



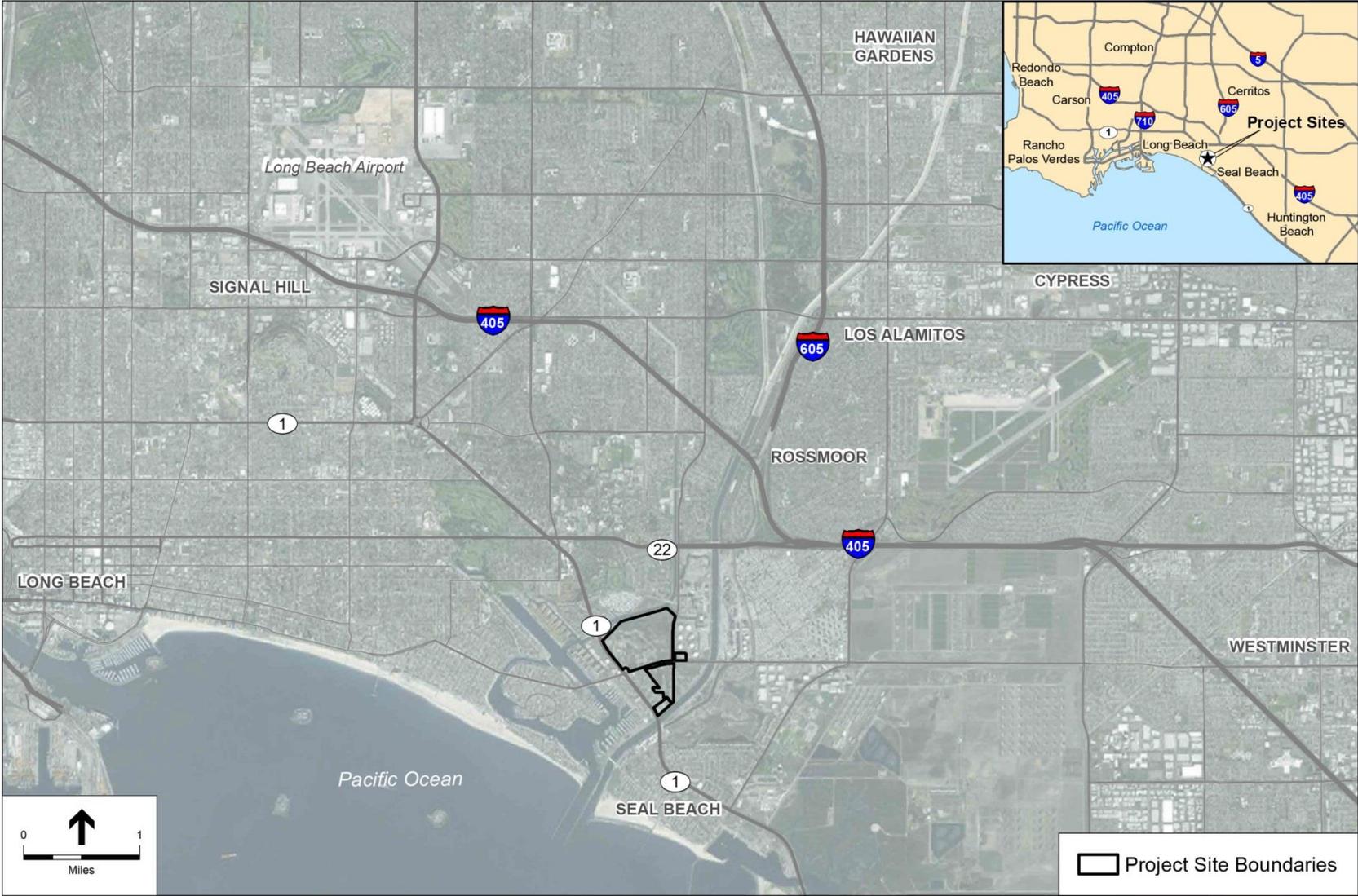
Environmental Impact Report for the Los Cerritos Wetlands Oil Consolidation and Restoration Project located in the SEADIP Planned Development District 1

August 2017

Planning Commission Study Session

CITY OF
LONG BEACH

Regional Vicinity Map





LOS CERRITOS CHANNEL

STEAMSHOVEL SLOUGH

**SYNERGY
SITE**

STUEBAKER ROAD

**LCWA
SITE**

2ND STREET

**CITY
SITE**

PACIFIC COAST HIGHWAY

**PUMPKIN
PATCH**

SAN GABRIEL RIVER

PROJECT OVERVIEW

Project Description

The project would consolidate existing oil operations and implement a wetlands habitat restoration project that would provide new public access opportunities to a portion of the Los Cerritos Wetlands. The proposed project includes the following components:

- ▶ Synergy Oil Field: Removal of up to 95% of the existing oil facilities, relocate the Bixby Oil Field Office Building and repurpose as a visitors center and develop a trail and restored wetlands habitat in the northern portion
- ▶ Pumpkin Patch: An office building and storage structure on and extraction facilities
- ▶ LCWA: Oil extraction facilities and supporting infrastructure
- ▶ City Property: Removal of up to 95% of the existing oil facilities

BOMP Planning Applications

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 SEAIP into LCP	CC transmits to California Coastal Commission for certification
Local Coastal Development Permit	To allow development in the Coastal zone	Zoning Administrator*
Site Plan Review	To allow development of buildings	Planning Commission*
Oil Map Amendment	To include the project area on the City's oil map	Planning Commission*
Certificates of Compliance	To establish legal descriptions of project parcels	Staff Level

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

Construction Schedule

Synergy Oil Field Site Activities

Quarter	Year 1				Year 2				Year 3				Year 4				Year 24	Year 44	
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4			
Demolition and Remediation ^a	■							■	■										
Well Plugging and Abandonment													■				■	■	
Grading ^b			■																
Site Improvement Work and Restoration Activities ^c			■		■														
Construction of Non-Oil Facilities ^d									■				■						
Operations ^e	■				■				■				■				■	■	

City Property Site Activities

Quarter	Year 1				Year 2				Year 3	Year 4	Year 24	Year 44	Beyond	
	1	2	3	4	1	2	3	4						
Demolition and Remediation ^a	■													
Grading	■													
Site Improvement Work and Restoration Activities ^b			■											
Construction of Oil Facilities ^c					■									
Well Plugging and Abandonment										■				■
Operations ^d									■				■	■

Construction Schedule

Pumpkin Patch Site Activities

Quarter	Year 1				Year 2				Year 3				Year 4				Year 11	Year 24	Year 44	Beyond
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Demolition and Remediation ^a	█																			
Grading			█	█																
Site Improvement Work and Restoration Activities ^b					█	█	█	█												
Construction of Non-Oil Facilities ^c									█	█	█	█								
Construction of Oil facilities ^d									█	█	█	█	█	█	█	█				
Well Plugging and Abandonment													█	█	█	█	█	█	█	█
Well Drilling ^e									█	█	█	█	█	█	█	█				
Operations ^f													█	█	█	█	█	█	█	█

Los Cerritos Wetlands Authority (LCWA) Site Activities

Quarter	Year 1				Year 2				Year 3				Year 4				Year 14	Beyond		
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Demolition and Remediation ^a	█																			
Grading			█	█																
Site Improvement Work and Restoration Activities ^b					█	█	█	█												
Construction of Non-Oil Facilities ^c									█	█	█	█								
Construction of Oil facilities ^d									█	█	█	█	█	█	█	█				
Well Drilling ^e									█	█	█	█	█	█	█	█	█	█	█	█
Operations ^f													█	█	█	█	█	█	█	█

Old Tanks to be removed within 18 months





- Drill up to 50 new wells (a combination of oil production, water injection, and water source wells), to be contained in well cellars below grade.
- 2 Story Office Building and Warehouse
- Rooftop Solar
- Vegetative Screening
- Sidewalks and Bike Lanes

PROPOSED Pumpkin Patch



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



PROPOSED LCWA

North

LOS CERRITOS CHANNEL

Steamshovel Slough

SYNERGY SITE

VISITOR'S CENTER/
PARKING LOT

2ND STREET

STUDEBAKER ROAD







PROJECT BENEFITS

Reduce Oil Operation Footprint from 187 acres to 10 acres

Restore Important Wetlands in the City

Replace Old Oil Equipment with New Safer Efficient Technology

Provide 154 acres of Wetlands Area into Public Ownership

Provide Public Access

New Landscaping, Sidewalks and Bike Lanes on City Streets

Provide Significant New Revenue to City

Environmental Impact Report (EIR)

- ▶ Initial Study and Notice of Preparation (NOP) were published from April 28 to May 27, 2016
- ▶ Draft EIR was prepared
- ▶ Public Review for 45 days: July 24 through September 6, 2017
- ▶ Respond to Comments/Final EIR
- ▶ Project Approval and EIR Certification

List of Topics Analyzed in the Draft EIR

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Geology and Soils
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Mineral Resources
- ▶ Noise
- ▶ Population and Employment
- ▶ Public Services (Fire and Police Services)
- ▶ Recreation
- ▶ Transportation and Traffic
- ▶ Tribal Cultural Resources
- ▶ Utilities and Service Systems
- ▶ Energy Consumption

Summary of Environmental Impacts

Resource Area	Level of Significance
Aesthetics	Less than Significant with Mitigation
Air Quality	Significant and Unavoidable
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

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

Significant and Unavoidable Impacts

Air Quality - NO_x Emissions (construction only)

Impact: 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.

When? This violation would occur only when the five construction phases are underway; specifically, well cellars, process equipment, tank construction, offsite construction, and office/warehouse construction.

How much? The NO_x emissions during this period would total 224.5 pounds per day, which is more than the 100 pounds per day threshold. Mitigation Measure AQ-2 would reduce NO_x emissions; however, there are no reasonable and feasible measures that can reduce the emissions below the threshold.

Conclusion: Construction of the project would result in a significant and unavoidable regional air quality impact due to regional NO_x emissions at a **project and cumulative level**.

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: SCE Substation Alternative
- ▶ Alternative 5: Relocated Pipeline Alternative

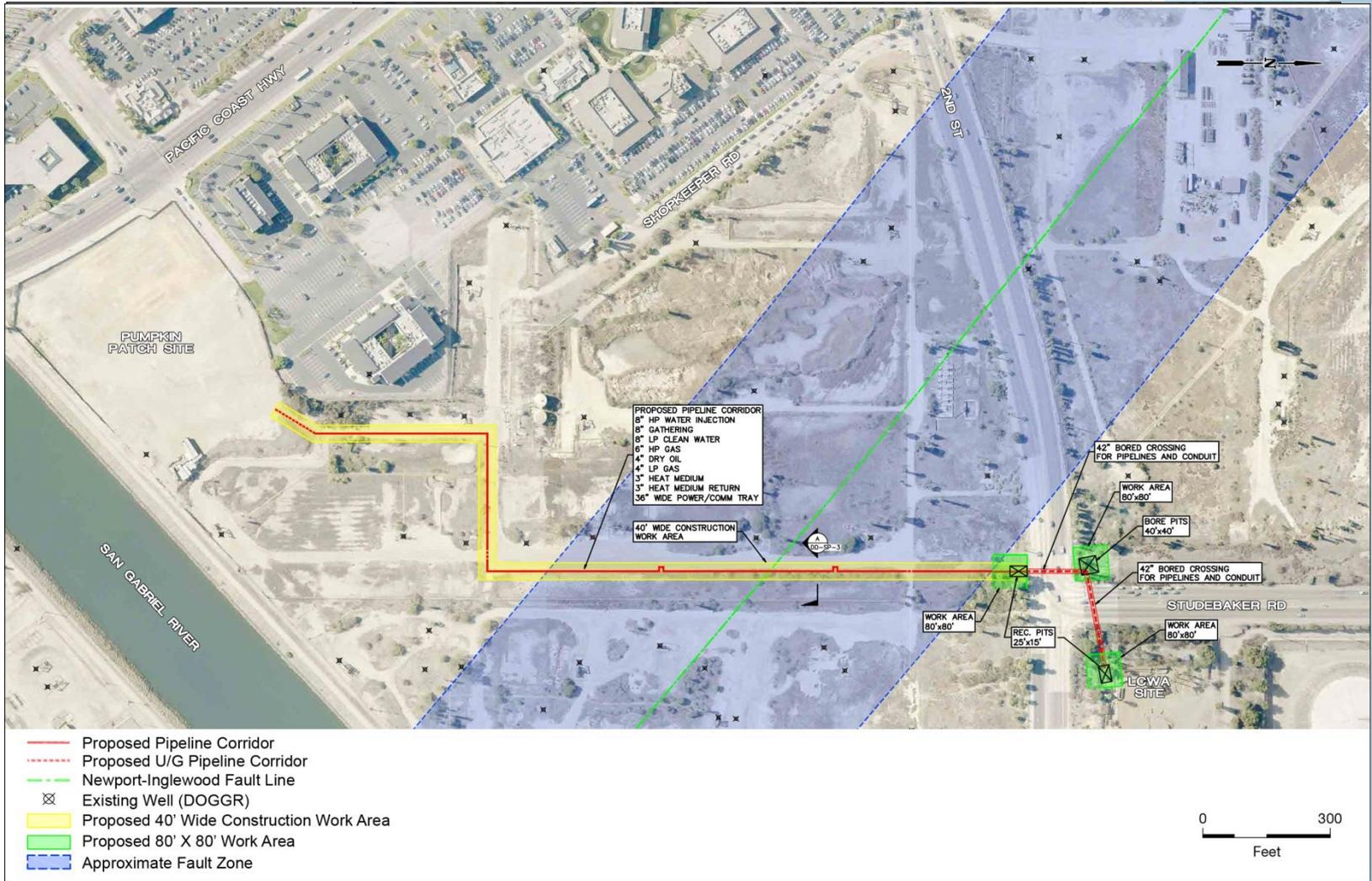
Utility Corridor

Proposed Project



Alternative 5: Relocated Pipeline

Alternative 5





BOMP Public Outreach

LosCerritosWetlandsRestorationPlan.com

- Commencing nearly 5 years ago, LCWR Project Team has met numerous times with Long Beach City Staff, Coastal Commission Staff, and the Interagency Review Team (IRT) prior to filing project applications.
- Long Beach City Council unanimously voted in July 2015 for Coastal Commission to process a consolidated Coastal Development Permit.
- The state and federal agencies that make up the IRT have had integral parts in the development of the restoration plan and project.
- The restoration plan and project design have undergone several peer reviews to incorporate as many stakeholders' inputs as possible
- A website was launched in February of 2017, which provides details about the project and answers frequently asked questions.
- An Open House will be held in fall of 2017 with all of the stakeholders invited prior to public hearings.

BOMP Public Outreach

LosCerritosWetlandsRestorationPlan.com



- The list of stakeholders who the project team has met and

collaborated with include:

- City of Long beach
- California Coastal Commission
- Los Cerritos Wetlands Authority
- Los Cerritos Land Trust
- U.S. Army Corp of Engineers
- U.S. Fish and Wildlife Service
- Environmental Protection Agency (E.P.A.)
- National Oceanic & Atmospheric Administration (N.O.A.A)
- Regional Water Quality Control Board
- El Dorado Audubon
- Alamitos Heights Improvement Association
- Belmont Shores Mobile Estates
- Belmont Shores Residents Association
- Belmont Heights Community Association
- University Park Estates Neighborhood Association
- Island Village
- Belmont Shore Business Association
- Naples Island Business Association
- Chamber of Commerce