City of Huntington Beach Notice of Preparation and Notice of Scoping Meeting *Palm/Goldenwest Specific Plan Amendment Project*

Date: February 6, 2026

To: Responsible and Trustee Agencies, Interested Organizations, and Individuals Office of Planning and Research County of Orange Clerk-Recorder

From: City of Huntington Beach (Lead Agency) Department of Community Development 2000 Main Street, Huntington Beach, CA 92648

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Palm/Goldenwest Specific Plan Amendment Project

Project Location: 20101 Goldenwest Street, Huntington Beach CA 92648

Notice of Preparation Review Period: February 6, 2026 – March 9, 2026

Scoping Meeting: To be held in-person on February 18, 2026, 6:30 p.m. – 7:30 p.m. Further information below.

Notice is hereby given by the Department of Community Development of the City of Huntington Beach that the following Notice of Preparation of a Draft Environmental Impact Report (DEIR) has been prepared for the Palm/Goldenwest Specific Plan Amendment Project. The Notice of Preparation will be available for public review and comment for 30 days commencing Friday, February 6, 2026 and ending Monday, March 9, 2026.

The City of Huntington Beach, the Lead Agency for the Palm/Goldenwest Specific Plan Amendment Project, is undertaking environmental review under CEQA. The City has prepared an Initial Study (IS) for the proposed project. Based on the results of the IS, which is available for review on the City's website, the City has determined that the proposed project could result in impacts related to aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems. These topics will be analyzed in the DEIR. Mitigation will be developed and included in the DEIR, if necessary, to address the proposed project's potentially significant adverse effects.

PROJECT LOCATION: The project site is located at 20101 Goldenwest Street, comprising approximately 92 acres of the 146-acre Palm/Goldenwest Specific Plan (PGSP) Area. The City's General Plan Land Use Element currently designates the entire project site for Commercial Visitor (CV) land uses with a Specific Plan overlay. Zoning of the project site is governed by the Palm/Goldenwest Specific Plan, which designates the project site for a mix of Commercial/Office/Visitor Serving, Open Space/Civic, and Visitor Serving Commercial land uses. The project site is also located within the California Coastal Zone, as defined by the California Coastal Act of 1976. The project site is currently developed with industrial (oil and gas production) uses as well as a generally undeveloped

area consisting of vegetation and a paved road that provides vehicular access from Seapoint Street to the oil and gas facilities in the Bolsa Chica Lowlands. Vehicular access to the existing project site is provided via secure full-access driveways, including one driveway along Goldenwest Street and one driveway along Seapoint Street. Currently, no points of vehicular entry to the project site exist along Pacific Coast Highway (PCH) or Palm Avenue. The portion of the project site north of Seapoint Street is currently accessible via a third secure all-access driveway along Seapoint Street.

PROJECT DESCRIPTION: The proposed project approvals would facilitate the future redevelopment of the 92-acre project site, including the demolition and removal of existing oil and gas production infrastructure and the future construction of up to 800 residential units, up to 350 hotel rooms or other permitted visitor-serving uses, and various open space and park areas. Future buildout of the site would include new vehicular access points and internal circulation roadways, informational signage, utility and infrastructure connections, and multi-use paths.

Under the proposed PGSP Amendment, the project site would be divided into three planning areas: Planning Area 1 (16 acres of Commercial Visitor uses), Planning Area 2 (53.2 acres of Medium Density Residential uses, which would be subdivided into Planning Areas 2A [30.8 acres] and 2B [22.4 acres]), and Planning Area 3 (22.8 acres of open space/park uses, which would be subdivided into Planning Area 3A [19.7 acres] and 3B [3.1 acres]).

Project-specific design details for future residential and commercial development facilitated by approval of the proposed project are unknown at this time. Each future discretionary project facilitated by the proposed project would be subject to a project-specific CEQA review at the time it is proposed for consideration by the City. In order to streamline the process of future CEQA review, the proposed project conservatively analyzes a “worst-case” scenario of development, or the maximum allowable scale of future development allowed under applicable development standards as set forth in the Draft Amended PGSP.

REVIEWS AND APPROVALS: The following discretionary actions are required by the City:

- Certification/Adoption of the Environmental Impact Report (EIR) prepared for the proposed project;
- General Plan Amendment to change the land use designation of the project site from Commercial Visitor (CV) to a mix of CV, Medium Density Residential (RM), and Open Space-Park (OS-P) land uses;
- Specific Plan Amendment to allow Medium Density Residential as a permitted use within Planning Area 2 of the Palm/Goldenwest Specific Plan Area and to provide background information, requirements, and standards related to the proposed project;
- Local Costal Program Amendment to be certified by the California Coastal Commission; and
- Any other necessary discretionary (Coastal Development Permits) or ministerial permits and approvals required for the construction and operation of the proposed project.

City of Huntington Beach Notice of Preparation and Notice of Scoping Meeting *Palm/Goldenwest Specific Plan Amendment Project*

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 DEIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the DEIR. Below the date, time and location of the scoping meeting is provided.

SCOPING MEETING DATE & TIME:

> **IN-PERSON MEETING:** Wednesday, February 18, 2026 from 6:30 PM to 7:30 PM
> **LOCATION:** Huntington Beach City Hall, Lower Level Rooms B-7 and B-8, 2000 Main Street, Huntington Beach CA 92648

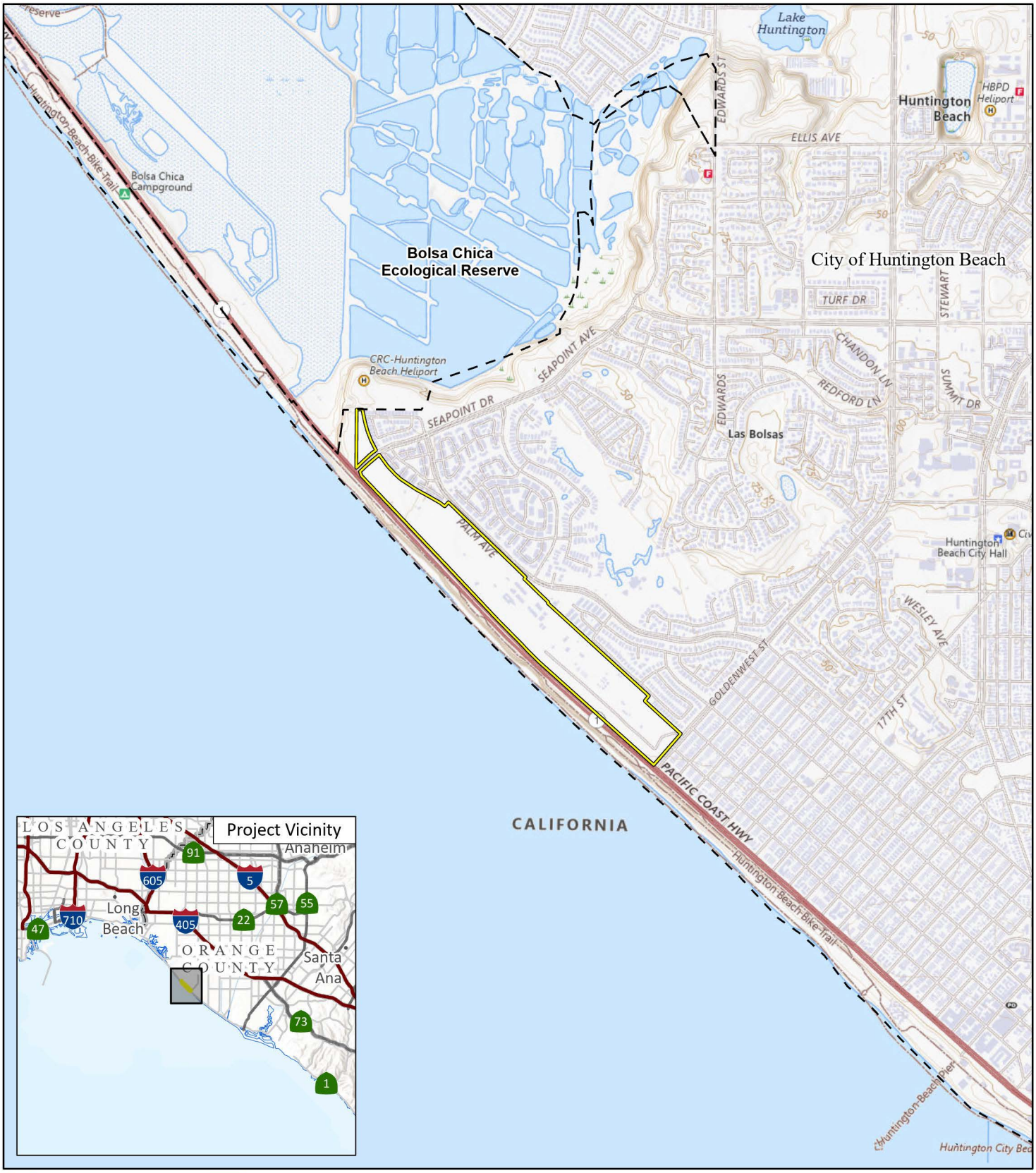
PUBLIC REVIEW AND COMMENT PERIOD: A 30-day public review period for submitting comments on the scope of the DEIR starts on **Friday, February 6, 2026 and ends on Monday, March 9, 2026 at 5:00 p.m.** All comments need to be mailed or submitted no later than 5:00 p.m. on March 9, 2026. Please send your response, including your name, address, and concerns, to: Joanna Cortez, Principal Planner, City of Huntington Beach, Community Development Department, 2000 Main Street, Huntington Beach, CA 92648 or via e-mail to: Joanna.Cortez@surfcity-hb.org

The NOP, related Initial Study (IS), and other project documents can also be accessed online at: https://www.huntingtonbeachca.gov/business_detail_T9_R682.php

Additionally, copies of the NOP and IS are also available for review at the following locations:

- Huntington Beach City Hall, Department of Community Development, 3rd Floor, 2000 Main Street, Huntington Beach, CA 92648; Monday – Friday, 8:00 a.m. – 5:00 p.m.
- Huntington Beach City Hall, City Clerk, 2nd Floor, 2000 Main Street, Huntington Beach, CA 92648; Monday – Friday, 8:00 a.m. – 5:00 p.m.
- Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92648; hours vary, see website: https://www.huntingtonbeachca.gov/departments/library/contact_us_about/branch_information/index.php

Attachment:
Figure 1 – Project Location and Vicinity



LSA

Project Site

City Boundary

FIGURE 1

N

0 1000 2000

FEET

Palm/Goldenwest Specific Plan Amendment Project

Project Location and Vicinity

SOURCE: USGS The National Map (2018)

I:\H\HBC2201.05\GIS\Pro\Palm Goldenwest Specific Plan Redevelopment Project\Palm Goldenwest Specific Plan Redevelopment Project.aprx (Fig 3-1 - Project Location and Vicinity)
1/16/2026 3:36 PM