



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



3495.25

202185000035 1:59 pm 01/21/21

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THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

MAGNOLIA TANK FARM PROJECT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☐ Notice of Exemption (NOE)
☐ Other (Please fill in type): NOTICE OF DETERMINATION

FILED

JAN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

JAN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON January 21, 2021
Posted January 21, 2021 Removed _____
Returned to agency on _____
DEPUTY DANIELLE RENEE PIEPKORN

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

30-01/21/2021-0033

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

Street Address:

1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk

☒ County of: Orange

Address: County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

From:

City of Huntington Beach,
Public Agency: Community Development Dept.

2000 Main St.
Address: Huntington Beach, CA 92648

Contact: Ricky Ramos, Senior Planner
Phone: (714) 536-5624

Lead Agency (if different from above):

Address:

Contact:

Phone:

POSTED

JAN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY
BY: 

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017101041

Project Title: Magnolia Tank Farm Project

Project Applicant: SLF-HB Magnolia, LLC 2 Park Plaza Ste 700 Irvine, CA 92614

Project Location (include county): 21845 Magnolia St., Huntington Beach, Orange County, California 92646

Project Description:

On January 19, 2021, the Huntington Beach City Council took the following actions as they pertain to the approximately 29 acre parcel, identified above as the Magnolia Tank Farm Project: (1) adopted General Plan Amendment No 17-001 (GPA) by approving Resolution No. 2021-02; (2) introduced for first reading Ordinance No. 4225 pertaining to Zoning Map Amendment No. 17-001 (ZMA); (3) adopted Zoning Text Amendment No. 17-005 (ZTA) by approving Resolution No. 2021-03; (4) adopted a Local Coast Program (LCP) Amendment by approving Resolution No. 2021-04; (5) introduced for first reading Ordinance No. 4226 pertaining to a Development Agreement (DA) to vest the project approvals; and (6) executed an Indemnification Agreement.

The GPA changes the land use designation from Public (P) to Commercial Visitor (CV), Residential Medium Density (RM), Open Space-Park (OS-P), and Open Space - Conservation (OS-C) with a Specific Plan Overlay. The ZMA changes the zoning from Public-Semipublic with Oil Production Overlay and Coastal Zone Overlay (PS-O-CZ) to Specific Plan with Coastal Zone Overlay (SP-18-CZ). The ZTA adopts the Specific Plan as the applicable regulatory framework for the development standards and design guidelines that would provide site-specific requirements for future development of the site. The LCP amends the City's LCP to reflect the new land uses approved by the GPA, ZMA, and ZTA. The GPA and ZTA (adopted by Resolution) and Indemnification Agreement became effective immediately. The ZMA and DA, adopted by Ordinance are subject to a second reading by the City Council. The California Coastal Commission will have to consider, concur, and certify the City's approval of the LCP reflecting the GPA, ZMA, and ZTA.

The land uses allowed by the City Council actions are: (1) 230,000 gross square feet (gsf) of visitor serving commercial, including a 211,000 gsf lodge with 175 guest rooms, 40 beds of guesthouse-style, family/group overnight accommodations, and 19,000 gsf of ancillary resident and visitor-serving retail and dining; (2) up to 250 for sale, residential units; (3) 2.8 acres of Coastal Conservation area; and (4) 2.8 acres of park. The Project will also provide off-site sidewalk, parkway, and curb improvements to Magnolia Street between the site and Hamilton Avenue and on Hamilton Avenue from Magnolia Street to the western driveway.

This is to advise that the City of Huntington Beach has approved the above

(☒ Lead Agency or ☐ Responsible Agency)

described project on 01/19/2021 and has made the following determinations regarding the above
(date)

FILED

JAN 21 2021

Authority cited: Section 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:



DEPUTY

described project.

1. The project ☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Huntington Beach Community Development Dept., 2000 Main St., Huntington Beach, CA 92648

Signature (Public Agency):  Title: Senior Planner

Date: January 19, 2021

Date Received for filing at OPR: _____

POSTED

JAN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

DEPUTY



FILED

JAN 21 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

DEPUTY





State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 01/21/2021 — 0033

STATE CLEARINGHOUSE NUMBER (If applicable)

2017101041

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF HUNTINGTON BEACH

LEAD AGENCY EMAIL

DATE

01/21/2021

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

2021850000035

PROJECT TITLE

MAGNOLIA TANK FARM PROJECT

PROJECT APPLICANT NAME

SLF-HB MAGNOLIA, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(714) 536-5624

PROJECT APPLICANT ADDRESS

2 PARK PLAZA, STE 700

CITY

IRVINE

STATE

CA

ZIP CODE

92614

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ 3,445.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$ 0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
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<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
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<input type="checkbox"/> Other		\$
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PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,495.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DANIELLE RENEE PIEPKORN, DEPUTY CLERK

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20210000036279
1/21/21 1:59 pm
395 VitIndx

Item	Title	Count
1	202	1
EIR: Environmental Impact Report		
Document ID	Amount	
DOC# 202185000035	3495.25	
Time Recorded 1:59 pm		

Total	3495.25
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Payment Type	Amount
Check tendered # 1087K	3445.25
Check tendered # 1059K	50.00

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

