



P. O. Box 5903
Huntington Beach, CA 92645
(714) 536-0141

March 4, 2022

Ms. Donne Brownsey
Chairwoman
California Coastal Commission
455 Market Street, Suite 300, San Francisco, CA 94105
Sent via email: Donne.Brownsey@coastal.ca.gov

RE: Collaboration between the Conservancy and Shopoff Realty Investments - Tank Farm Project

Dear Chairwoman Brownsey:

The Huntington Beach Wetlands Conservancy (Conservancy) is a volunteer-led organization with a board of directors and an executive director. The goal of the Conservancy is to acquire, restore, and protect the coastal wetlands of Southeast Huntington Beach between Beach Boulevard and the Santa Ana River. The Conservancy annually reviews its plans to set its strategic direction (including defining programs), long-term funding needs to support wetlands management, interpretative programs, staffing, etc.

The Conservancy supports Shopoff Realty Investments (SRI), on behalf of SLF - HB Magnolia, LLC, in their efforts to develop property adjacent to and northeast of the Huntington Beach Wetlands. The Magnolia Tank Farm project proposes to redevelop the property with a wetlands-themed boutique lodge with visitor serving commercial uses, much-needed residential uses, open space and trails.

Due to the proximity of the now-restored Magnolia Marsh, and the soon to be completed restoration of the Upper Magnolia Marsh (the "Magnolia Marsh") to the Tank Farm Property, development will provide an opportunity for coastal visitors and residents to enjoy views of the Magnolia Marsh wetlands and also provide opportunities for wetland stewardship, educational and outreach programs. The Conservancy believes such programs will greatly enhance the coastal visitor experience. The Tank Farm Property bordering the Huntington Beach Flood Control Channel would also expand scientific observational opportunities for Magnolia Marsh, thereby encouraging the study of the Magnolia Marsh, a valuable wetlands resource.

SRI and the Conservancy have been engaged in discussions aimed at developing a detailed wetlands interpretive program that expands the Conservancy's existing offerings. Discussions regarding a possible controlled access point and expanding the existing docent-led tour program are in the works. The objectives are to expand public access and to develop educational programs in a manner that will ensure the protection and preservation of the Magnolia Marsh as a wetlands resource. We are confident that we will achieve the stated objectives. We also understand the Conservancy's design modifications have been incorporated into SRI's project which include but are not limited to: installation of glare reducing films on all outside facing windows to minimize window strikes, minimal lighting toward the wetlands to reduce



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impact to wildlife within the marsh utilizing hooded, downcast lights and less reflective glass; and incorporation of an ample buffer from the wetlands no less than 100 feet.

We look forward to this partnership flourishing once you approve the amendment to the Local Coastal Program and allow this project to move forward.

Sincerely,

David Guido, Chairman, Board of Directors

Cc: John.Ainsworth@coastal.ca.gov, Meg.Vaughn@coastal.ca.gov