



City Council

January 16, 2018

Los Cerritos Wetlands Oil Consolidation and Restoration Project

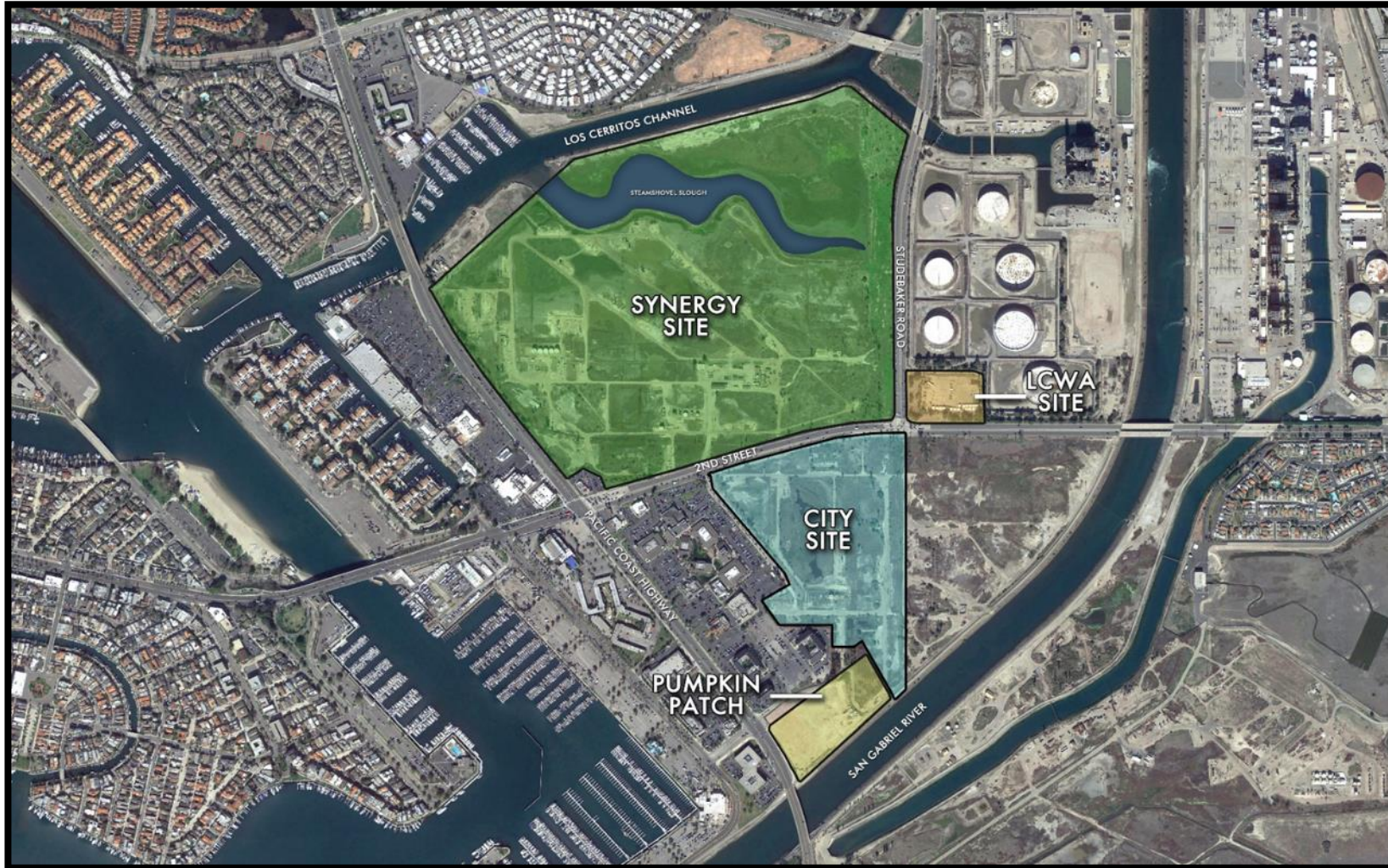
Four sites (Synergy Oil Field at 6433 E. 2nd Street, City property at the southeast corner of Studebaker Road and 2nd Street, Pumpkin Patch site at 6701 E. Pacific Coast Highway, and the Los Cerritos Wetlands Authority site at the northeast corner of Studebaker Road and 2nd Street)

Application No. 1601-05

CITY OF
LONG BEACH

Los Cerritos Wetlands Oil Consolidation and Restoration Project

Project Overview



Synergy Site: 150 acres

City Site: 33 acres

Pumpkin Patch Site: 7
acres

LCWA Site: 5 acres

Project Proposal (Synergy Site)



Northern Portion:

- Wetlands restoration
- Establish as mitigation bank

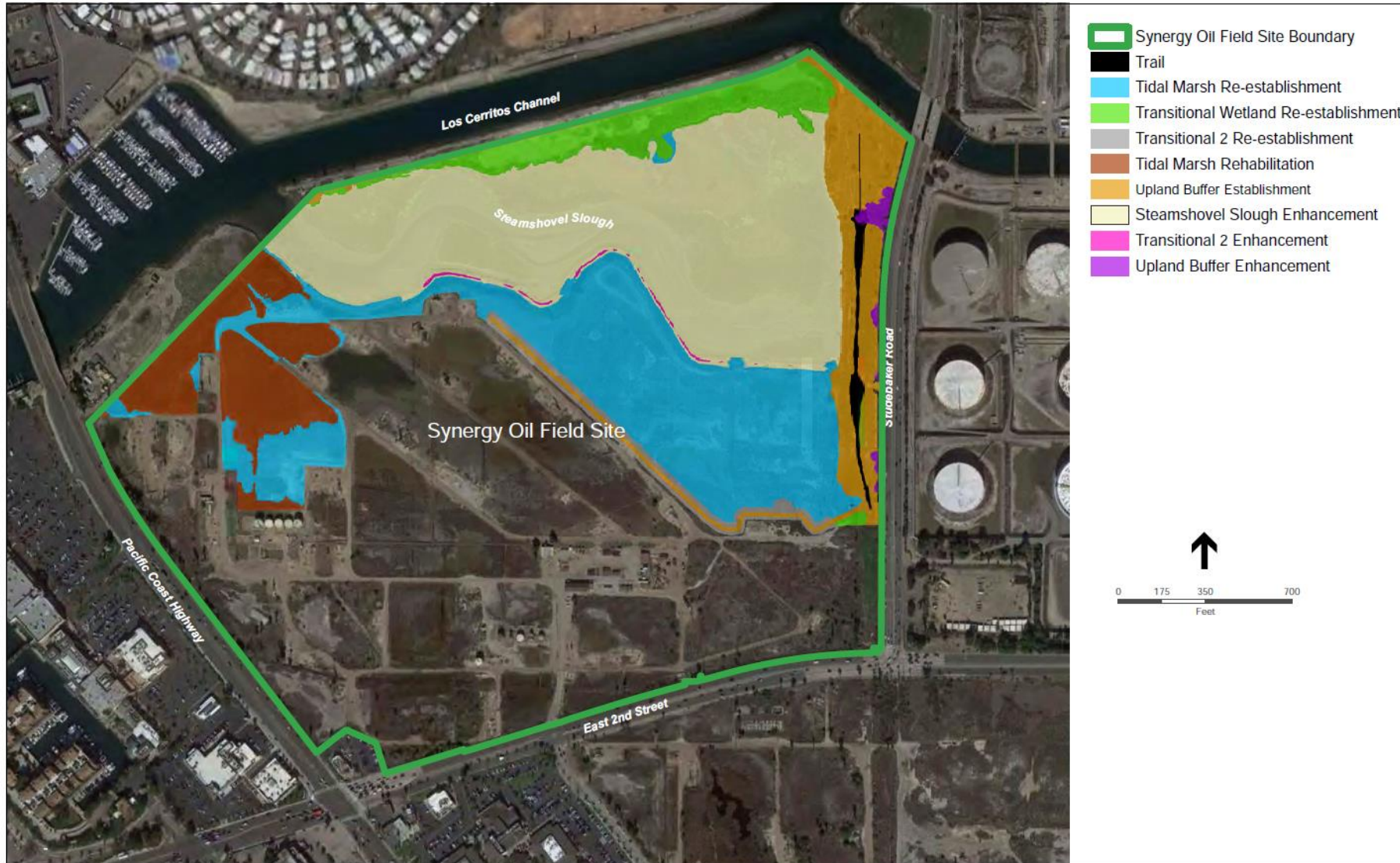
Southern Portion:

- Relocate Bixby Ranch Field Office
- Conversion of the Field Office to Visitors Center
- Removal of oil facilities

- Sidewalks and Bike lanes
- Through land swap, will be conveyed to Los Cerritos Wetlands Authority

Los Cerritos Wetlands Oil Consolidation and Restoration Project

Project Proposal (Synergy Site)



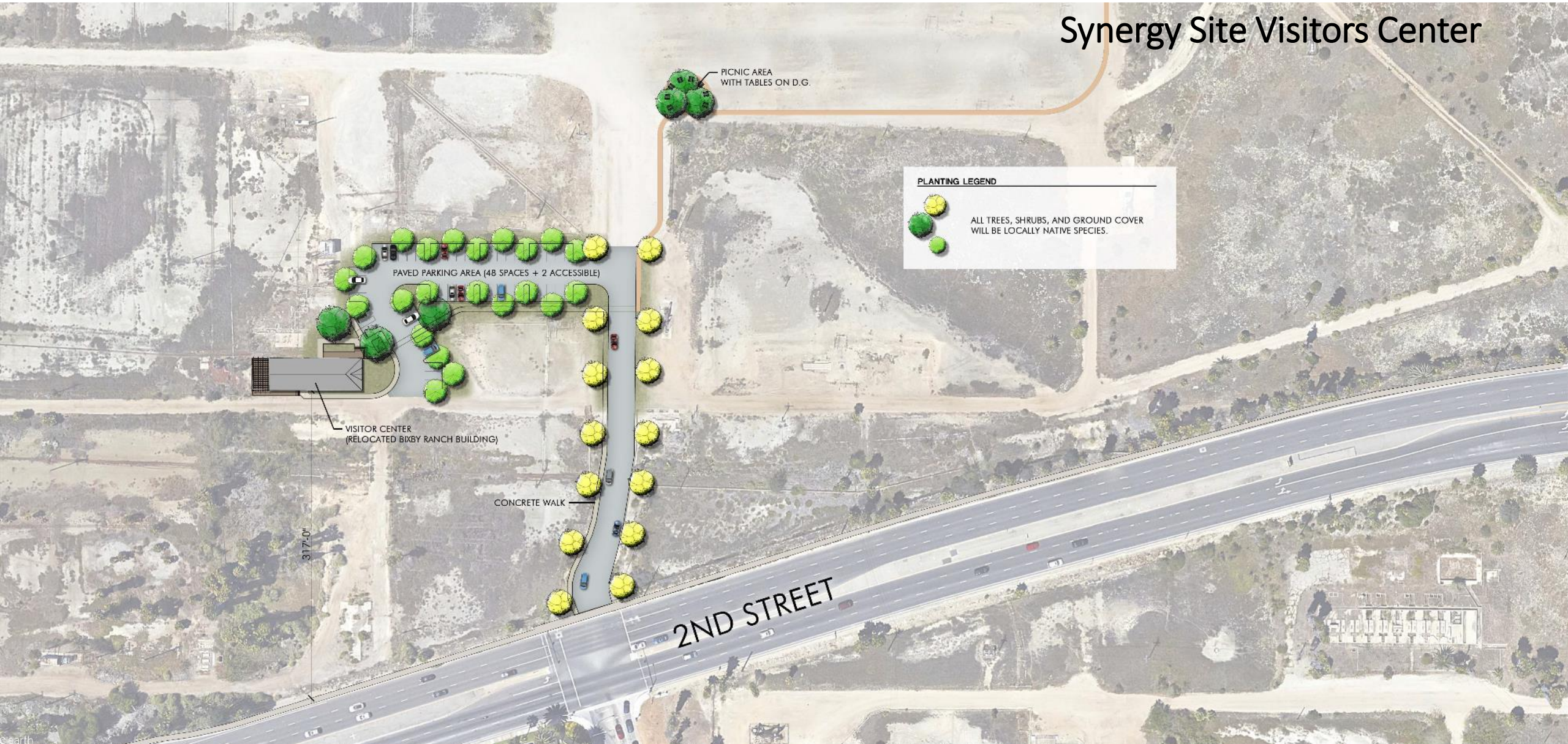
Proposed Mitigation Bank subject to review by an Interagency Review Team (IRT).

IRT consists of:

- United States Army Corps of Engineers
- Various Federal and State Agencies

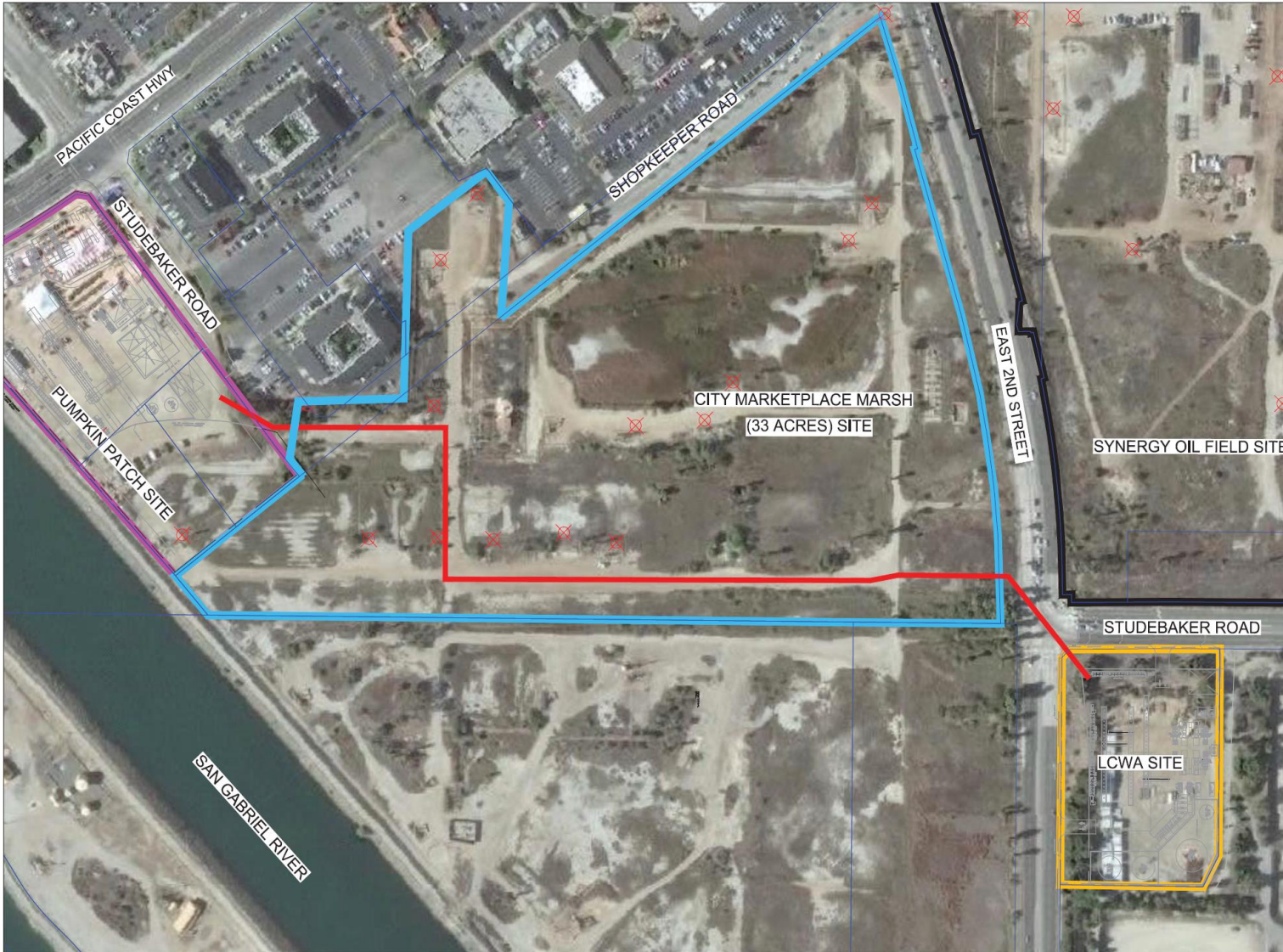
Los Cerritos Wetlands Oil Consolidation and Restoration Project

Synergy Site Visitors Center



Los Cerritos Wetlands Oil Consolidation and Restoration Project

Project Proposal (City Property)



- Pipeline system to connect Pumpkin Patch and LWCA sites
- Removal of oil facilities
- Sidewalks and Bike Lanes
- Amended Surface Use Release Agreement and Grant of Easements (SURGE) to eliminate easements, and remove oil facilities

Project Proposal (Pumpkin Patch)



Project Proposal (LCWA)



- Up to 70 new wells (a combination of oil production, water injection, and water source wells), to be contained in well cellars below grade; Storage tanks
- Cogeneration of Power with 4 Natural Gas Turbines and Solar
- Vegetative Screening
- Sidewalks and Bike Lanes
- Exchanged for 154 acres of restored wetlands, a Visitors Center and trail.

Project Timeline - Year 1 - 2 Activity

- Synergy Oil Field - Remove ~95 percent of the above-ground pipelines and tanks; begin revegetation (Year 1 – 2)
- City Property - Remove ~95 percent of the above-ground pipelines and tanks; remove landfill, if necessary (Year 1)
- Pumpkin Patch Site – Remove ~95 percent of the above-ground pipelines; grading begins (Year 1); oil facilities construction begins (Year 2)
- LCWA Site – Remediate, if necessary (Year 1); grading begins (Year 1); construction begins (Year 2)

Project Timeline - Year 3 - 4 Activity

- Construction of oil facilities (pipeline, utilities, well-drilling, energy microgrid System, etc)
- Construction of non-oil facilities (Visitors Center, office and warehouse, public access trail, sidewalks and bike lanes, etc)
- Well plugging and abandonment of existing wells begins
- Well drilling begins; well plugging continues

Year 20 - Reduce existing wells by 50%

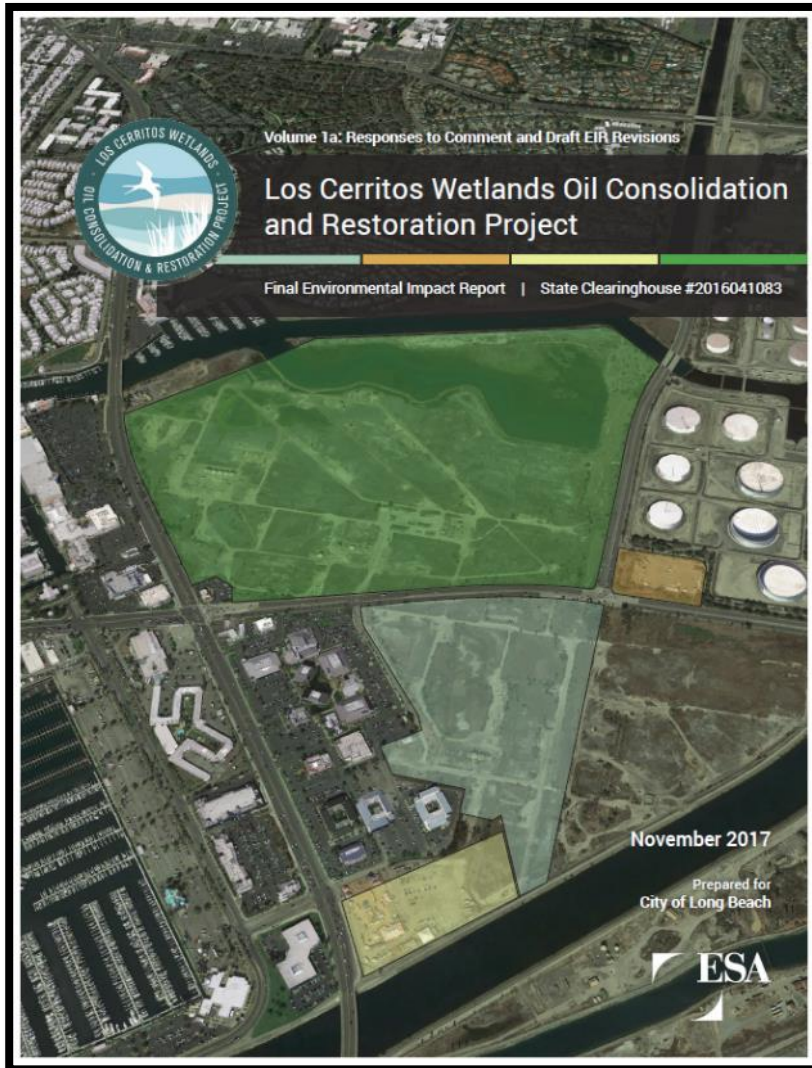
Year 40 - Reduce existing wells by 100%

Requested Approvals

| Zoning Code Amendment | Purpose | Decision-Making Body |
|---|--|---|
| Zoning Code Amendment | Changes to SEADIP | City Council (CC) |
| Local Coastal Program (LCP) Amendment | To incorporate the project area and changes to SEADIP into LCP | CC transmits to California Coastal Commission for certification |
| Oil Map Amendment | To include the proposed oil areas on the City's Oil Map and Oil Code | CC |
| Site Plan Review | To allow development of buildings | Planning Commission* |
| Certificate of Compliance | To establish legal description of LCWA Site | Staff Level* |
| Consolidated Coastal Development Permit | To allow development of the project in accordance with the Coastal Act | California Coastal Commission |

* To be included as part of the City Council's decision process

Environmental Impact Report



- Initial Study and Notice of Preparation (NOP) Public review for 30 days: April 28 to May 27, 2016;
- Scoping Meeting held on May 11, 2016
- Draft EIR Public Review for 45 days: July 24 through September 6, 2017
- Respond to Comments/Final EIR
- Project Approval and EIR Certification

Summary of Environmental Impacts

| Resource Area | Level of Significance |
|---------------------------------|--|
| Aesthetics | Less than Significant with Mitigation |
| Air Quality | Significant and Unavoidable (short-term) |
| Biological Resources | Less than Significant with Mitigation |
| Cultural Resources | Less than Significant with Mitigation |
| Geology and Soils | Less than Significant with Mitigation |
| Greenhouse Gas Emissions | Less than Significant with Mitigation |
| Hazards and Hazardous Materials | Less than Significant with Mitigation |
| Hydrology and Water Quality | Less than Significant |
| Land Use and Planning | Less than Significant |

Summary of Environmental Impacts (continued)

| Resource Area | Level of Significance |
|-------------------------------|---------------------------------------|
| Mineral Resources | Less than Significant |
| Noise | Less than Significant with Mitigation |
| Population and Employment | Less than Significant |
| Public Services | Less than Significant with Mitigation |
| Recreation | Less than Significant |
| Transportation and Traffic | Less than Significant |
| Tribal Resources | Less than Significant with Mitigation |
| Utilities and Service Systems | Less than Significant |
| Energy Consumption | Less than Significant with Mitigation |

Significant and Unavoidable Impact

Air Quality - NO_x Emissions (construction only)

- The project would violate the air quality standard and contribute substantially to an existing or projected air quality violation for construction related NO_x emissions.
- This violation would occur when all five construction phases are underway; specifically, well cellars, process equipment, tank construction, offsite construction, and office/warehouse construction.
- Due to the South Coast Air Basin's nonattainment status, the project is also considered to have cumulatively considerable impacts for NO_x.

Mitigation Measures

| Resource Area | Mitigation Measure |
|----------------------|---|
| Aesthetics | AES-1: Staging Areas AES-2: Lighting Plan |
| Air Quality | AQ-1: Construction-Period Use of Low-VOC Paints AQ-2: Construction NOx Reduction Measures AQ-3: Operational NOx Reduction Measures |
| Biological Resources | BIO-1: Avoidance of Special-Status Plants BIO-2: Re-establish Southern Tarplant on Synergy Oil Field, City Property, and Pumpkin Patch Sites BIO-3: Biological Monitoring BIO-4: Belding's Savannah Sparrow Breeding Habitat BIO-5: Re-establish Sensitive Natural Community Vegetation Alliances Subject to Permanent and Temporary Impacts BIO-6: Nesting Bird and Raptor Avoidance BIO-7: Habitat Assessment and Pre-Construction Surveys for Burrowing Owl BIO-8: Avoidance of White-Tailed Kite Nesting BIO-9: Minimization of Light Spillage BIO-10: Avoid or Minimize Impacts to Aquatic Habitat BIO-11: Post-Restoration Functional Lift Assessments of Wetland Waters of the U.S./State and Coastal Wetlands |

Mitigation Measures (continued)

| Resource Area | Level of Significance |
|---------------------------------|---|
| Cultural Resources | <p>CUL-1: Recordation</p> <p>CUL-2: Retention of the Bixby No. 2 Discovery Well</p> <p>CUL-3: Historic Preservation Consultation, Preparation of a Relocation and Rehabilitation Plan, and Construction Monitoring</p> <p>CUL-4: Interpretation</p> <p>CUL-5: Retention of Qualified Archaeologist and Worker Training</p> <p>CUL-6: Native American Monitoring</p> <p>CUL-7: Archaeological Resource Discovery and Treatment</p> <p>CUL-8: Paleontological Monitoring</p> <p>CUL-9: Treatment of Human Remains</p> |
| Geology | GEO-1: Implement Geotechnical Recommendations |
| GHG Emissions | GHG-1: Cap-and-Trade Program |
| Hazards and Hazardous Materials | <p>HAZ-1: Health and Safety Plan</p> <p>HAZ-2: Soil, Landfill Materials, and Groundwater Management</p> |
| Noise | <p>NOI-1: Noise Assessment</p> <p>NOI-2: Staging Areas and Mufflers</p> <p>NOI-3: Limit Grading and Pile Driving</p> <p>NOI-4: Prohibit Impact Sheet Pile Driving</p> |
| Public Services | PS-1: Fire Prevention and Protection Training |

Environmental Impact Report (EIR) Process

- Independently prepared by the City with the assistance of consultants under control exclusively to the City
- All technical reports were peer-reviewed and verified
- Tribal Consultations conducted in accordance with CEQA regulations and AB 52
- Subject to extensive public review process
- Every comment was responded to with supporting facts
- Protect the environment and the City's interest

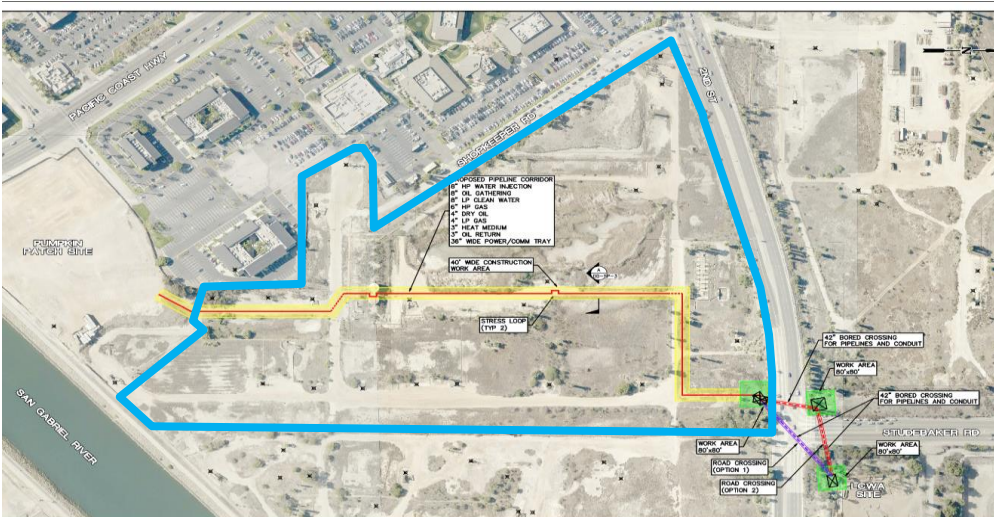
Alternatives Considered in the Draft EIR

- Five alternatives were considered to the proposed project:
 - Alternative 1: No Project (No Build) Alternative
 - Alternative 2: No Project / Development Consistent with Existing Zoning Alternative
 - Alternative 3: Reduced Production Alternative
 - Alternative 4: Southern California Edison Substation Alternative
 - Alternative 5: Relocated Pipeline Alternative (environmentally-superior alternative - fewer impacts on biological resources)

Alternative #5 - Relocated Pipeline Alternative



Alternative #5



Proposed Project

- Alternative 5 – Pipeline along the wider eastern service road
- Proposed Project – Pipeline along the western service Road
- Wider service road is previously-disturbed; fewer impacts to biological resources, including wetlands and sensitive vegetation
- Other alternatives have similar impacts as the projected project; with fewer benefits and not meeting the project objectives
- Coastal Commission must review

Fracking

- Fracking is use of water, sand, and chemicals to change underground structural integrity to increase oil production.
- The project uses water injection to replace extracted fluids, prevent subsidence, and does not alter structural integrity.
- The project does not include and is not approved for fracking.
- Extraction activities are regulated by the City of Long Beach, State Department of Oil, Gas, and Geothermal Resources, Air Quality Management District, California Air Resources Board, and the United States Environmental Protection Agency.

Drilling and earthquakes

- This topic was covered within the EIR as well as the applicant team's research (white papers) that were peer reviewed.
- The public and regulatory agency had the opportunity to comment. The EIR content and responses to comments are based on the best available current science.
- Due to the project location in California, in the Coastal Zone, drilling operations will be among the most tightly regulated within the United States.

Drilling and earthquakes

- Induced seismic activity is largely associated with subsidence and with improper drilling wastewater disposal.
- In California, and in Long Beach in particular, subsidence is avoided by precise water re-injection and that re-injection goes into the same production formation.
- States, most notably Oklahoma, that have experienced induced seismic activity do not require precise presumed modulation and allow drilling wastewater disposal outside of the production formation.

Risks from existing equipment

- Existing drilling equipment, pipelines, tanks and support facilities on the Synergy Oil Field site date to the 1960s and before. They do not meet today's safety standards.
- Without this project, drilling equipment and pipes would otherwise be subject to flooding from the combination of sea level rise and a major storm event.
- Without the proposed project, continued operations or re-drilled operations pose a significant environment risk to the adjacent habitat and water quality.

Project Benefits

- The project results in a 75% immediate reduction in allowed drilling, immediately reducing the risks associated with this outdated equipment.
- Removal of existing pipelines and tanks represents an important and immediate benefit from the proposed project.
- Over time wells will be abandoned and equipment will completely leave the Synergy site. While restoration of the northern portion of the site is more immediate, restorations of the southern portion will also occur over time.

Appeal of Planning Commission Action

- On November 30, 2017, Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council.
- Two appeals filed
 - Ann Cantrell – Citizens About Responsible Planning
 - Anna Christensen/Charles Moore – Protect the Long Beach / Los Cerritos Wetlands
- Appeals cite various reasons pertaining to process, outreach, environmental review

RECOMMENDATIONS

- Deny appeals
- Enact Planning Commission Recommendations to:
 - Adopt Findings of Fact and Statement of Overriding Considerations, certify Environmental Impact Report (03-15), and select Alternative #5 (environmentally-superior alternative)
 - Approve Zoning Code Amendment, Local Coastal Program Amendment, Oil Map Amendment, Site Plan Review, and Certificate of Compliance, subject to the attached conditions
 - Forward Local Coastal Program Amendment to the California Coastal Commission

END OF STAFF PRESENTATION:

Reference slides and question/answer slides to follow

City Site



LCWA Site Landscape Plan

PLANTING LEGEND

| TREES | | | | |
|--------|-------------------------|----------------|---------|--------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
| | EXISTING TREE TO REMAIN | | | |
| | FRAXUS LYONII | CALAGNA CHERRY | 24" BOX | LOW |
| | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | LOW |

| SHRUBS | | | | |
|--------|--|-----------------------|-------|----------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
| | ACHILLEA MILLEFOLIUM | YARROW | 1 GAL | LOW |
| | ALOE ARBORESCENS | TORCH ALOE | 1 GAL | LOW |
| | ARTEMISA CALIFORNICA | COAST SAGEBRUSH | 1 GAL | VERY LOW |
| | BACCHARIS PILLULARIS SPP. CONDANGUINEA | COYOTE BUSH | 1 GAL | LOW |
| | ELTMUS COCONDENSATUS | GRANT WILD RYE | 1 GAL | LOW |
| | ENCINIA CALIFORNICA | COAST SUNFLOWER | 1 GAL | VERY LOW |
| | HEBERGELLES ARBUTIFOLIA | SEA LAVENDER | 1 GAL | VERY LOW |
| | LACONUM PEREGRINUM | STICKY MONKEY FLOWER | 1 GAL | VERY LOW |
| | MARRUBIUM ALBICANUM | DEER GRASS | 1 GAL | LOW |
| | MAHLENBERGIA ARGENS | HOLLISMAF CHERRY | 1 GAL | VERY LOW |
| | PERDIS LYCOTRIA LYCOTRIA | LEMNACADE BERRY | 1 GAL | VERY LOW |
| | RHUS INTEGRIFOLIA | REDBERRY | 1 GAL | VERY LOW |
| | RHUS CROCEA | RUDOLPH FLOWERING | 1 GAL | VERY LOW |
| | RIBES SPECIOSUM | GOOSEBERRY WHITE SAGE | 1 GAL | VERY LOW |
| | SALVIA AFIANA | HUMMINGBIRD SAGE | 1 GAL | LOW |
| | SALVIA SPATHACEA | | 1 GAL | LOW |

NOTES

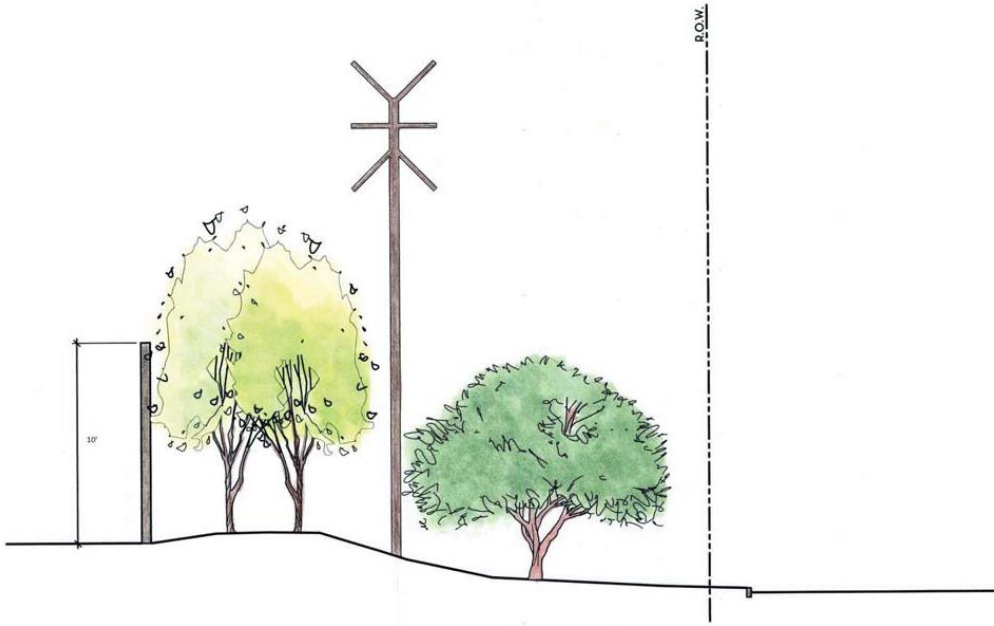
- ALL SHRUBS AND GROUNDCOVER AREAS WITH SLOPES LESS THAN 2:1 SHALL RECEIVE A 2" LAYER OF MULCH. SEE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL TREES PLANTED WITHIN A FIRE ABANDONMENT CURB, WALL OR BUILDING SHALL BE INSTALLED WITH LINER ROOT BARRIERS. ROOT BARRIERS SHALL BE PLACED AT THE EDGE OF THE ADJACENT ABANDONMENT CURB, WALL OR BUILDING AND NOT INCREASE WIDTHS AND SHALL EXTEND 8" MINIMUM EACH SIDE OF THE CENTER OF THE TREE. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE FOLLOWING TREE SPECIES SHALL BE INSTALLED WITH ROOT BARRIERS WHEN PLANTED WITH A HIGH ABANDONMENT CURB/WALL/BUILDING AND THEIR ROOT BARRIERS SHALL EXTEND 10" FROM EACH SIDE OF THE CENTER OF THE TREE.
- POSSIBLE TRICHOCARPUS - WHEN WITHIN 10' FROM ABANDONMENT CURB/WALL/BUILDING.
- ROOT BARRIERS SHALL BE MADE OF 2" 2-PANELS ONLY 24" DEPTH, 180" THICK POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS AS MANUFACTURED BY CENTURY ROOT BARRIERS, INC. OR EQUAL.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO THE INSTALLATION OF TREES. ALL TREES SHALL BE PLANTED AT LEAST 1' FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, STORM DRAIN, ELECTRICAL, CABLE, OR TELEPHONE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONTACT BETWEEN THE LOCATIONS AND UNDERGROUND UTILITIES.



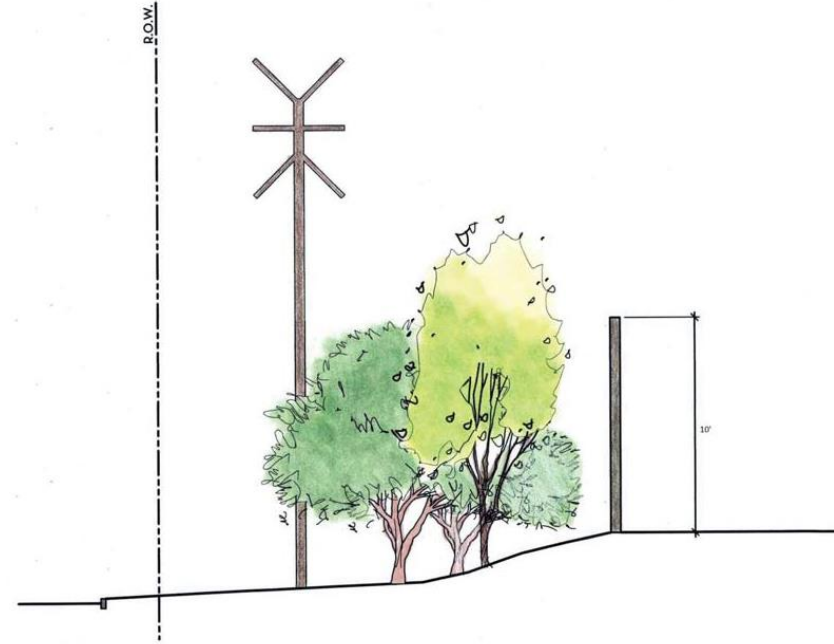
STUDEBAKER RD

WESTMINSTER AVE (SECOND ST)

LCWA Site Cross Sections



SECTION A - A' 1" = 8'
NORTH STUDEBAKER ROAD



SECTION B - B' 1" = 8'
WESTMINSTER BOULEVARD