

# MINUTE ITEM

This Calendar Item No. 29  
 was approved by the Commission  
 by a vote of 29 to 0  
 at its 8/31/78  
 meeting.

## CALENDAR ITEM

29.

8/78  
 WP 4432  
 Atkins

## CERTIFICATION OF A NEGATIVE DECLARATION COVERING A 2.78 ACRE PARCEL IN SEAL BEACH, ORANGE COUNTY

### BACKGROUND:

The Commission, at its meeting on March 30, 1978, selected Bruce Conn et al., as the developer for the Commission's property at First Street and Pacific Coast Highway in Seal Beach. The applicant proposed a multiple use sports complex which will be open to the public. This selection was made subject to appropriate lease and environmental documentation, as well as review by the Attorney General's Office. Subsequent to this action the staff of the Commission has prepared environmental documents and proposed lease documents, as well as consulting with the City of Seal Beach and other interested parties.

### CURRENT SITUATION:

The City of Seal Beach has informed the staff of the Commission that in order for the city to process their permit application from Bruce Conn et al., for the development of the subject property, it will be necessary for the Commission to approve the Negative Declaration prepared by our staff on this development.

The staff of the Commission is now in the final stages of negotiating the lease document. This document should be ready for Commission action within 60 days. The staff feels that it would be in the best interests of the State to certify the environmental documentation on this project at this time. This will enable the applicant to proceed as rapidly as possible with his permit requirements with the City of Seal Beach. The final lease documentation, which will have been reviewed by the Attorney General's Office will be presented to the Commission at a later date.

CALENDAR ITEM NO. 29. (CONTD)

This project is situated on State land not identified as possessing significant environmental values. A staff review of available environmental information indicates no reason to identify the subject State lands parcel as having such values at this time.

Environmental documentation of the project has shown it is consistent with the Commission's Coastal Regulations. We have coordinated the project with the South Coast Regional Coastal Commission.

EXHIBITS:           A. Negative Declaration.    B. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE STAFF OF THE COMMISSION.
2. CERTIFY THAT THE NEGATIVE DECLARATION #222 HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED, AND THE STATE EIR GUIDELINES, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5, OF TITLE 2, OF THE CAL. ADM. CODE.

EXHIBIT A  
NEGATIVE DECLARATION  
SEAL BEACH PARK  
WP 4432

This Negative Declaration is prepared pursuant to Section 15083, California Administrative Code, Title 14, Division 6 and is based upon an Initial Study pursuant to Sections 15080 and 15066 thereof.

Description

It is proposed to construct and operate a commercial athletic complex on a state-owned parcel of land in the City of Seal Beach, Orange County. The proposed complex will include facilities for tennis, racquetball, squash, volleyball, badminton, weightlifting and various mat sports. The facilities will be open to the general public and will be operated on a stop-in, pay-as-you-play basis.

The complex will be a two story structure. Level one will include locker rooms, a weight room, gym and ten racquetball/handball/squash courts. Level two will consist of a deck, pro shop, gym, lounge and ten racquetball/handball/squash courts. Outside facilities will include eight tennis courts, two practice tennis courts, two badminton courts and a volleyball court.

Determination

An initial study has been prepared and it is determined that the proposed project will not have a significant effect upon the environment.

1. There will be no significant growth inducing impact, inefficient energy consumption, air, water or noise pollution, or solid waste problems created as a result of construction and operation of this project.
2. There will be minimal impacts upon fish and wildlife.
3. No park lands, recreational areas, or historic and archaeological sites will be affected by the proposal.

4. No public services or utilities will be significantly affected by the proposal.
5. The construction of this project will not narrow the range of beneficial uses of the environment or pose long-term risks to public health or safety.

The Negative Declaration has been prepared by the staff of the State Lands Commission. Additional copies of this document may be obtained from Ted Fukushima, State Lands Commission, 1807 - 13th Street, Sacramento, CA 95814, telephone number: (916) 322-7813.

INITIAL STUDY

SEAL BEACH PARK

Prepared By

Staff of the State Lands Commission

June, 1978

## TABLE OF CONTENTS

I. Project Description	1-5
Exhibit 1 - Facility Location	2
Exhibit 2 - Site Plan	4
II. Environmental Setting	5-6
A. Regional Setting	6-8
B. Geologic and Seismic Conditions	8-9
C. Natural Environment	9
D. Historical and Archaeological	9-11
E. Relationship to Area Planning	12
F. Economic and Social Considerations	
III. Environmental Impacts	12-13
A. Regional	13
B. Geologic and Seismic	13-14
C. Natural Environment	14
D. Historical and Archaeological	14
E. Relationship to Area Planning	14-15
F. Economic and Social Considerations	
IV. Unavoidable Adverse Environmental Effects	15
V. Mitigation of Significant Effects	15-18
Persons and Materials Consulted	19



## I. Project Description

The proposed project is a public use athletic complex to be constructed on a State-owned parcel of land at the northeast corner of the Pacific Coast Highway and First Street in the City of Seal Beach, Orange County. The plans, proposed by Bruce Conn and Mark Annerl, include facilities for tennis, racquetball, squash, volleyball, badminton, weightlifting, and various mat sports. In addition to these structured sports activities, special programs will be continually sponsored by the club. These special activities, such as jogging and bicycling, will enhance public recreational enjoyment of scenic areas surrounding the complex. The proposed facility will in addition provide attractive meeting areas and sponsorships for conservation and recreation oriented civic clubs. Coordinated efforts will be made between club staff and the Seal Beach Department of Recreation to provide free use of the facilities for various City activities and tournaments during non-peak operating hours. Foreseeable additions to the proposed complex include construction of a fishing platform over the portion of the San Gabriel River adjacent to the project site.

Operation of the facilities will be structured on a

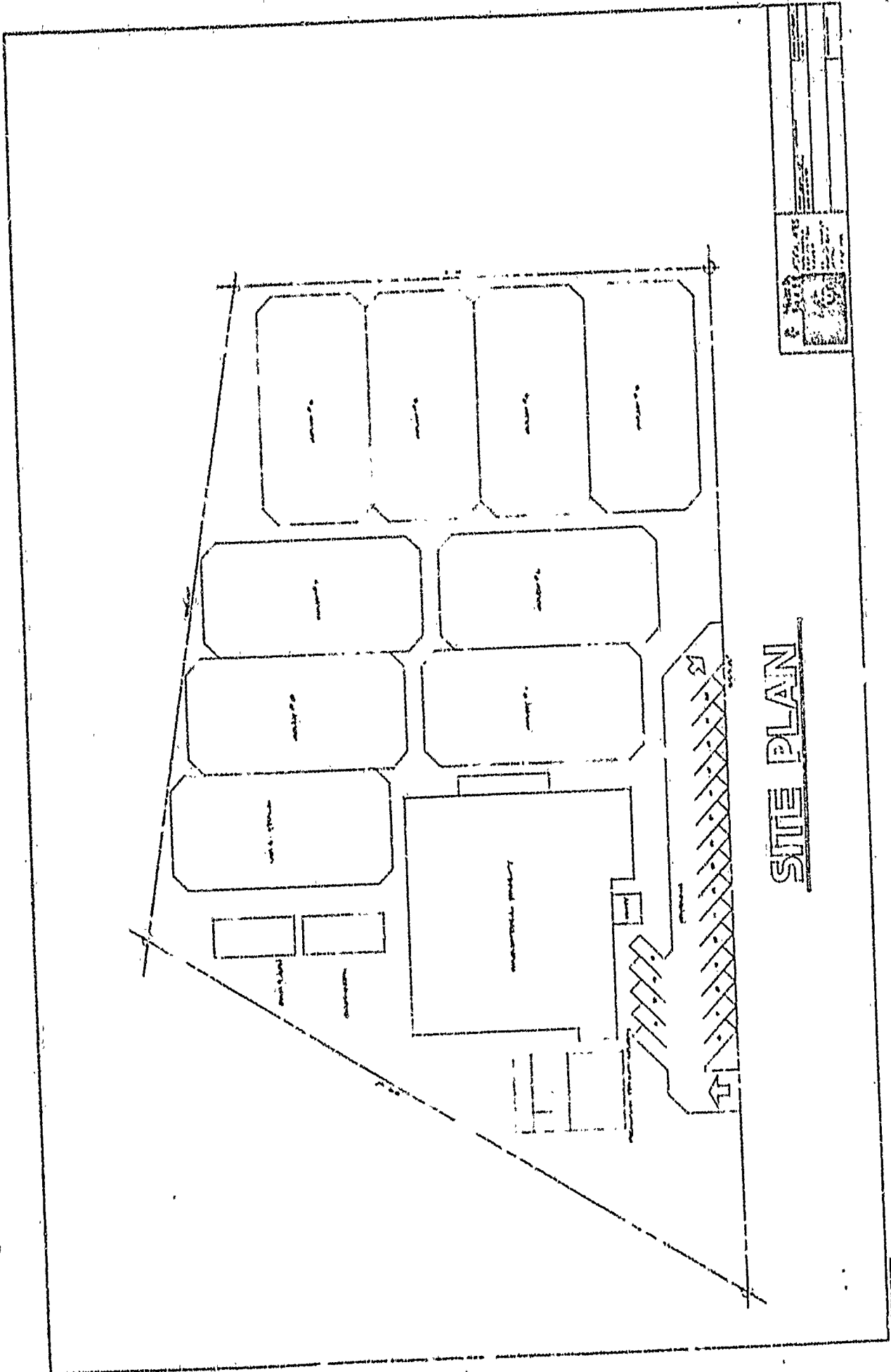




stop-in basis to assure general public use, thus preventing formation of a private club. Fees to be charged the public for use of the facilities will be "pay-as-you-play", which will allow users to escape overcrowded municipal courts (3 city-owned and 3 school district courts) in need of repair, and the high membership costs of private membership clubs. Fees for use of the facilities will be charged as follows:

Tennis	\$3/court
	\$5/court after 4 p.m. and weekends
Racquetball/handball/ squash	\$2/person
	\$3/person after 4 p.m. and weekends
Weightroom/spa	\$2/person or \$25/month

The proposed plan is for a two story structure. Level one will include locker rooms, a weight room, gym and ten racquetball/handball/squash courts. Level two will consist of a deck, pro shop, gym, lounge, and ten racquetball/handball/squash courts. Outside facilities will include eight tennis courts, two practice tennis courts, two badminton courts and a volleyball court. An offstreet parking area is proposed to facilitate patrons of the facilities. The exterior of the building has been designed utilizing wood and glass



SITE PLAN

to give the structure a blending affect with its surroundings. Landscaping and access for the existing City blke path have been included in the project design.

## II. Environmental Setting

### A. Regional Setting

The City of Seal Beach, located within the Los Angeles Basin in western Orange County, is bounded by the Pacific Ocean, the cities of Long Beach, Los Alamitos, Garden Grove, Westminster, Huntington Beach and the unincorporated territories of Rossmoor and Sunset Beach. The project area is a vacant 2.7-acre lot located at the northwest corner of the intersection of Pacific Coast Highway and First Street in Seal Beach. The land north of the vacant site is presently being utilized for petroleum production. Vacant land bounds the project site to the east, while the Oakwood apartment complex is on the other side of the Pacific Coast Highway. The western perimeter of the site is the San Gabriel River which is presently utilized for recreational fishing enjoyment.

Because of the city's proximity to the Pacific Ocean, climate of the area (classed maritime) generally

consists of mild, sunny winters with occasional rain, and warm dry summers. Occasional fog is experienced during the winter months and overcast conditions generally exist in the early morning hours during summer.

People have been attracted to Seal Beach because of its location, educational opportunities, attractive beaches, ideal climate, and small town friendly character. Present population of the city is approximately 27,400 persons. It is projected this figure will increase to 30,080 by 1985.

#### B. Geologic and Seismic Conditions

Geologically the area is located in the southern portion of the Los Angeles Basin. The basement of the basin consists of metamorphic and igneous rocks which are overlain by 8,000 to 16,000 feet of sedimentary rocks. The City of Seal Beach is located on the Newport - Inglewood structural zone, a complex deformed sequence of sedimentary rocks that overlies a "Master Fault" in the crystalline basement at depth. Since the project site is subject to this fault zone, it is subject to stress during an earthquake event. No known surface displacements have been

exposed at the site. The San Andreas Fault Zone, which caused the great San Francisco Earthquake of 1906, lies 50 miles to the northeast of the subject property. Both the Newport - Inglewood Fault Zone and the San Andreas Fault Zone are considered active and may produce earthquakes of magnitude 6.3 or greater within the next 50 years.

The nearest earthquake epicenter of significant magnitude is located approximately 7 miles south-southeast offshore. This earthquake, the 1933 "Long Beach Earthquake", was not particularly strong but since it occurred in a highly populated area where heavy concentrations of poorly reinforced commercial buildings and private residences were located on relatively poor soil, it turned out to be one of the major earthquake disasters in California history. Although major surface rupturing did not occur during this earthquake, it is the opinion of most geologists that a point in time will be reached when earthquake related stress relief will be accomplished by surface rupture on one and probably several of the faults within the Newport - Inglewood Zone.

The project site displays a nonmarsh condition which suggests that it may not be underlain by highly



compressive organic silts and clays characteristic of bars, islands, and the periphery of coastal inlets. There is a strong suggestion that the project site is likely to have foundation conditions that could require special design if concentrated loads were to develop. Thus, any construction at the site should conform with earthquake safety standards and codes of Seal Beach and Orange County.

#### C. Natural Environment

The site is almost completely cemented over from previous structures and is inhabited only by the hardiest of plant species. Although the site is dominated by "weedy" species, several date palms are still present in good health and support nestling of resident songbirds. The site is within an area used as nesting grounds for the migratory California Least Tern, a State and Federally protected bird. Because the Tern needs sandy soil in tidewater areas, the project should not have an effect on them. Other birds typical of the area are the House Finch, Mockingbird, and House Sparrow. The Western Fence Lizard and Side-blotched Lizard are the primary reptiles found in the area. Mammals found near the site are the domestic dog and cat. The site contains no unique

or endangered floral or faunal elements.

The San Gabriel River, which forms the western perimeter of the site, is presently utilized for recreational fishing enjoyment. The San Gabriel River Bicycle Trail and a portion of the bicycle trail system developed by the City of Seal Beach are in immediate proximity to the subject parcel.

#### D. Historical and Archaeological

The site was once occupied by a structure known to people of the area as the "marina palace". Today all that remains of the structure are remnants of concrete foundation and paved parking lot. Past surveys conducted of the area have revealed no ruins, adobes, or physical remains of historic sites. Past archaeological surveys conducted have reported there are no known archaeological resources at the project site.

#### E. Relationship to Area Planning

Because the project site is located at a major entrance to the City of Seal Beach, there has been concern by city officials and residents that the site be

utilized in a manner that will fully comply with the City's General Plan. The site, which is within the Riverfront Redevelopment Project Area (Redevelopment Agency), has been proposed by the City for general commercial use and is zoned "C-1". The proposed project adheres to the General Plan as a general business. The site also lies within the coastal permit zone and is within Coastal Commission jurisdiction. The Commission has expressed that since issuance of a permit for use of the site would eliminate any future options to the City, any proposed development of the land should provide mitigating evidence that the proposed use of the site will not be detrimental to the area.

The City Planning Department has expressed acceptability of the proposed project in that it will provide a recreational use of the land through facilities available for the enjoyment and benefit of local residents and the visiting public.

The proposed project will tie-in with the San Gabriel River bicycle network. Special programs and activities at the proposed facility will be planned to encourage use and enjoyment of the bike trail.

The proposal will provide facilities needed to relieve the overcrowding currently being experienced by users of city operated and school district sports facilities. Staff of the proposed facility and the City Recreation Department will continually work together to provide free use of the facilities for public programs during nonpeak hours. From the standpoint of the City, the proposed development offers the best use of the subject site to meet the needs of the people. In the eyes of the City, the fact that users of the facilities will be local residents, employees and businessmen from the adjacent continually developing industrial park, and people visiting the beach areas, appears to make the facilities a beneficial addition to the community.

The community of Seal Beach has always taken pride in maintaining its own identity and unique character. Because of the location of the site as an entrance to the city, it is important to the people of the area that it not be developed in a way that will encourage transient misuse of the community. Development of the site for use as an overnight stop for out-of-town users of the bike trail (currently a consideration of the Coastal Commission area plan) has the potential of placing an unwanted burden on the City.

## F. Economic and Social Considerations

The proposed project will provide additional recreational facilities to the area thereby alleviating some of the overcrowding and abuse of school district and city maintained sports facilities. The proposed project will provide an attraction for people in the area and an opportunity for the City to keep abreast of the growing need for recreational facilities.

The "pay-as-you-play" concept of the facility will place the cost burden on the actual users rather than the tax payers in general. Additionally, the proposal will provide tax revenue to the city and state. Employment opportunities will also be provided by construction and operation of the project.

No negative social impacts are likely to be a result of the proposal. In fact social, economic, and recreational benefits should occur as a result of the proposed development.

## III. Environmental Impacts

### A. Regional

Since the parcel is presently unused, it is an



eyesore to people entering the City of Seal Beach. The proposed development will eliminate the site's unkept condition. The proposed project will attempt to blend the site with its natural surroundings thereby transforming it into an attractive gateway to the city.

#### B. Geologic and Seismic

It is not likely the proposed project will have any major effect on landforms or create adverse geologic hazards. The site as well as the entire Southern California area is susceptible to earthquake hazards. All structures will be built to fully comply with city and county building codes and standards.

#### C. Natural Environment

Since the proposed project utilizes existing abandoned remnants of previous structures, construction should have no adverse impact on the natural environment at the project site. Vegetation and wildlife will not be negatively impacted by the proposed development.

The proposed facility will enhance recreational enjoyment of the San Gabriel River. The structure will be designed and landscaped to blend in with the surrounding environment.

D. Historical and Archaeological

There are no known significant historic or archaeological resources at the project site.

E. Relationship to Area planning

The proposed recreational facility is compatible with regional and local plans as a general commercial use. The recreational enjoyment to be offered by the facility will provide an attractive addition to the community. The project will contribute to efforts of the continually growing need for recreational sports facilities in the area to meet the needs of the people.

F. Economic and Social Considerations

No negative social or economic impacts are expected to result from the proposal. The "pay-as-you-play" concept of the facility will place the cost burden

on the actual user rather than the tax payers in general. The project will provide employment opportunities, and bring in revenue to the City and State.

IV. Unavoidable Adverse Environmental Effects

1. Dust, noise, and traffic temporarily created during construction.
2. Increase in traffic and noise resulting from human activity at the site during facility operation.
3. Introduction of lighting at the sight.
4. Increased use of utilities, water, and sewer.

V. Mitigation of Significant Effects

1. Construction related impacts will be mitigated primarily through prudent planning and operation. Construction activities will be scheduled during normal working hours and peak traffic hours will be considered in order to avoid any major traffic tie-ups.

2. The proposed facilities will experience peak use during the hours of 7:00-9:00 a.m., 12:00-2:00 p.m., and 5:00 p.m.-10:00 p.m. during weekdays. Generally, weekend use will not be concentrated during specific hours. A traffic engineering analysis conducted in November, 1977 by Herman Kimmel and Associates, Traffic Engineering Consultants, indicates the total daily traffic on Pacific Coast Highway is about 14% higher on Friday than on the average weekday. However, the Friday peak hour is only about 2% greater than on an average weekday. This peak hour occurs between 5 and 6 p.m.

Existing traffic signals at the corner of Pacific Coast Highway and First Street will reduce the opportunity for traffic congestion hazards.

Considering the size of the proposed facility it is unlikely that the amount of traffic it will generate will have a significant impact on the traffic volume in the vicinity.

Although the proposed facility will attract human activity, it will operate on a structured schedule, thus discouraging unnecessary loitering at the

site. Increases in human activity can probably be expected at the site (aside from that which will result from the project) since the city bicycle trail system crosses over, and runs adjacent to, the subject property. The bikeway will probably become more heavily traveled as the popular trend of bicycling continues to grow.

The project plans will include provisions for an adequate number of parking spaces in order to comply with the offstreet parking requirements set forth by the City of Seal Beach. By providing parking facilities to adequately accommodate patrons of the facility, parking and traffic congestion along public streets will be discouraged.

3. Operation of the facility, particularly the tennis courts, will necessitate outdoor lighting at the site, however, it will operate on a structured schedule and in compliance with City ordinances which should minimize negative lighting impacts. Generally, the facilities will be in operation from 6 a.m. to 10 p.m., seven days a week.



4. Operation of the facility on a scheduled basis will provide some control over water and electrical power use. The applicant will provide proper sewage and storm drainage to accommodate the proposed development.

Persons Consulted in Preparation of E.I.R.

City of Seal Beach -

Charles Antos, Associate Planner  
Norm Wilkinson, Asst. City Engineer

Mark Scott Associates, Environmental  
& Architectural Designers - Mark Scott

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