

RESOLUTION NO. 00021-05

RESOLUTION OF THE ORANGE COUNTY COUNCIL OF GOVERNMENTS
SUPPORTING THE MAGNOLIA TANK FARM PROJECT,
RECOMMENDING APPROVAL OF THE LOCAL COASTAL PROGRAM
AMENDMENT SUBMITTED BY THE CITY OF HUNTINGTON BEACH TO
THE CALIFORNIA COASTAL COMMISSION

WHEREAS, in accordance with Regional Housing Needs Assessment (RHNA) requirements set forth by Governor Newsom, Orange County must zone for over 180,000 additional housing units by October 2029. Of these, 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 Orange County Council of Governments prioritizes the availability of low cost, high occupancy hotel lodgings across 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, Orange County Public Works (OCPW) and its flood control department, Orange County Flood Control Management District (OCFCD), 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, THE BOARD OF DIRECTORS OF THE ORANGE COUNTY COUNCIL OF GOVERNMENTS, RESOLVES, AND ORDERS AS FOLLOWS:

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 Council of Governments 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 toward meeting its RHNA requirements and also sets an important precedent for coastal development countywide. The Orange County Council of Governments, therefore, supports the approval of this project.
2. The Orange County Council of Governments 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.

ADOPTED, SIGNED AND APPROVED this 24th day of February, 2022.



Chair

APPROVED AS TO FORM:

Aleshire & Wynder, LLP



Fred Galante, General Counsel