



PUBLIC NOTICE CITY OF SEAL BEACH COMMUNITY DEVELOPMENT

NOTICE OF AVAILABILITY OF AN INITIAL STUDY/NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE OLD RANCH COUNTRY CLUB SPECIFIC PLAN PROJECT AND NOTICE OF A PUBLIC SCOPING MEETING

Notice is hereby given by the Community Development Department of the City of Seal Beach that a Notice of Preparation of a Draft Environmental Impact Report (EIR) has been prepared for the Old Ranch Country Club (ORCC) Specific Plan Project. The Initial Study/Notice of Preparation (IS/NOP) will be available for public review and comment for 30 days commencing Monday, February 6, 2023, and ending Tuesday, March 7, 2023. The NOP includes a description of the Project, and the IS includes a discussion of the environmental topics. The City of Seal Beach is the lead agency for the preparation of this EIR.

Project Location: 3901 Lampson Avenue, Seal Beach, CA 90740

Project Description: The Old Ranch Country Club (ORCC) Specific Plan Project proposes development of new and expansion of existing facilities. The proposed new facilities would include a 116-unit, 4-level (188,500 square feet [SF]) multi-family housing development; a 51-unit (96,955 SF), 3-level senior housing complex including a 25,340-SF medical office facility; 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, including 26 valet spaces and 36 electric vehicle parking spaces, with 4 tennis courts on the top level. A total of 1,042 parking spaces are proposed.

The expansion of existing uses includes a 3-level clubhouse addition (109,015 SF) consisting of overnight accommodations, indicated above, with pool, restaurant, and bar/lounge. Also, the Project would 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 also occur.

Implementation of the Project would require the following approvals: adoption of the ORCC Specific Plan; certification of the ORCC Specific Plan EIR; approval of the Development Agreement; Public Street Tree Removal Approval; and Zoning Code Amendment (Height).

Scoping Meeting: Pursuant to Section 21083.9 of the Public Resources Code, a scoping meeting will be held for the general public and responsible and trustee public agencies, as indicated below. The purpose of the scoping meeting is to learn about the Project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the EIR.

Scoping Meeting Date

Wednesday, February 22, 2023

Scoping Meeting Time

6:00 to 7:00 P.M.

Scoping Meeting Location

City Council Chambers
211 Eighth Street
Seal Beach, California 90740

Public Review and Comment Period: A 30-day public review period for comments on the scope of the EIR starts on **Monday, February 6, 2023**, and ends on **Tuesday, March 7, 2023** at **5:00 P.M.** Please send your comment, with your name and address, to: Shaun Temple, AICP, Planning Manager, City of Seal Beach, Community Development Department, 211 Eighth Street, Seal Beach, CA 90740 or via e-mail to: stemple@sealbeachca.gov.

A copy of the IS/NOP describing the Project and potential environmental effects is available at the following locations:

- Orange County Public Library, Seal Beach Branch, 707 Electric Avenue, Seal Beach, CA 90740
- Orange County Public Library, Los Alamitos-Rossmoor Branch, 12700 Montecito, Seal Beach, CA 90740
- The City's website: <https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/Environmental-Documents-Under-Review>.