



PUBLIC NOTICE
CITY OF HUNTINGTON BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE OF AVAILABILITY OF A NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE MAGNOLIA TANK FARM PROJECT AND NOTICE OF A PUBLIC SCOPING MEETING

Notice is hereby given by the Department of Community Development of the City of Huntington Beach that a Notice of Preparation of a Draft Program Environmental Impact Report (EIR) has been prepared for the Magnolia Tank Farm Project. The Notice of Preparation (NOP) will be available for public review and comment for 30 days commencing Thursday, October 19, 2017 and ending Monday, November 20, 2017. The NOP includes a description of the Project, as well as a listing of the environmental topics that are proposed to be analyzed in the EIR. The City of Huntington Beach is the lead agency for the preparation of this EIR.

Project Location: 21845 Magnolia Street, Huntington Beach, CA 92646

Project Description: The applicant has proposed two scenarios for the redevelopment of the Magnolia Tank Farm (MTF) Project site: Scenario 1 (Mixed-Use) would consist of a 230,000 square foot lodge that includes 175 guest rooms and guesthouse-style, budget-oriented, family/group overnight accommodations with 40 beds and ancillary resident 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 2.6 acres of park. The Project will also provide off-site sidewalk, parkway, and curb improvements to Magnolia Street between the Project site and Hamilton Avenue and on Hamilton Avenue from Magnolia Street to the western driveway onto the ASCON property (the landfill site to the north).

Scenario 2 (Residential) would consist of the redevelopment of the MTF Project site with up to 250 for sale, residential units, parks, and open space only. This scenario would not include the visitor- and resident-serving uses. All other Project components, including the number of residential units and parks and open space described above under Scenario 1, would remain the same.

In order to implement the Project, the following approvals would be required:

- Final EIR certification to provide CEQA clearance for the proposed MTF development
- General Plan Amendment (GPA) to amend the existing designation of Public (P) to allow for Commercial Visitor (CV) (Scenario 1 only), Residential Medium Density (RM), Open Space-Park (OS-P), and Open Space – Conservation (OS-C) with a Specific Plan Overlay.
- Zoning Map Amendment (ZMA) to amend the existing designation of Public-Semipublic with Oil Production Overlay and Coastal Zone Overlay (PS-O-CZ) to Specific Plan with Coastal Zone Overlay (SP-18-CZ)
- Zoning Text Amendment (ZTA) to establish a Specific Plan for the Project site which would establish the land use, development standards, and design guidelines for the proposed MTF development
- Local Coastal Program Amendment to amend the City's LCP pursuant to the GPA, ZMA, and ZTA. The Local Coastal Program Amendment requires certification (approval) from the California Coastal Commission prior to the proposed land use and zoning designations becoming effective.

- Future entitlement applications for the construction of the project such as Conditional Use Permit, Coastal Development Permit, Tentative and Final Tract Map(s)

Scoping Meeting: Pursuant to Section 21083.9 of the Public Resources Code, a scoping meeting will be held for the general public and responsible and trustee public agencies. The purpose of the scoping meeting is to learn about the proposed project, review the anticipated scope of the Program EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the Program EIR. Below the date, time and location of the scoping meeting are provided.

<u>Scoping Meeting Date</u>	<u>Scoping Meeting Time</u>	<u>Scoping Meeting Location</u>
Tuesday, November 7, 2017	3:00 to 4:00 P.M. (for agencies) 6:00 to 7:00 P.M. (for public)	Edison Community Center 21377 Magnolia Street Huntington Beach, CA 92646

Public Review and Comment Period: A 30-day public review period for submitting comments on the scope of the EIR starts on **Thursday, October 19, 2017 and ends on Monday, November 20, 2017 at 5 p.m.** All comments need to be mailed or submitted no later than 5 p.m. on November 20, 2017. Please send your response, including your name, address, and concerns, to: Ricky Ramos, Senior Planner, City of Huntington Beach, Department of Community Development, 2000 Main Street, Huntington Beach, CA 92648 or via e-mail to: ramos@surfcity-hb.org.

A copy of the NOP describing the Project and potential environmental effects is available at the following locations:

- City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach, California 92648
- City of Huntington Beach Clerk's Office, 2000 Main Street, Huntington Beach, California 92648
- HB Public Library Banning Branch, 9281 Banning Avenue, Huntington Beach, California 92646
- The City's website:
<http://www.huntingtonbeachca.gov/government/departments/planning/major/>