Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2026020245

Project Title: Palm/Goldenwest Specific Plan Amendment Project

Lead Agency: City of Huntington Beach | Contact Person: Joanna Cortez

Mailing Address: 2000 Main Street, Huntington Beach, CA 92648 | Phone: 714-374-1547

City: Huntington Beach | Zip: 92648 | County: Orange

Project Location: County: Orange | City/Nearest Community: Huntington Beach

Cross Streets: Palm Avenue, Goldenwest Street, Seapoint Street, Pacific Coast Highway (SR-1) | Zip Code: 92648

Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ′ 32.2 ″ N / 118 ° 1 ′ 31.8 ″ W | Total Acres: 92

Assessor's Parcel No.: 023-181-54; 023-181-53 | Section: 3, 4, 10 | Twp.: 6S | Range: 11W | Base: SB

Within 2 Miles: State Hwy #: Pacific Coast Highway (SR-1), SR-39 | Waterways: East Garden Grove Wintersburg Channel, Pacific Ocean, Bolsa Chica Wetlands

Airports: N/A | Railways: N/A | Schools: See Attachment

Document Type:

CEQA: ☐ NOP ☒ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☐ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Local Coastal Program Amendment

Development Type:

☒ Residential: Units 800 Acres 53.2
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 348,480 Acres 16 Employees 481 ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☒ Recreational: Open Space/Park (22.8 acres) ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☒ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Commercial Visitor (CV) with Specific Plan overlay; Zoning: Palm/Goldenwest Specific Plan

Project Description: *(please use a separate page if necessary)*

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 consistent with phaseout plans 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 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 Palm/Goldenwest Specific Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 12	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 8
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
X	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date August 20, 2026 Ending Date October 5, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 3210 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92614
Contact: Laurel Huntzinger
Phone: 805-242-4060

Applicant: City of Huntington Beach
Address: 2000 Main Street
City/State/Zip: Huntington Beach, CA 92648
Phone: 714-374-1547

Signature of Lead Agency Representative: Joanna Cortez **Date:** 6.22.26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

SCHOOLS WITHIN 2 MILES

Peterson Elementary, Ethel Dwyer Middle, Agnes L. Smith Elementary, Pierside Preschool, Huntington Beach High, Huntington Seacliff Elementary, Hope View Elementary, Marine View Middle, Kinetic Academy