



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



50.00

202185000096 10:48 am 02/17/21

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0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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):

POSTED

FEB 17 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED

FEB 17 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON February 17, 2021  
Posted February 17, 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.

36.02/17/2021.0092

## 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: \_\_\_\_\_

**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, Suite 700, Irvine, CA 92614

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

**Project Description:**

On February 1, 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: held a second reading of and adopted Ordinance No. 4225 pertaining to Zoning Map Amendment (ZMA) No. 17-001 and Ordinance No. 4226 pertaining to Development Agreement (DA) No. 19-001.

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) and requires certification of a Local Coastal Program Amendment by the California Coastal Commission. The DA vests the project approvals.

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 Ascon western driveway.

This is to advise that the City of Huntington Beach has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)  
described project on 02/01/2021 and has made the following determinations regarding the above  
(date)

POSTED

FEB 17 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_

DEPUTY

FILED

FEB 17 2021

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): R. Roman Title: Senior Planner

Date: February 10, 2021 Date Received for filing at OPR: \_\_\_\_\_

FILED

FEB 17 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

FEB 17 2021

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

Finalization: 20210000089158  
2/17/21 10:48 am  
395 VitIndx

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202185000096		50.00
Time Recorded 10:48 am		

Total	50.00
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Payment Type	Amount
Check tendered	50.00
# 1413K	

Amount Due	0.00
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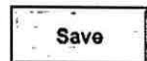
THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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[www.ocrecorder.com](http://www.ocrecorder.com)





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



RECEIPT NUMBER:

30 — 02/17/2021 — 0092

STATE CLEARINGHOUSE NUMBER (If applicable)

2017101041

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF HUNTINGTON BEACH

LEAD AGENCY EMAIL

DATE

02/17/2021

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202185000096

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, SUITE 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:

☐ Environmental Impact Report (EIR)

\$3,445.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,480.25

\$

0.00

☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

DANIELLE RENEE PIEPKORN, DEPUTY CLERK



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
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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
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

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
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Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

601 N. Ross Street  
92701

County

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

Item	Title	Count
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1	202	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202185000035	3495.25
Time Recorded 1:59 pm	

Total	3495.25
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Payment Type	Amount
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Check tendered	3445.25
# 1087K	

Check tendered	50.00
# 1059K	

Amount Due	0.00
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THANK YOU  
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