

MAGNOLIA
TANK FARM

City Council Presentation
January 19, 2021



SUPPLEMENTAL
COMMUNICATION

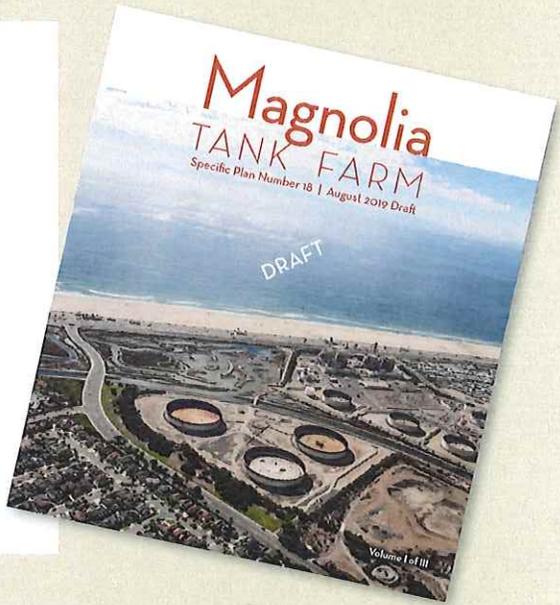
Meeting Date: 1/19/21

Agenda Item No.: 19/19-1172)

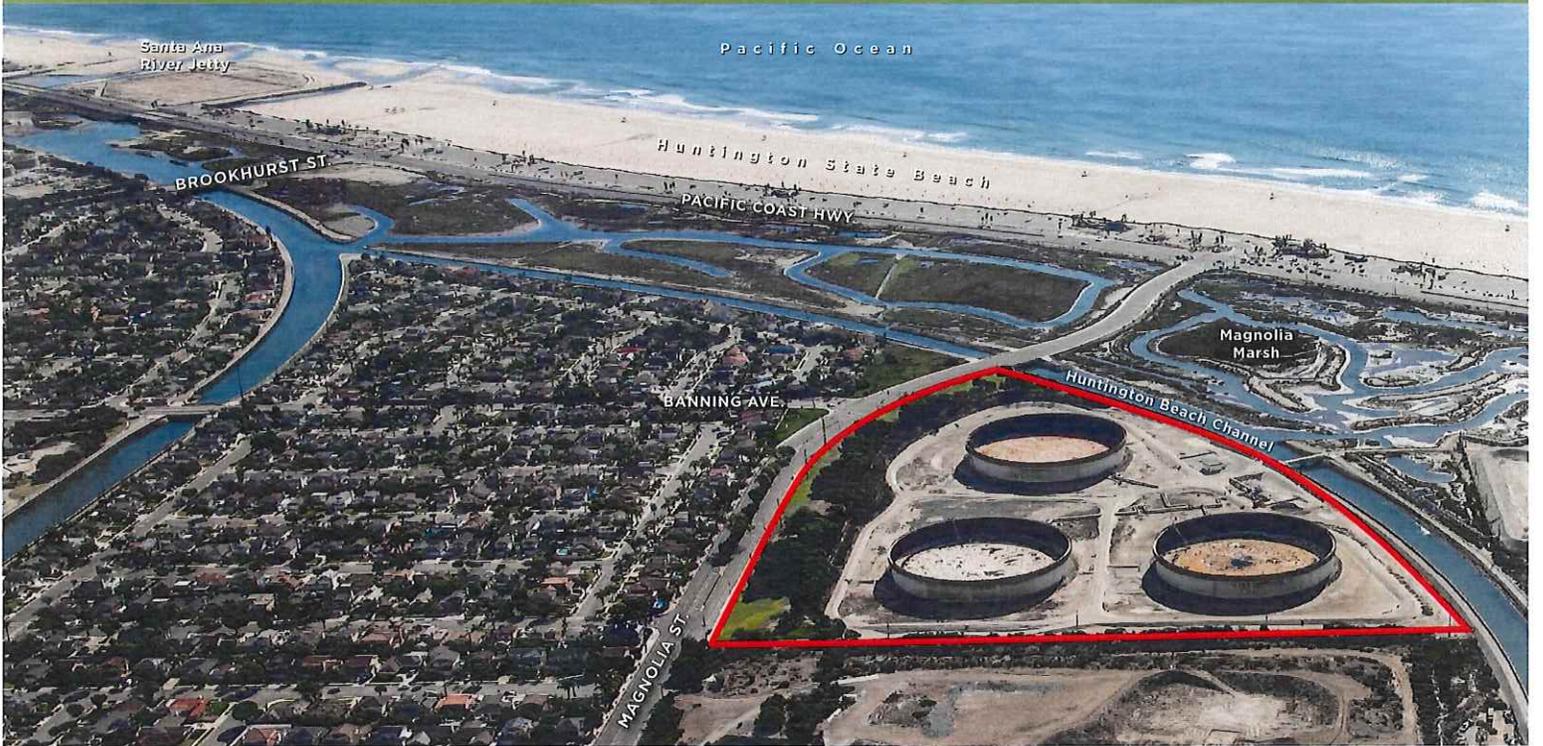
Here Tonight for/Review and Approval of:



DEVELOPMENT AGREEMENT NO.
A DEVELOPMENT AGREEMENT BETWEEN
CITY OF HUNTINGTON BEACH
and
SLF-HB Magnolia, LLC, a Delaware
limited liability company

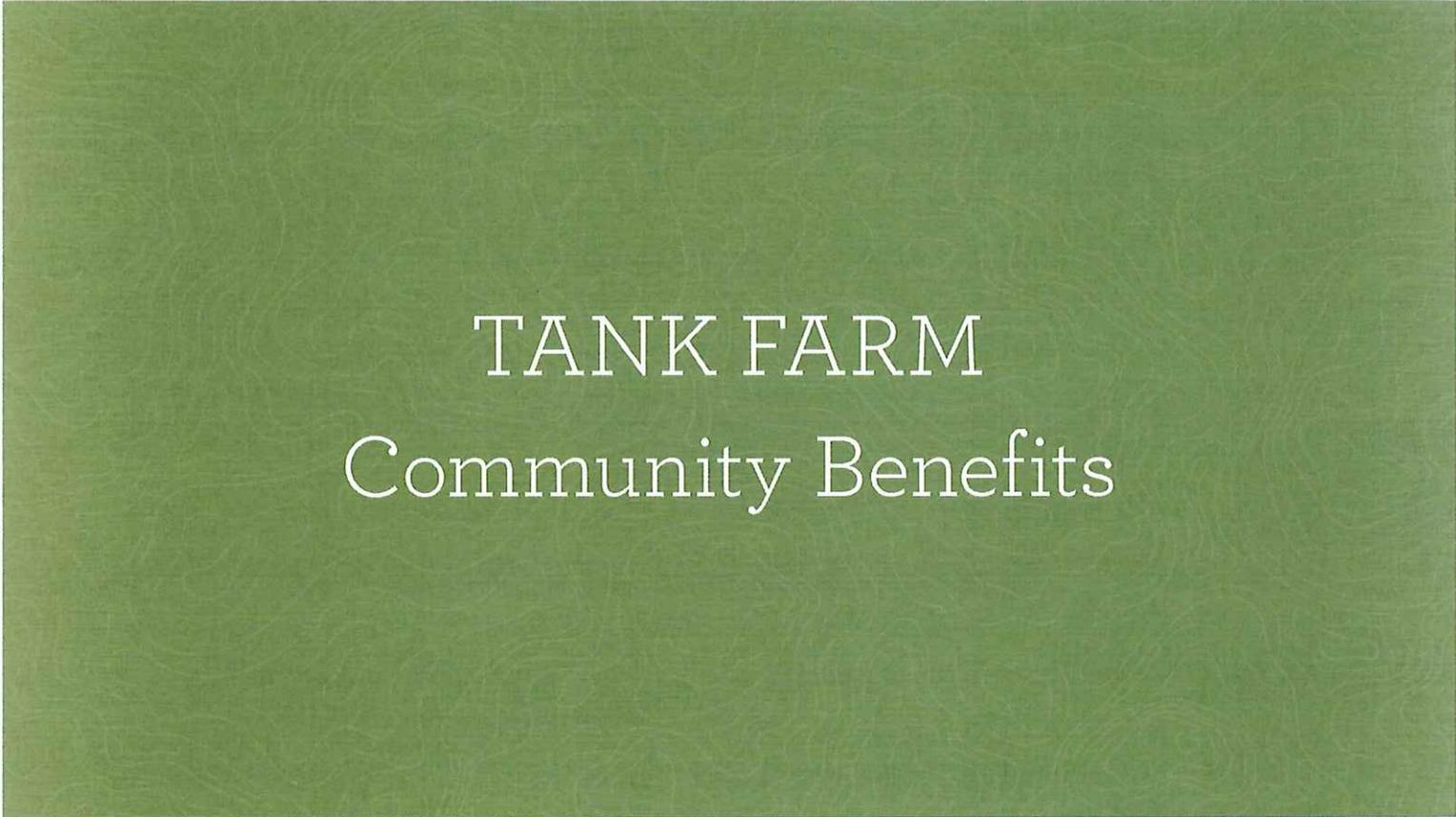


Tank Farm Property/From This Land Use:



Tank Farm Property/To This Land Use:



A large rectangular area with a green, textured background, resembling marbled paper or a book cover. The texture consists of subtle, swirling patterns in various shades of green.

TANK FARM
Community Benefits

A Transformation of a Blighted Industrial Property

- A transformation from a blighted industrial property to a new vibrant mixed use community
- To create an “Economic Engine” for city (jobs and tax revenue)
- Include much needed housing for Huntington Beach.
- Provide Park and Open Space Amenities



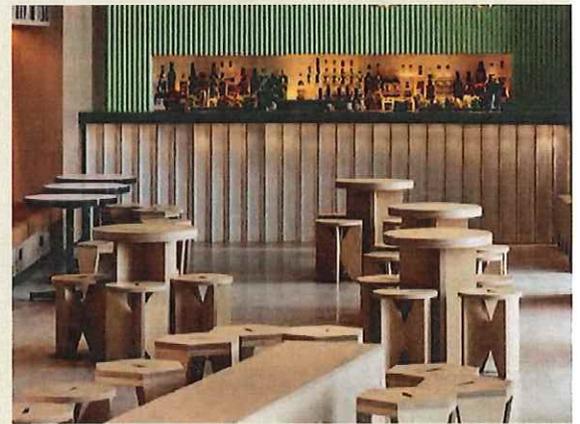
New Homes

- Variety of for-sale housing types
- Move-up opportunities for younger families leaving the apartment life
- Move-down opportunities for empty-nesters
- Older homes in the City to be “recycled” and put on the market for sale



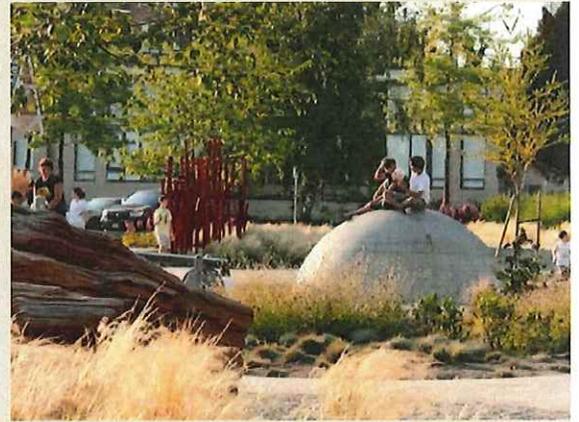
The Lodge

- Up to 215 guest rooms with wetland and ocean views
- Restaurants, retail and accommodations all open to the local community
- A wetlands, ecological-theme (designed for eco-tourism)
- Projected to generate \$1.5 million per year in bed/sales/property taxes



Magnolia Park

- Where privately owned property will be transformed into a passive park
- All improvements, paid for by the Applicant
- Maintained by an HOA
- Serving as a buffer between existing homes and future Tank Farm residents



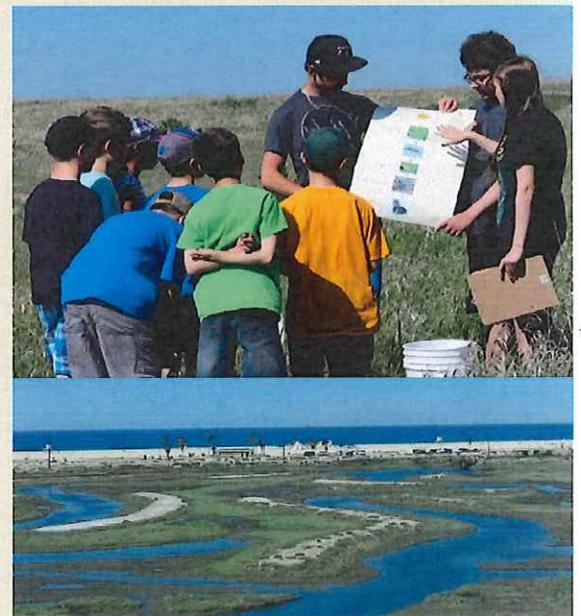
Coastal Access

- Providing public access to the shoreline
- Providing visitor serving accommodations
- Creation for native habitat buffer adjacent to wetlands
- Providing wetland interpretative/education



A Wetlands Interpretive Program / Marsh Park

- The Lodge operator will partner with the Huntington Beach Wetlands Conservancy to provide a Magnolia Marsh Wetlands Interpretive Program for visitors and the community to enjoy
- Organized guided docent-led tours of the wetlands
- Interpretive signage will include educational information



Public Parking

- 100 new public parking spaces within the project site



Coastal Trail & Viewpoints

- Elevated public coastal trail that will lead to Marsh Park
- Panoramic views of the Marsh and ocean
- The entire Tank Farm community will be “open” to the public, and designed as “walkable”



Fiscal

- ~\$3.5 Million in annual revenues to the City's General Fund (\$2.5 Million net)
- ~2,000 Construction jobs
- ~400 Permanent jobs
- ~3.8 Million in Park Fee's
- ~14.0 Million in Affordable Housing Fee's

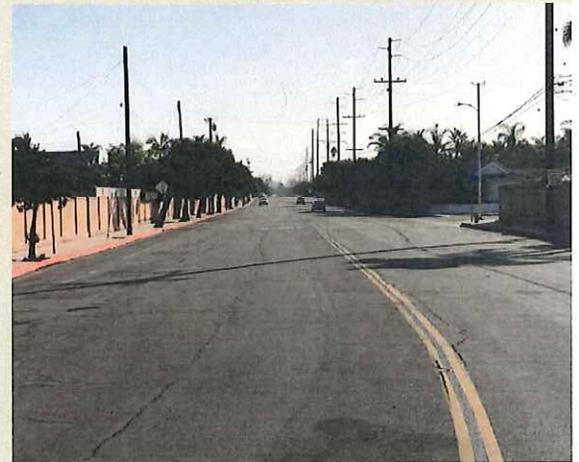


TANK FARM

Development Agreement Benefits

Banning Ave Beautification

- \$400,000 dollars to fund the creation of landscape improvements along Banning Ave



Banning Branch Library

- \$1,000,000 dollars to fund improvements



Play Equipment and Park Improvements at Seely Park

- \$400,000 dollars to fund play equipment and other park improvements



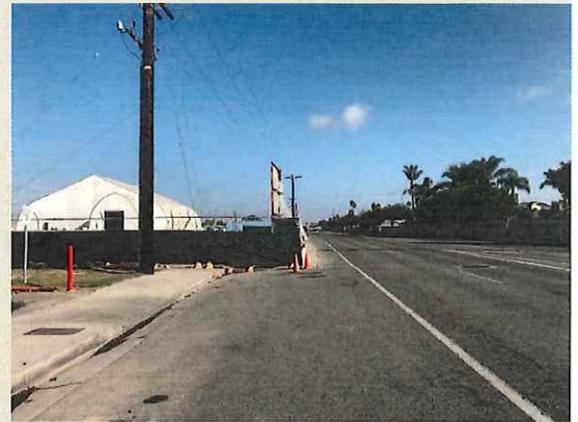
Edison Park Improvements

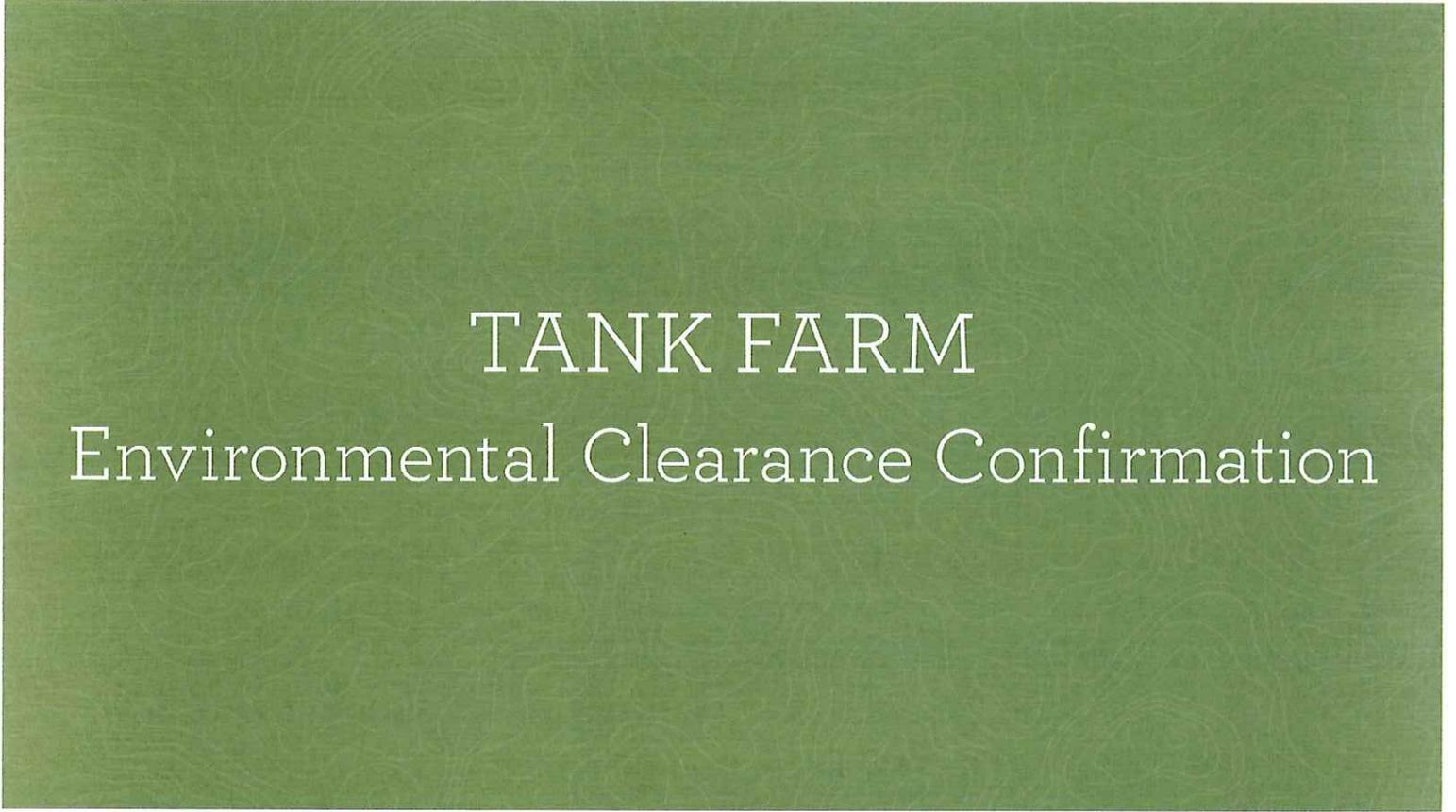
- \$800,000 dollars to fund the reconfiguration of the facilities at Edison Park



Road Improvements

- Construct new roadway, curb, gutter and sidewalk improvements on Magnolia St. and Hamilton Ave. adjacent to ASCON property
- Providing safe travel from Edison Park and Edison High School to the beach



A large rectangular area with a green, marbled or textured background, serving as a backdrop for the title text.

TANK FARM
Environmental Clearance Confirmation

  
Department of Toxic Substances Control
Meredith Williams, Ph.D., Director
9211 Oakdale Avenue
Chatsworth, California 91311

July 9, 2020

Mr. Michael Gregg
Development Manager
Shoppoff Realty Investments, L.P.
2 Park Plaza, Suite 700
Irvine, California 92614

**APPROVAL OF RCRA CORRECTIVE ACTION COMPLETE FOR UNRESTRICTED LAND USE MAGNOLIA TANK FARMS A.K.A. SHOPPOFF PORTION OF THE FORMER SCE – HUNTINGTON BEACH GENERATING STATION SITE, 21730 NEWLAND STREET, HUNTINGTON BEACH, 92846 HUNTINGTON BEACH, CALIFORNIA
EPA ID NO: CAD00631085**

Dear Mr. Gregg:

The Department of Toxic Substances Control (DTSC) has approved the Corrective Action for the Magnolia Tank Farms a.k.a. Shopoff Portion of the Former SCE – Huntington Beach Generating Station Site (Shopoff Portion). This Corrective Action was completed on June 10, 2020. DTSC has been determined that the Corrective Action has achieved unrestricted land use standards for the Shopoff Portion. The remaining portion of the Former SCE – Huntington Beach Generating Station Site remains subject to Corrective Action and the cleanup standard it has reached is still to be determined.

This approval is to be noticed to the public with a 30-day comment period in which DTSC will receive and respond to any comments made by the public.

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Department of Toxic Substances Control
Meredith Williams, Ph.D., Director
9211 Oakdale Avenue
Chatsworth, California 91311

September 2, 2020

Mr. John R. Johnson
Sr. Environmental Project Manager
Operational Services, Environmental Services Department
2244 Walnut Grove Avenue, GO-1, Quad 2C
Rosemead, California 91770

**APPROVAL OF ADDITIONAL SOIL SAMPLING TECHNICAL MEMORANDUM, DRAFT RCRA FACILITY INVESTIGATION (RFI) REPORT, SHOPPOFF REALTY INVESTMENTS PORTION OF FORMER SOUTHERN CALIFORNIA EDISON HUNTINGTON BEACH GENERATING STATION, FORMER SOUTHERN CALIFORNIA EDISON COMPANY HUNTINGTON BEACH GENERATING STATION (HBGS), 21730 NEWLAND STREET, HUNTINGTON BEACH, CALIFORNIA 92846
EPA ID NO: CAD00631085**

Dear Mr. Johnson:

This letter is to inform you that the Department of Toxic Substances Control (DTSC) has approved the following documents:

- Additional Soil Sampling Technical Memorandum, Draft RCRA Facility Investigation Report, Shopoff Portion of Former Southern California Edison Huntington Beach Generating Station, dated March 20, 2018
- Annotated Soil Sampling Tech Memo Figure 1, dated October 24, 2018
- Submittal of Responses to Geologic Services Branch Comments on March 26, 2018 Additional Soil Sampling Technical Memorandum Shopoff Realty Investments (Shopoff) Portion of Southern California Edison Huntington Beach Generating Station, dated December 4, 2018
- Modification to Additional Soil Sampling Technical Memorandum, dated March 20, 2018, proposed December 5, 2018

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TANK FARM
Outreach

MAGNOLIA

TANK FARM

THANKS YOU