City of Huntington Beach
Notice of Availability and Public Review
Palm/Goldenwest Specific Plan Amendment Project

DATE: August 20, 2026

TO: **Responsible and Trustee Agencies, Interested Organizations, and Individuals**
State of California 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 Availability of a Draft Environmental Impact Report (EIR) for the **Palm/Goldenwest Specific Plan Amendment Project** (SCH No. 2026020245)

LOCATION: 20101 Goldenwest Street (Assessor's Parcel Numbers [APNs] 023-181-53 and 023-181-54)

PUBLIC REVIEW PERIOD: August 20, 2026 through October 5, 2026

The **City of Huntington Beach**, as the Lead Agency, has prepared an Environmental Impact Report (EIR) for the Palm/Goldenwest Specific Plan Amendment Project, as further described below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Overview /Description:
The proposed project approvals would facilitate redevelopment of the 92-acre project site, including the demolition and removal of existing oil and gas production infrastructure, remediation and site preparation activities, 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 Palm/Goldenwest Specific Plan (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.

Government Code §65962.5:
The project site is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. Refer to Section 4.8, Hazardous Materials, of the Draft EIR for more information.

Required Approvals:
The following discretionary actions are required for the proposed project:

- **Final EIR certification** to provide CEQA clearance 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 the Palm/Goldenwest Specific Plan to allow Medium Density Residential as a permitted use within Planning Area 2 of the PGSP Area and to provide background information, requirements, and standards related to the proposed project
- **Local Costal Program Amendment**, pursuant to the General Plan and Specific Plan Amendment, to be certified by the California Coastal Commission
- **Other ministerial permits/approvals** (e.g., grading, building, and public right-of-way encroachment permits) from the City or other appropriate agency to allow site preparation, curb cuts (if necessary), and connections to the utility infrastructure, paving, building construction, landscaping, signage, walls and fences, public right-of-way improvements, and other project features subject to ministerial permits.

Public Meetings/Hearings:
Any public meetings to be held on the proposed project will be separately noticed.

Environmental Impact Report/Significant Environmental Effects:
The City, as the Lead Agency, originally prepared an Initial Study (IS) in February 2026. The primary purpose of preparing the IS was to scope the environmental analysis and evaluate potential environmental impacts that may result from project approval. The IS was also used to scope out environmental issues that were determined to be "less than significant" or "no impact". As determined in the IS, the proposed project would not result in adverse impacts related to the following environmental factors: agriculture and forestry resources, recreation, and wildfire. Although the IS determined that the proposed project would not result in adverse impacts related to biological resources, this topic was ultimately evaluated in the EIR due to concerns raised during the public review period for the IS/Notice of Preparation (NOP). Additionally, the proposed project was determined not to result in significant adverse impacts for some thresholds under the following environmental factors: aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, and utilities and service systems. As such, these topics and thresholds are not discussed further in the EIR.

The EIR evaluates the project's potential environmental impacts and focuses on the following environmental factors:

- Aesthetics
- Air Quality
- Biological Resources
- 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
- Utilities and Service Systems

Impacts associated with 14 of the 17 environmental factors listed above were determined to be less than significant or less than significant with mitigation incorporated. Impacts related to air quality, vehicle miles traveled (VMT), and greenhouse gas emissions were determined to be significant and unavoidable after all mitigation is applied.

Public Review Period and Public Comments:
The Draft EIR is available for public review for a period of 45 days commencing on **August 20, 2026** and ending on **October 5, 2026 at 5:00 p.m.** In accordance with Section 15150 of the *State CEQA Guidelines*, should you have any comments on the Draft EIR, please provide written comments within the 45-day public review period.

The City requests your careful review and consideration of the Draft EIR, and invites ***written comments*** from interested agencies, persons, and organizations regarding environmental issues identified in the Draft EIR. If you are part of an agency or organization, please indicate a contact person to whom a response should be directed.

The Draft EIR is available to the general public for review on the City's website at:

- https://www.huntingtonbeachca.gov/business_detail_T9_R682.php

A hard copy for the Draft EIR is also available for public review during business hours 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

Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service no later than 5:00 PM on October 5, 2026.

Lead Agency Contact:
All comments shall be submitted in writing, including your name, address, and concerns, to:

If by e-mail:
joanna.cortez@surfcity-hb.org

If by U.S. Mail or Courier:
City of Huntington Beach
Community Development Department
Attn: Joanna Cortez, Principal Planner
2000 Main Street, 3rd Floor Huntington Beach, CA 92648



LSA

Project Site

City Boundary

FIGURE 1

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0 1000 2000

FEET

SOURCE: USGS The National Map (2018)

Palm/Goldenwest Specific Plan Amendment Project

Project Location and Vicinity

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