

International Brotherhood of
BOILERMAKERS • IRON SHIP BUILDERS

Luis Miramontes
Business Manager/Secretary-Treasurer



Local Lodge 92
BLACKSMITHS • FORGERS & HELPERS

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April 10, 2023

Honorable Donne Brownsey and Members of the CA Coastal Commission

Re: Huntington Beach Magnolia Tank Farm Project

Dear Chair Brownsey and Commissioners:

I am writing this letter from a dual perspective. To convey my personal support for this project and request that you approve this development on behalf of the men and women of the Boilermakers Local 92 who work in and represent all of Southern California.

I moved to Orange County and specifically Placentia in 1973 and later in 1993 to Huntington Beach. At a young age my friends and I would ride our bikes all over Orange County well before any of us obtained our drivers licenses. We would ride the river bed trail down to Newport Beach and cut over to Huntington and loved hanging out around Main Street. As young boys we loved to explore the county and often rode behind the stacks power plant. We saw the signs posted on the fence warning us of the dangerous and poisonous dumpsite there. It was an eerie and forbidden site that we knew not to sneak into. It was a large piece of property that we thought could be a nice big place to ride our bikes and play ball on, someday. I have looked at all the information related to this proposed development and feel that this would be a tremendous improvement to an area that has been an eye sore and closed off to the public. I would still like to see that experience possible for the present young boys who look for similar life long memories and have a new beautiful destination to ride to.

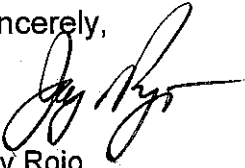
From a professional perspective, I am writing on behalf of the Building Trades members and our Boilermaker Union Local 92 members to urge your support of the Magnolia Tank Farm Local Coastal Program in the city of Huntington Beach. I've asked questions of the suitability to build near this past forbidden site and have been reassured that it is safe to build in the area. Many of our members live in and around Huntington Beach, one member comes to mind

who lives on Newland in the trailer park and we support the revitalization of this neighborhood which will dramatically improve the image and modernization of the south end of Huntington Beach. The North end of HB has been greatly revitalized yet the South end has little to nothing modern or eye appealing. This project will create new coastal public open spaces and access, affordable and market rate housing, good paying jobs, and tax revenues. This project will help bring the city of Huntington Beach more in line with the requirements of SB 9 and their housing plan needs. The various levels of housing will meet the city's requirements and a significant portion of the homes will also be set aside for limited income hotel workers employed at the hotel. Magnolia Tank Farm will bring opportunities for local working families to actually live in the community they helped build. It will revitalize the south end of HB and will transform a blighted property into a desired residential and vacation destination while providing the public a new highly desired beach development area.

I have a personal and professional interest in this project and am excited to see it through to fruition. The city will be closer to coming into compliance by creating a place of beauty for people to work, visit, live and vacation.

Please consider all the wonderful community and coastal beauty this project will provide. I and the Boilermakers ask for your full support of this Magnolia Tank Farm Local Coastal Program.

Sincerely,



Jay Rojo
Boilermakers Local 92
Business Representative
Orange County resident