



MEMORANDUM

To: Robin Stieler, Clerk of the Board

From: Supervisor Andrew Do, Supervisor, 1st District

Date: 02/24/2022

RE: Add Supplemental Item to 03/08/22 Board Meeting Agenda –Adopt Resolution in support of the Magnolia Tank Farm Project in the City of Huntington Beach

S384

Please place a supplemental item on the 03/08/22 Board of Supervisors agenda to adopt the attached resolution in support of the Magnolia Tank Farm Project in the City of Huntington Beach.

cc: Chris Wangsaporn, Chief of Staff, BOS-1
Valerie Sanchez, Chief Deputy Clerk, COB

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RECEIVED
CLERK OF THE BOARD
ORANGE COUNTY
BOARD OF SUPERVISORS

RESOLUTION OF THE BOARD OF SUPERVISORS OF
ORANGE COUNTY, CALIFORNIA

[Date], 2022

WHEREAS, in accordance with the 6th Cycle Regional Housing Needs Assessment (RHNA) requirements adopted by the Southern California Association of Governments (SCAG), Orange County must accommodate for 183,861 additional housing units by October 2029. Of these, roughly 75,000 units must be very low-income to low-income homes, and;

WHEREAS, in order to maximize coastal access and accommodations to all Californians regardless of financial status, the Board of Supervisors prioritizes the availability of low cost, high occupancy hotel lodgings across Orange County coastal communities, and;

WHEREAS, access to outdoor spaces including parks and trails, the availability of public transit infrastructure and parking, and elimination of industrial pollutants is critical to maximizing quality of life for communities that live, visit, and recreate along the Orange County coastline, and;

WHEREAS, under the supervision of the Board of Supervisors, Orange County has made infrastructure investments to protect existing and future development from flood risk, including flood risks as a result of sea level rise, and;

WHEREAS, The Orange County Flood Control District (OCFCD) and Orange County Public Works (OCPW) has and continues to maintain the integrity of 380 miles of flood control infrastructure throughout the county, including the Huntington Beach Channel and Talbert Channels which were constructed to reduce the risk of flooding of critical regional infrastructure, including roads, public facilities, schools, libraries, and thousands of residences.

“OCFCD has provided flood control protection for Orange County since 1927. We continue to meet the challenge of flood risk, whatever the cause, and will evaluate the flood risks from sea level rise as part of our ongoing planning and capital improvement efforts moving forward. We do this with our federal and state partner agencies and incorporate FEMA standards as they develop. Most importantly, we need to protect critical infrastructure and residents as well as allow for continued economic development in Orange County.”

“OCFCD is committed to improving and maintaining the system as prioritized resources allow and must meet FEMA standards that evolve over time to include the most updated science as implemented by the accreditation program.”¹

¹ Orange County Public Works letter to City of Huntington Beach RE: CA Coastal Commission Response – OCFCD Flood Control System (November 2021)

WHEREAS, OCFCD continues to receive revenues from a portion of Orange County property taxes for the design, construction, and maintenance of OCFCD facilities;

WHEREAS, the California Coastal Commission, the California State Association of Counties, and the League of California Cities together pledged to “[p]lan for sea-level rise adaptation in a way that is responsive and flexible, and based on unique local community contexts.” Accordingly, Local Coastal Plan (LCP) updates should achieve an appropriate balance between statewide policy consistency and local LCP flexibility.²;

WHEREAS, the City of Huntington Beach has submitted a LCP Amendment , now under consideration by the California Coastal Commission, to allow for a project, the Magnolia Tank Farm, that would:

1. Provide up to 250 new homes, including twenty-five low-income rental units, on property formerly occupied by oil storage tanks, both contributing to city’s RHNA obligation of zoning for 13,368 new units while also eliminating the presence of industrial pollutants;
2. Include a 215-room lodge with a low-cost visitor-serving component, in which at least forty affordable rooms will be priced within the lowest 30 percent of the coastal room rates based on an annual survey of nearby hotel/motel rooms in the coastal zone;
3. Include a native upland habitat conservation area, expanded wetland habitat buffer, contribute to wetland restoration/maintenance funding, and abide by habitat management plan;
4. Provide county-wide economic benefits including 1,500 construction related jobs, 400 permanent jobs, \$18 million in labor income, \$47 million in economic output, and \$3.5 million in gross tax revenue to the City including funding for off-site parks and libraries;
5. Provide enhanced public access, education, and recreation assets, including a park, an overlook trail, enhanced public transit features including a bus stop and additional parking, a Marsh Park interpretive staging area, and a wetlands interpretive program;
6. Receive protection from the Huntington Beach and Talbert Channels, which already provide flood protection to existing critical regional infrastructure, including roads, public facilities, schools, libraries, and thousands of residences.

NOW, THEREFORE, BE IT RESOLVED THAT:

² Source: Sea Level Rise Working Group JOINT STATEMENT ON ADAPTATION PLANNING, November 6, 2020, https://documents.coastal.ca.gov/assets/slr/SLRWGJointStatement_Final.pdf

1. The Orange County Board of Supervisors recognizes the myriad public benefits afforded by the Magnolia Tank Farm, acknowledges that the project is sited in an area that is protected by flood control infrastructure that will be maintained over the course of the life of the project, and affirms that this project in and of itself is important to the county's progress towards meeting its RHNA requirements but also sets an important precedent for responsible coastal development countywide. The Board of Supervisors, therefore, supports the approval of this project.
2. The Orange County Board of Supervisors further affirms the continued need to plan for sea-level rise adaptation in a way that is responsive and flexible, and based on unique local community context that takes into consideration the county's flood control infrastructure that was constructed to reduce the risk of flooding of critical regional infrastructure, including roads, public facilities, schools, libraries, and thousands of residences.