

**DEPARTMENT OF TRANSPORTATION**

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Governor's Office of Planning & Research

**OCT 22 2019**

**STATE CLEARINGHOUSE**

Mr. Ricky Ramos  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

File: IGR/CEQA  
SCH#: 2017101041  
IGR Log: 2017-01038  
PCH, PM: 22.765  
I-405, PM:12.948

Dear Mr. Ramos:

Thank you for including the California Department of Transportation (Caltrans) in the review of the Responses to Comments for the Magnolia Tank Farm (MTF) Project. The proposed Magnolia Tank Farm Project involves two development options at the equal level of consideration. The first option 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. The project is located on 21845 Magnolia Street in the City of Huntington Beach and regional access to the site is provided by Pacific Coast Highway (PCH) and Interstate (I-) 405.

Caltrans is a responsible and commenting agency on this project and has the following comments:

**Traffic Operations**

1. Further analysis is required for the feasibility and cost of the proposed mitigation measures for Superior Avenue/Balboa Boulevard at Pacific Coast Highway and Newport Boulevard at Pacific Coast Highway. Please submit verification on how the project estimates were calculated.

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**Fair share Contribution**

2. Mitigation measure (MM TRAN-2) in the Draft Program EIR, which requires the project applicant to enter into an executed agreement with the City of Newport Beach and/or Caltrans regarding fair share payment to offset the project's contribution of cumulative impacts as the applicable location of Superior Avenue /Balboa Boulevard at Pacific Coast Highway and Newport Boulevard at Pacific Coast Highway would remain applicable. However, because the impacts are outside the City of Huntington Beach Jurisdiction, please coordinate Fair Share Contribution and mitigation measures with City of Newport Beach.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or would like to meet with us regarding these comments, please do not hesitate to call Maryam Molavi at (657) 328-6280.

Sincerely,



SCOTT SHELLEY.  
Branch Chief, Regional-IGR-Transit Planning