## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017101041

Project Title: Magnolia Tank Farm Project		
Lead Agency: City of Huntington Beach, Community Development De	ept. Contact Person: Ricky Ramos, Senior Planner	
Mailing Address: 2000 Main Street	Phone: (714) 536-5624	
City: Huntington Beach Zip: 92648	County: Orange	
	ity/Nearest	
	ommunity: Huntington Beach	
Cross Streets: Magnolia Street and Banning Avenue Longitude/Latitude (degrees, minutes and seconds): 33°38'42.69" N/117°	Zip Code: 92646 58'21.64" W Total Acres: 29	
Parcel 1: APN 114 150 36:		
Assessor's Parcel No.: Parcel 2: APN 114-481-32	Twp: Range: Base:	
Within 2 Miles: State Hwy. #: SR-1; SR-39 Waterways:	Huntington Beach Channel; Pacific Ocean  Edison High School; Isaac Sowers	
Airports: N/A Railways: N	Middle School; John H. Eader	
Document Type:	₹	
CEQA: ☐ NOP ☐ Draft EIR	NEPA: NOI Other: Joint Document	
☐ Early Cons ☐ Supplement/Subsequent EIR	☐ EA ☐ Final Document	
☐ Neg Dec (Prior SCH No.)	Governors Utiline of Planning & Research	
Mit Neg Dec Other: Final EIR	2040 Higher Ort, Islandill & Case of Case	
Local Action Type:	OCT 0.9 2019	
General Plan Update Specific Plan	☐ Annexation	
☐ General Plan Amendment ☐ Master Plan	Presonate CLEARINGHO Retrevelopment	
☐ General Plan Element ☐ Planned Unit Development	☐ Use Permit ☐ Coastal Permit	
☐ Community Plan ☐ Site Plan	□ Land Division (subdivision, etc.) □ Other:	
Book I would Town		
Development Type:  ☑ Residential: Units 250 Acres		
Office: Sq.ft. Acres Employees	☐ Transportation: Type	
Commercial: Sq.ft. Acres Employees	Mining: Mineral	
☐ Industrial: Sq.ft. Acres Employees	Power: Type MW	
☐ Educational	☐ Waste Treatment: Type MGD	
Recreational	☐ Hazardous Waste: Type	
	230 000 ast visitor serving commercial	
☐ Water Facilities: Type MGD	Other: (19,000 gsf retail; 211,000 gsf lodge)	
Project Issues Discussed in Document:		
The state of the s	ecreation/Parks	
	chools/Universities Water Quality	
	eptic Systems Water Supply/Groundwater	
	ewer Capacity   Wetland/Riparian	
	oil Erosion/Compaction/Grading	
☐ Coastal Zone ☐ Noise ☐ So	olid Waste 🔲 Land Use	
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ To	oxic/Hazardous   Cumulative Effects	
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Tr	affic/Circulation	
Present Land Use/Zoning/General Plan Designation:		
General Plan Designation: Public (P); Zoning Designation: Public-Semipublic	c – Oil Overlay – Coastal Zone Overlay (PS-O-CZ)	

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Project Description: (please use a separate page if necessary)
The proposed Magnolia Tank Farm Project involves two development options at the equal level of consideration: The first option (proposed Project) is a mixed-use development comprised of a 211,000 square-foot lodge/guesthouse accommodations with a maximum of 215 rooms, including 175 guest rooms and family/group overnight accommodations with 40 rooms; 19,000 square feet of ancillary and visitor-serving retail and dining; up to 250 for sale, residential units (at 15 dwelling units/acre); 2.8 acres of Coastal Conservation area to provide a buffer for the adjacent wetlands; and 2.8 acres of park. The second option (Alternative 1) consists of the redevelopment of the project site with up to 250 for sale, residential units (at 11 dwelling units/acre), parks, and open space. Alternative 1 does not include the lodge/guesthouse and visitor and resident-serving uses. All other Project components would remain the same.
Reviewing Agencies Checklist
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S". Office of Historic Preservation Air Resources Board Office of Public School Construction Boating & Waterways, Department of California Emergency Management Agency Parks & Recreation, Department of California Highway Patrol Pesticide Regulation, Department of Public Utilities Commission Caltrans District # 12 Regional WQCB # 8 Caltrans Division of Aeronautics Caltrans Planning Resources Agency Central Valley Flood Protection Board Resources Recycling and Recovery, Department of S.F. Bay Conservation & Development Comm. Coachella Valley Mtns. Conservancy Coastal Commission San Gabriel & Lower L.A. Rivers & Mountains Conservancy San Joaquin River Conservancy Colorado River Board Conservation, Department of Santa Monica Mountains Conservancy Corrections, Department of State Lands Commission **Delta Protection Commission** SWRCB: Clean Water Grants Education, Department of SWRCB: Water Quality SWRCB: Water Rights **Energy Commission** Fish & Wildlife Region # Tahoe Regional Planning Agency Food & Agriculture, Department of Toxic Substances Control, Department of Forestry and Fire Protection Water Resources, Department of General Services, Department of Health Services, Department of Other: Housing & Community Development Native American Heritage Commission Local Public Review Period (to be filled in by lead agency) Starting Date: Lead Agency (Complete if applicable): Consulting Firm: Psomas Applicant: Shopoff Realty Investments Address: 3 Hutton Centre, Suite 200 Address: 2 Park Plaza, Suite 700 City/State/Zip: Santa Ana, CA 92707 City/State/Zip: Irvine, CA 92614 Phone: (949) 417-1396 Contact: Alia Hokuki Phone: (714) 481-8065 10/9/19 Signature of Lead Agency Representative: \_ Date: \_

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.