



IBEW ORANGE COUNTY

LOCAL UNION 441

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Neal H. Lauzon
Business Manager

March 13, 2023

Honorable Donne Brownsey and Members of the CA Coastal Commission
(via email)

Re: Support for Proposed Magnolia Tank Farm Project LCP-A

Dear Chair Brownsey and Commissioners:

I write on behalf of IBEW Local 441 in Orange County urging your support of the Magnolia Tank Farm Local Coastal Program in the city of Huntington Beach. We support the development plans for this project which will transform a blighted property from its former use as an oil storage facility into a vibrant mixed-use neighborhood that will dramatically improve the aesthetics and value of southwest Huntington Beach. The project will create new coastal public open space and access, affordable and market rate housing, good paying jobs, and tax revenues for the city.

The LA/OC Building and Construction Trades Council and affiliated Local Unions (including IBEW 441) have signed a Project Labor Agreement (PLA) with the owners of the property that guarantees high wages with good benefits, along with local hire and veteran preference. The PLA also provides for a Skilled and Trained Workforce to be on site with the highest safety and industry standards. These benefits will bring life changing opportunities for local working families during the construction process and operation of the project.

For the local community, the economic benefits required by the development agreement are impressive. Nearly \$25 million dollars in developer's fees for city services including public safety, roads, city employees, schools, libraries and more. As important, it will transform a rundown property into a desired residential and productive commercial visitor destination while providing exceptional public access where none exists today.

Quality housing is needed in Huntington Beach, and a clear mandate has been placed on the city through the state's RHNA process. Huntington Beach needs approximately 13,500 new housing units to comply with state law. That's why this project is so critical as it represents the largest "ready to build" parcel in the city. Not only has the owner decided to provide all the proposed affordable units onsite, but a significant portion of the homes will also be set aside for limited income hotel workers employed at the hotel – an innovative approach to workforce housing.

We have been following this project since its inception and are encouraged by the evolution of the plan based on comments from Coastal Commission Staff. The owner has taken great care, effort and expense to address staff concerns and as a result, the site is resilient against sea level rise and provides increased public open space and access – all priorities of the California Coastal Act.

We appreciate the opportunity to lend our voice in support of this project. Please consider all the community and coastal benefits this proposal offers and support the Magnolia Tank Farm Local Coastal Program Amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "Neal H. Lauzon".

Neal H. Lauzon
Business Manager