterioration will result in conditions which are potentially unsafe to the public, and conditions which could compromise water quality in the Huntington Beach Channel. Therefore, repair and rehabilitation of the bridge is proposed to address these existing conditions.

Repair/rehabilitation would require the following maintenance measures:

- Remove and replace the concrete barrier and chain link railing on both sides of the bridge with corrosion-resistant materials such as stainless steel fence posts and epoxy coated reinforcing steel.
- Remove and replace existing asphalt concrete (AC) overlay to protect the bridge and channel from water leaks and to provide a durable driving surface.
- Remove unsound concrete and patch concrete (or shotcrete) at the bridge pier walls. Unsound concrete and patch concrete work over or near the channel will require working platforms with fully enclosed protective covers.
- To prevent further embankment erosion, missing rock slope protection shall be restored to the original design and limits. Approximately 142 cubic yards of rock slope is missing from the channel embankment area below the abutments. To restore the original rock slope protection in this embankment area, 142 square yards of rock slope protection fabric would be placed over the area and 142 cubic yards of ¼ ton rock, 3-feet thick would be placed over the fabric.

- All existing utilities attached or adjacent to the bridge will be protected in-place.

Location: Magnolia Bridge (Magnolia Street and the Huntington Beach Channel, Huntington Beach, CA 92646)

City Contact: Hayden Beckman, Planning Aide

2. Application: ENVIRONMENTAL ASSESSMENT NO. 13-004 (Gothard Street Industrial Development – former Randall Lumber site)

Applicant: Gothard HB LLC
130 Vantis, Suite 200
Aliso Viejo, CA 92656
Contact: Jon Marchiorlatti
Phone: (949) 389-7049

Request: To analyze the potential environmental impacts associated with a proposal to demolish the entire site (structures/parking lot areas) and subdivide the 6.5-acre site into two numbered lots and one lettered lot for the construction of two two-story industrial buildings (one on each proposed lot) totaling 142,300 square feet. Lot 1 will consist of 2.11 acres and be developed with a 93,100 square foot building (Building 1). Lot 2 will consist of 1.12 acres and be developed with a 49,200 square foot building (Building 2). Lot A will consist of 3.30 acres and be developed with 241 parking spaces and landscape areas.

- Building 1 – 93,100 square feet
 - 9,300 SF office
 - 83,800 SF Warehouse Speculative
 - 186 Parking Spaces
- Building 2 – 49,200 square feet
 - 4,900 SF Office
 - 44,300 SF Warehouse, Wholesale, Distribution
 - 49 Parking Spaces

Access to the property in terms of each proposed lot will be the shared use of the proposed Lot A. Access will be provided off Gothard Street, requiring relocation of the two existing drives to improve circulation for the proposed uses. A reciprocal access, circulation, and parking easement is proposed and would be recorded for the proposed lots. The existing rail spur that enters the site will be removed. This spur does not have an easement in favor of any user.

Location: 17332 Gothard Street, Huntington Beach, CA, 92647 (6.5-acre site on the east side of Gothard Street south of Warner Avenue)

City Contact: Kristi Rojas, Contract Planner

For information on the above items, please contact the specified City contact person in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.