

EXHIBIT D

Application No. 1601-05 Zoning Code Amendment - SEADIP Consistency with the Long Beach General Plan

Subareas 11a and 33: Synergy Oil Field

Subareas 11a and 33 (Synergy Oil Field) are within the SEADIP; however, they are not assigned a specific land use designation under the City's General Plan. The SEADIP provides land use guidance and the proposed project's consistency with the policies and regulations contained in the SEADIP are discussed further under Consistency with the Long Beach Zoning Code, below.

The proposed changes to SEADIP Subareas 11a and 33 are to reflect the existing oil operation uses and the project's plan to restore the wetlands and establish public access. The General Plan Land Use Element discusses SEADIP in the section devoted to Neighborhood Plans. The General Plan description notes the existence of active oil operations in the SEADIP area located on the Synergy Oil Field and City Property sites (City of Long Beach 1989, 169). The General Plan Recreation and Open Space Element supports the preservation and rehabilitation of the Los Cerritos Wetlands. These uses and activities would also be consistent with the overall goals and policies of the California Coastal Act providing public access, low-cost visitor serving uses, and recreational opportunities within the coastal zone.

Subarea 25 (Pumpkin Patch Site and City Property)

The Pumpkin Patch site is designated as LUD No. 7, Mixed Uses under the General Plan, which allows retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services, and recreational facilities (City of Long Beach 1989, 65). The City Property, however, is not assigned a specific land use designation under the City's General Plan and is not part of the City's Local Coastal Program. However, because it is part of SEADIP Subarea 25, it would be affected by any changes to SEADIP.

The proposed changes to SEADIP Subarea 25 would allow for industrial and office uses, as well as oil production. While the LUD No. 7 designation does not promote industrial uses, it also does not preclude the assignment of this district designation to areas for industrial, manufacturing, and/or warehousing uses if the site has a previous history of this use or is in an area where this use exists. The General Plan discusses the existing active oil operations on the Synergy Oil Field and City property sites (City of Long Beach 1989, 169). In these situations, the General Plan encourages appropriate accompanying land uses, including office use (City of Long Beach 1989, 66). LUD No. 7 is a mixed-use designation in the General Plan where residential, commercial, and industrial uses are allowed. The Pumpkin Patch site works well because it contains a commercial office component as well as industrial uses. Given that the site has been used for oil production,

development of industrial uses and accompanying office uses on the Pumpkin Patch site would be consistent with LUD No. 7 in light of the site's prior history of oil production and the adjacent oil production activities on the City Property site. Therefore, industrial, office, and oil production activities on this site would not conflict with the Long Beach General Plan.

Subarea 19 (LCWA Site)

The LCWA site is also designated under the General Plan as LUD No. 7, Mixed Uses, and is surrounded by industrial uses and, thus, the area is considered industrial in nature or can be considered to have an industrial base.

The proposed changes to SEADIP Subarea 19 would allow for oil production and industrial uses. Subarea 19 includes the LCWA site as well as the Plain All American and AES Power Plan sites, therefore exhibiting a long-standing industrial character. Allowing oil production uses along with industrial uses would not conflict with the General Plan. Given that the site has been used for storage of industrial manufacturing items and has a history of industrial use, the proposed industrial use on the LCWA site would be consistent with this land use designation. The LCWA site is also within the SEADIP and is addressed in the Neighborhood Plan section of the Land Use Element of the General Plan.