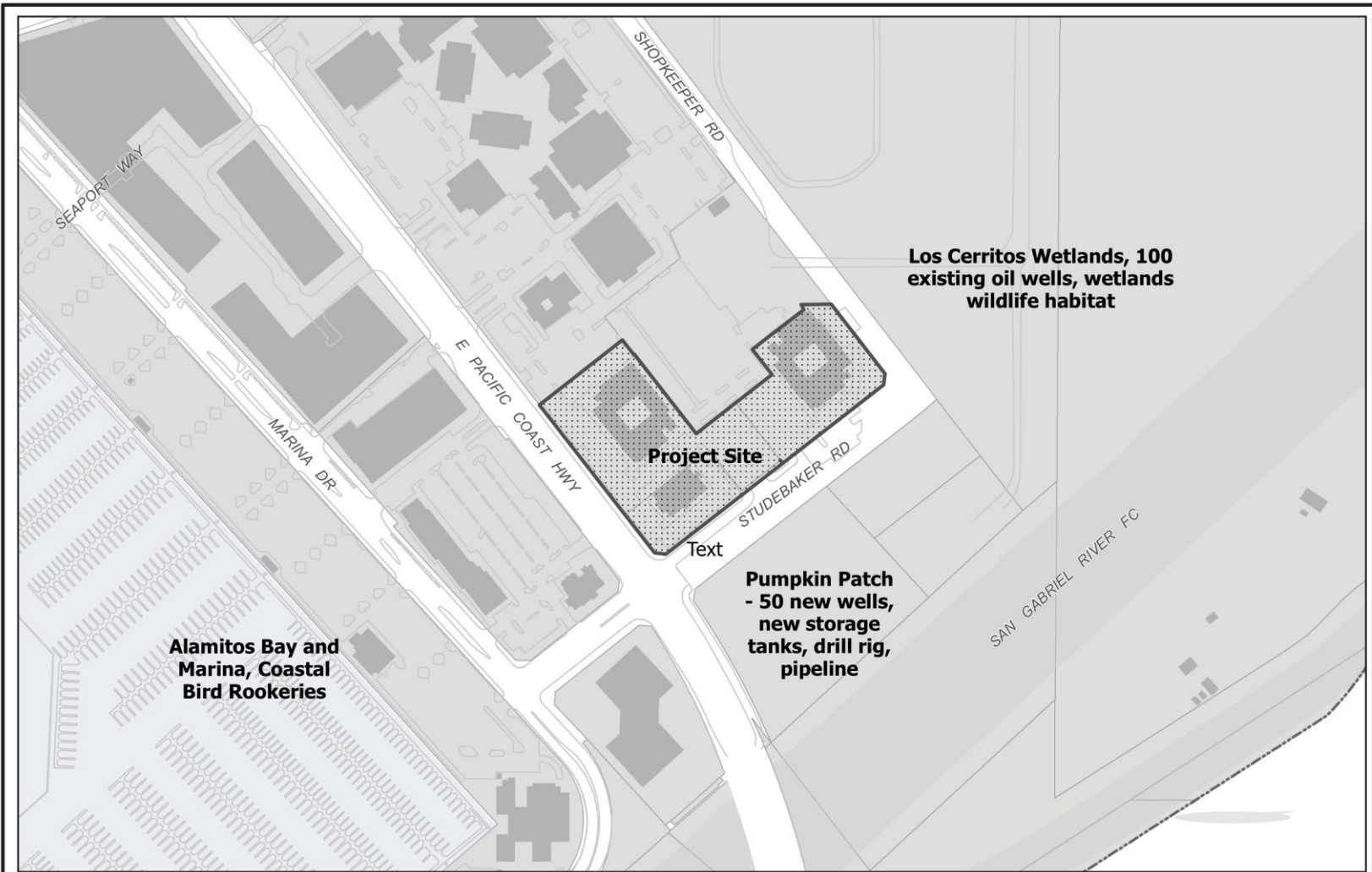


MARKETPLACE APPEAL

6615, 6621, 6695 Pacific Coast Highway

Ann Cantrell & Anna Christensen, Co-chairs, Los
Cerritos Wetlands Task Force, Sierra Club



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Subject Property:
 6615, 6621, and 6695 E Pacific Coast Hwy
 Application No. 2208-10 and 2201-12
 Council District : 3
 Zoning Code : SP-2-MUCC

Attachment B

As of 6/29/2023



Existing Office Buildings



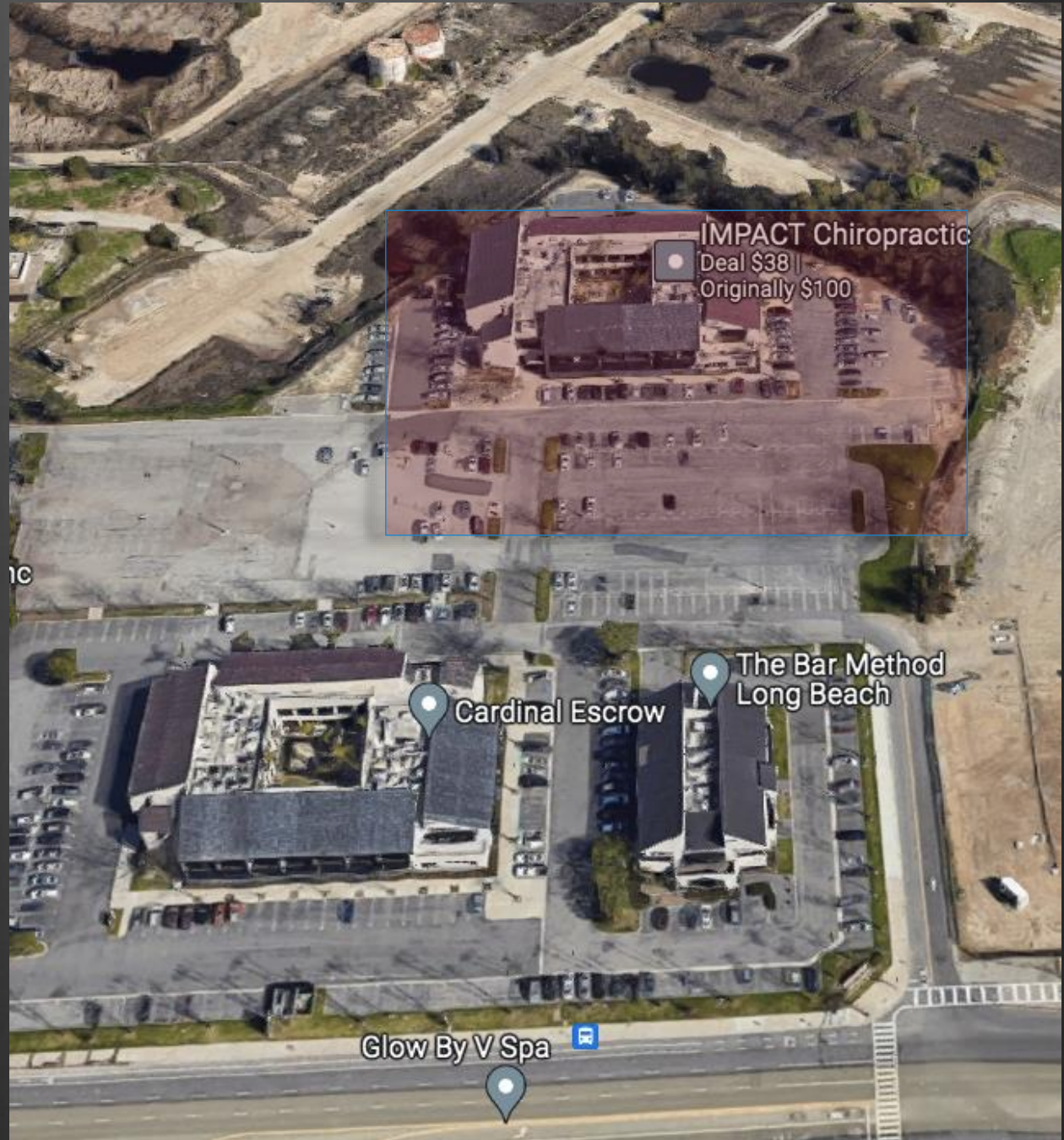
6615 and 6695 E Pacific Coast Hwy.



6621 E PCH, bordering Los Cerritos Wetlands

Aerial View of Project Site

The proposed Lot Line Adjustment cuts away this section of the Project Site, adjacent to Shopkeeper Rd and the wetlands, in order to exempt the Project from SEASP requirements and Coastal Commission review.





The proposed project will construct a mixed-use building consisting of 390 residential units and 5,351 square feet of retail space. SEASP requires a building height of five stories on PCH and three stories adjacent to Shopkeeper Rd fronting the Los Cerritos Wetlands. This massive building is 6 stories, 91 feet, 8 ½ inches tall.

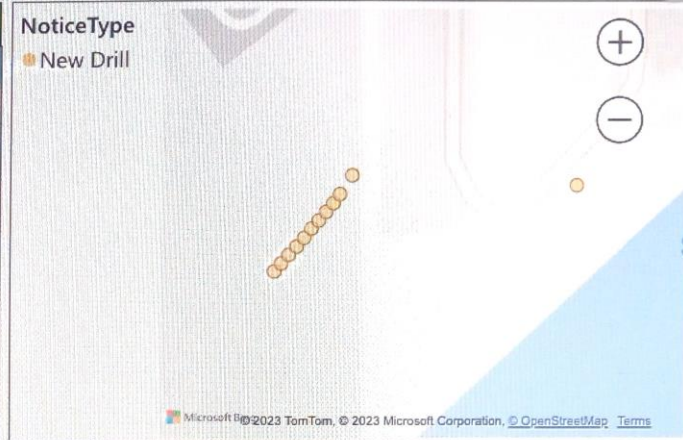
PROJECT CONCESSIONS MUST BE DENIED!

State Bonus Density concessions may be denied based on: 1) making a finding that it does not result in “identifiable, and actual cost reductions to provide for affordable housing; or 2) if any of the three findings can be made: a) it is not required for affordability; b) there is an adverse impact on health, safety, physical environment, or historic resources with no feasible mitigation; or c) that it is contrary to State or Federal law.



We propose that the Coastal Commission and local governments strengthen environmental health and justice protections by requiring a 3200 ft. buffer from existing oil and gas operations for any new housing development, school, hospital or other project with sensitive receptors. Coastal Commission Sub-Committee, Sierra Club

Permit (Notice) Information



Well API	Well Type	Field	County	District	Operator	Permit Number	Notice Type	Notice Status	SubmittedDate	PermittedDate
403730596	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040210	New Drill	Approved	7/5/2023 10:38:17 PM	8/21/2023 8:47:50 PM
403730597	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040211	New Drill	Approved	7/5/2023 10:30:26 PM	8/21/2023 8:48:49 PM
403730598	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040212	New Drill	Approved	7/6/2023 2:37:44 PM	8/21/2023 8:54:50 PM
403730599	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040213	New Drill	Approved	7/6/2023 3:24:01 PM	8/21/2023 8:55:35 PM
403730600	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040214	New Drill	Approved	7/6/2023 4:25:03 PM	8/21/2023 8:58:36 PM
403730601	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040215	New Drill	Approved	7/6/2023 2:57:43 PM	8/21/2023 8:59:05 PM
403730602	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040216	New Drill	Approved	7/6/2023 3:13:50 PM	8/21/2023 9:28:37 PM
403730603	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040218	New Drill	Approved	7/6/2023 3:02:34 PM	8/21/2023 9:31:23 PM
403730604	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040219	New Drill	Approved	7/6/2023 2:45:44 PM	8/21/2023 9:33:24 PM
403730605	Oil & Gas	Seal Beach	Los Angeles	Southern	Synergy Oil & Gas, LLC	7040220	New Drill	Approved	7/5/2023 10:55:46 PM	8/21/2023 9:34:38 PM

The City has told developers that oil drilling is being phased out in this area. However, this month CalGEM granted Los Cerritos Wetlands LLC 12 drilling permits for new wells on the Pumpkin Patch, the proposed site for 50 new wells, 2 huge storage tanks, a 160 ft. high drill rig, and a new pipeline that will extend across the earthquake fault.



Putting people at risk: Project site is at sea level in a tsunami zone, on soils subject to liquefaction, bordered by the Newport Inglewood Fault line and an industrial zone that includes the world's largest lithium battery storage facility.

"It is our responsibility to care for this land, and we don't take it lightly."
Rebecca Robles, Acjachemen Culture Keeper



Proposed Project will impact the Los Cerritos Wetlands and Coastal Birds



**DENY THE PROJECT AS CONDITIONED AND
THE LOT LINE ADJUSTMENT**

**A FULL ENVIRONMENTAL IMPACT REPORT (EIR)
AND A COASTAL DEVELOPMENT PERMIT (CDP)
ARE REQUIRED.**

Ann Cantrell & Anna Christensen, Co-chairs, Los
Cerritos Wetlands Task Force, Sierra Club