

August 18, 2022

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Authorize the Director of Parks, Recreation and Marine to recommend to the City Manager to terminate Permit #35159 and execute a new right-of entry permit with Signal Hill Petroleum, a California private energy company, to maintain a landscape improvement project at Willow Springs Park for a term of five years from July 1, 2022, through June 30, 2027. (District 5)

DISCUSSION

Signal Hill Petroleum, Inc. (SHP) is a privately-owned California-based energy company specializing in the responsible and sustainable exploration and development and production of oil and gas in urban areas. Additionally, they also operate as real estate developers and have purchased 2851 Orange Avenue, the former Amerigas property adjacent to Willow Springs, where they have constructed three industrial buildings and associated parking.

In 2018, SHP approached the Department of Parks, Recreation and Marine (Department) proposing to develop the adjacent city-owned park area (Attachment A) by installing landscaping which will screen newly constructed retaining walls to deter graffiti and vandalism and create a natural buffer between the commercial development and Willow Springs Park. The Department entered into a right-of-entry with SHP on November 5, 2018. Due to unforeseen delays and the COVID-19 pandemic, the landscape project was not completed until June 2022. In the original agreement, SHP committed to maintaining the landscape improvements for five years. The Department is proposing to terminate Permit #35159 and enter into a new right-of-entry permit for the committed five-year maintenance of the project with a start date that reflects the actual project completion date.

The landscape project consists of native, drought-tolerant plants and trees, and mulch, water-efficient irrigation, decomposed granite and dirt trails in approximately 98,000 square feet in the northeast corner of the park (Attachment A). The Department is seeking the Commission recommendation to the City Manager to terminate SHP current Permit #35159 and allow for a new right-of-entry permit for the ongoing maintenance of the Willow Springs landscape project with the following terms:

- Permittee: Signal Hill Petroleum, a California private energy company.

MEMBERS OF THE PARKS AND RECREATION COMMISSION

August 18, 2022

Page 2

- Premises: Approximately 98,000 square feet at the northeast corner of Willow Springs Park Wetlands (Attachment A).
- Term: Five years, July 1, 2022, through June 31, 2027.
- Renewals: No renewals.
- Maintenance: SHP agreed to provide water and maintenance for the landscaped area for a period of five years, with the City taking over maintenance and water operations at the conclusion of this period.
- Insurance: SHP will maintain all applicable insurance and endorsements, as required and approved by the City's Risk Manager.

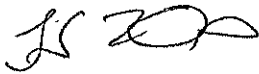
FISCAL IMPACT

There is no Fiscal Impact from the recommended action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully Submitted,



HURLEY OWENS
MANAGER
MAINTENANCE OPERATIONS



NANCY VILLASEÑOR
MANAGER
PARK PLANNING & PARTNERSHIPS

BD:SS:HO:NV:AC:ac
Attachment A – SHP Landscape Project

APPROVED:

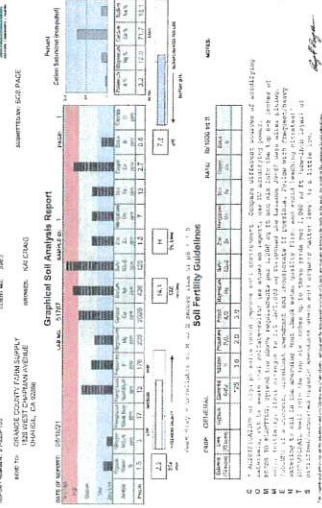
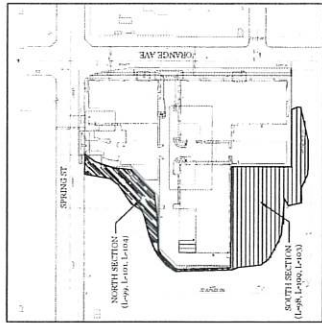


BRENT DENNIS
DIRECTOR



NE WILLOW SPRINGS- SOUTH SECTION GRADING PLAN & SOIL MANAGEMENT PLAN/ HYDROZONES

ATTACHMENT A

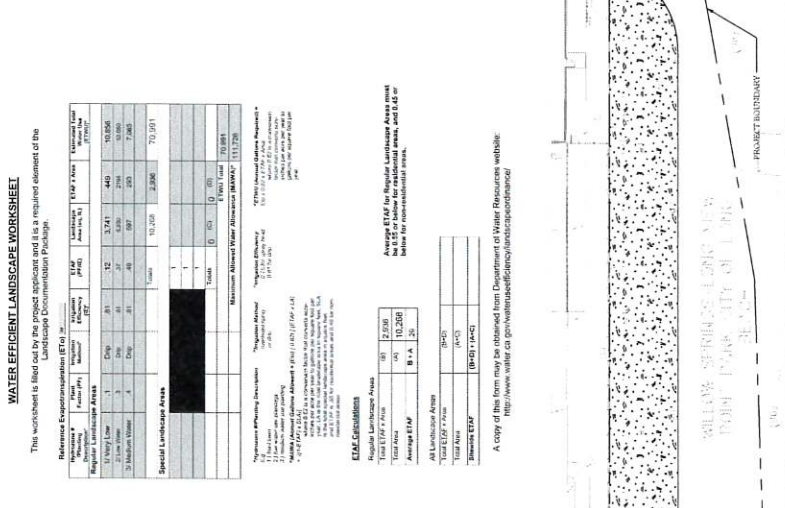
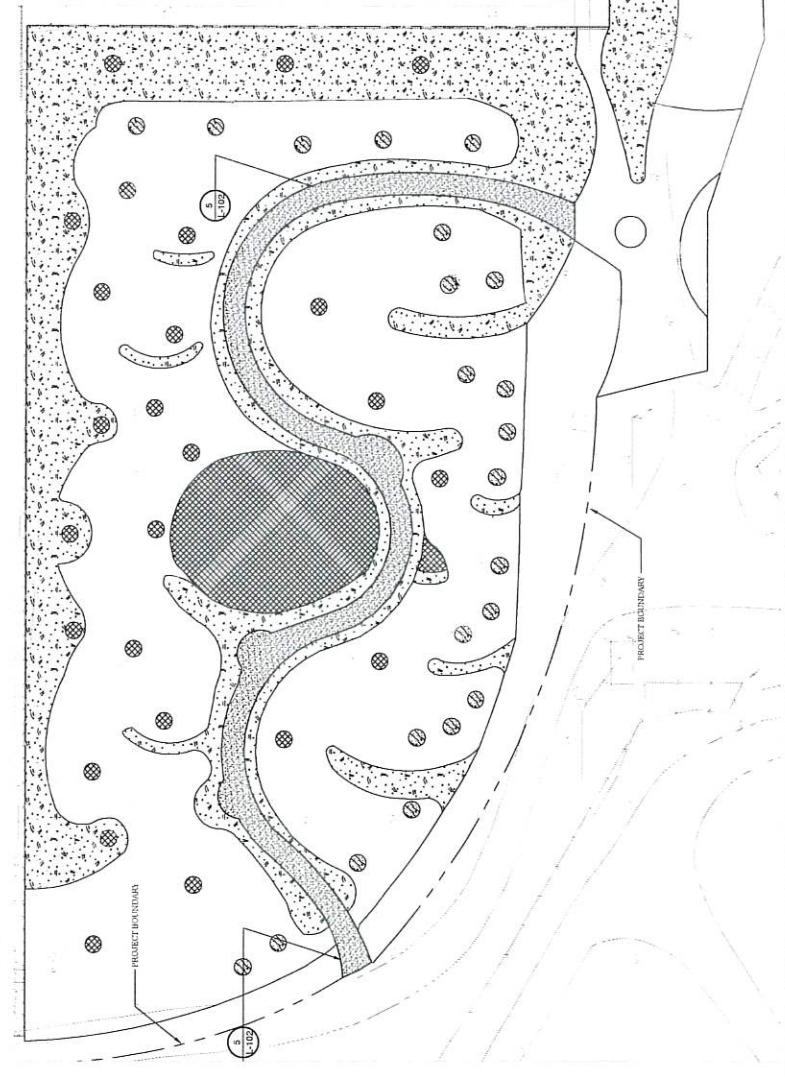


NOTES:
1. On soil report, consultants shall be used to increase organic matter, lower pH, and allow flapping of soil to increase water infiltration. Soil is adapted to low nutrient levels.
2. A minimum 3-inch layer of mulch shall be applied on all exposed soil. The mulch shall be applied in a way that it does not interfere with the irrigation system. The mulch shall be applied in a way that it does not interfere with the irrigation system. The mulch shall be applied in a way that it does not interfere with the irrigation system.

STAMP- NORTH & SOUTH SECTION BOUNDARIES

GRAPHICAL SOIL ANALYSIS REPORT

NOTES



WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filed out by the project applicant and is a required element of the Landscape Communication Package.
1. **Regular Landscape Area**
2. **Special Landscape Area**
3. **Water Efficient Landscape Area**
4. **Water Efficient Landscape Area**
5. **Water Efficient Landscape Area**
6. **Water Efficient Landscape Area**
7. **Water Efficient Landscape Area**
8. **Water Efficient Landscape Area**
9. **Water Efficient Landscape Area**
10. **Water Efficient Landscape Area**
11. **Water Efficient Landscape Area**
12. **Water Efficient Landscape Area**
13. **Water Efficient Landscape Area**
14. **Water Efficient Landscape Area**
15. **Water Efficient Landscape Area**
16. **Water Efficient Landscape Area**
17. **Water Efficient Landscape Area**
18. **Water Efficient Landscape Area**
19. **Water Efficient Landscape Area**
20. **Water Efficient Landscape Area**
21. **Water Efficient Landscape Area**
22. **Water Efficient Landscape Area**
23. **Water Efficient Landscape Area**
24. **Water Efficient Landscape Area**
25. **Water Efficient Landscape Area**
26. **Water Efficient Landscape Area**
27. **Water Efficient Landscape Area**
28. **Water Efficient Landscape Area**
29. **Water Efficient Landscape Area**
30. **Water Efficient Landscape Area**
31. **Water Efficient Landscape Area**
32. **Water Efficient Landscape Area**
33. **Water Efficient Landscape Area**
34. **Water Efficient Landscape Area**
35. **Water Efficient Landscape Area**
36. **Water Efficient Landscape Area**
37. **Water Efficient Landscape Area**
38. **Water Efficient Landscape Area**
39. **Water Efficient Landscape Area**
40. **Water Efficient Landscape Area**
41. **Water Efficient Landscape Area**
42. **Water Efficient Landscape Area**
43. **Water Efficient Landscape Area**
44. **Water Efficient Landscape Area**
45. **Water Efficient Landscape Area**
46. **Water Efficient Landscape Area**
47. **Water Efficient Landscape Area**
48. **Water Efficient Landscape Area**
49. **Water Efficient Landscape Area**
50. **Water Efficient Landscape Area**
51. **Water Efficient Landscape Area**
52. **Water Efficient Landscape Area**
53. **Water Efficient Landscape Area**
54. **Water Efficient Landscape Area**
55. **Water Efficient Landscape Area**
56. **Water Efficient Landscape Area**
57. **Water Efficient Landscape Area**
58. **Water Efficient Landscape Area**
59. **Water Efficient Landscape Area**
60. **Water Efficient Landscape Area**
61. **Water Efficient Landscape Area**
62. **Water Efficient Landscape Area**
63. **Water Efficient Landscape Area**
64. **Water Efficient Landscape Area**
65. **Water Efficient Landscape Area**
66. **Water Efficient Landscape Area**
67. **Water Efficient Landscape Area**
68. **Water Efficient Landscape Area**
69. **Water Efficient Landscape Area**
70. **Water Efficient Landscape Area**
71. **Water Efficient Landscape Area**
72. **Water Efficient Landscape Area**
73. **Water Efficient Landscape Area**
74. **Water Efficient Landscape Area**
75. **Water Efficient Landscape Area**
76. **Water Efficient Landscape Area**
77. **Water Efficient Landscape Area**
78. **Water Efficient Landscape Area**
79. **Water Efficient Landscape Area**
80. **Water Efficient Landscape Area**
81. **Water Efficient Landscape Area**
82. **Water Efficient Landscape Area**
83. **Water Efficient Landscape Area**
84. **Water Efficient Landscape Area**
85. **Water Efficient Landscape Area**
86. **Water Efficient Landscape Area**
87. **Water Efficient Landscape Area**
88. **Water Efficient Landscape Area**
89. **Water Efficient Landscape Area**
90. **Water Efficient Landscape Area**
91. **Water Efficient Landscape Area**
92. **Water Efficient Landscape Area**
93. **Water Efficient Landscape Area**
94. **Water Efficient Landscape Area**
95. **Water Efficient Landscape Area**
96. **Water Efficient Landscape Area**
97. **Water Efficient Landscape Area**
98. **Water Efficient Landscape Area**
99. **Water Efficient Landscape Area**
100. **Water Efficient Landscape Area**

**NE WILLOW SPRINGS- SOUTH SECTION
GRADING PLAN & SOIL MANAGEMENT PLAN/ HYDROZONES**

GRAPHICAL SOIL ANALYSIS REPORT

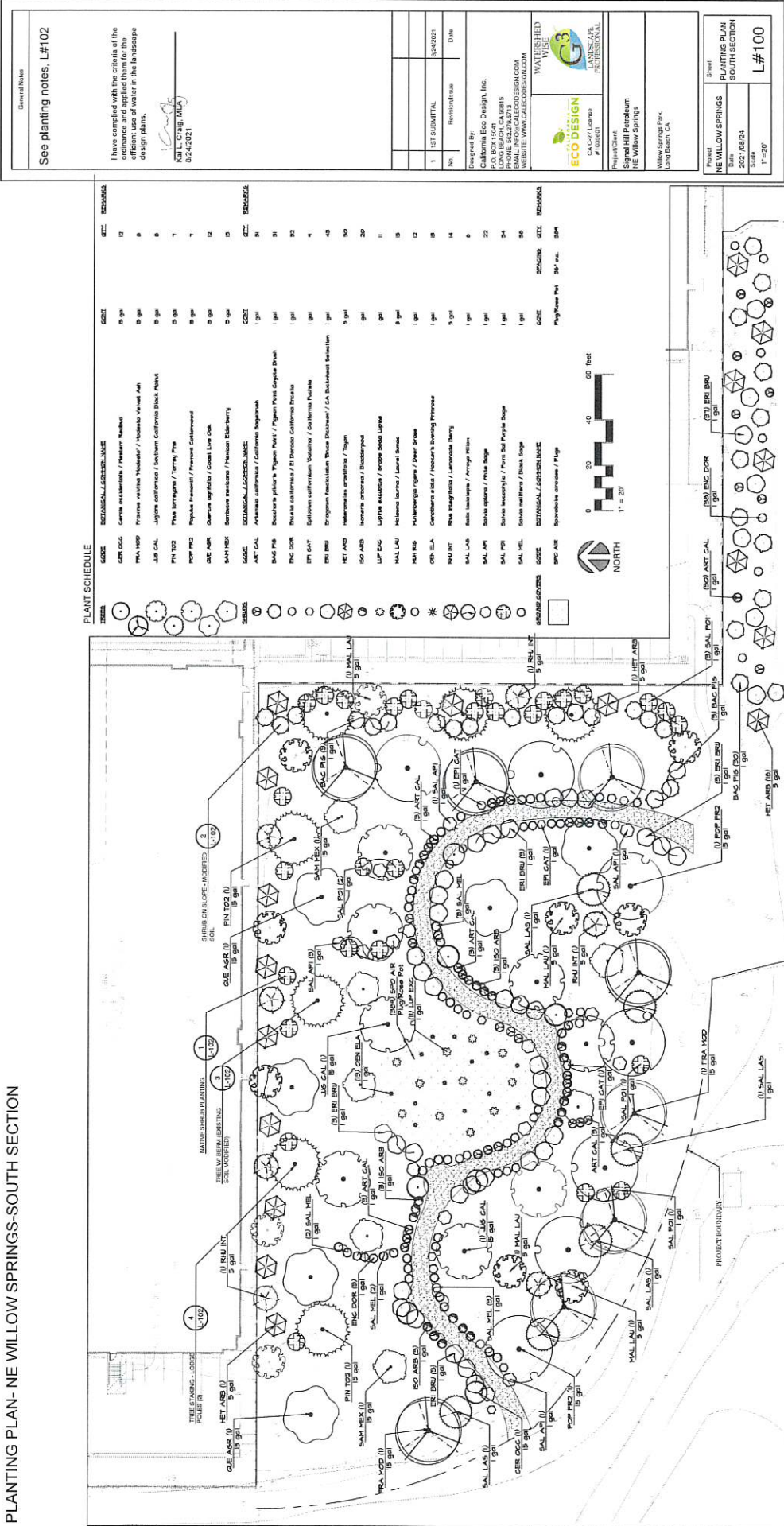
NOTES

STAMP- NORTH & SOUTH SECTION BOUNDARIES

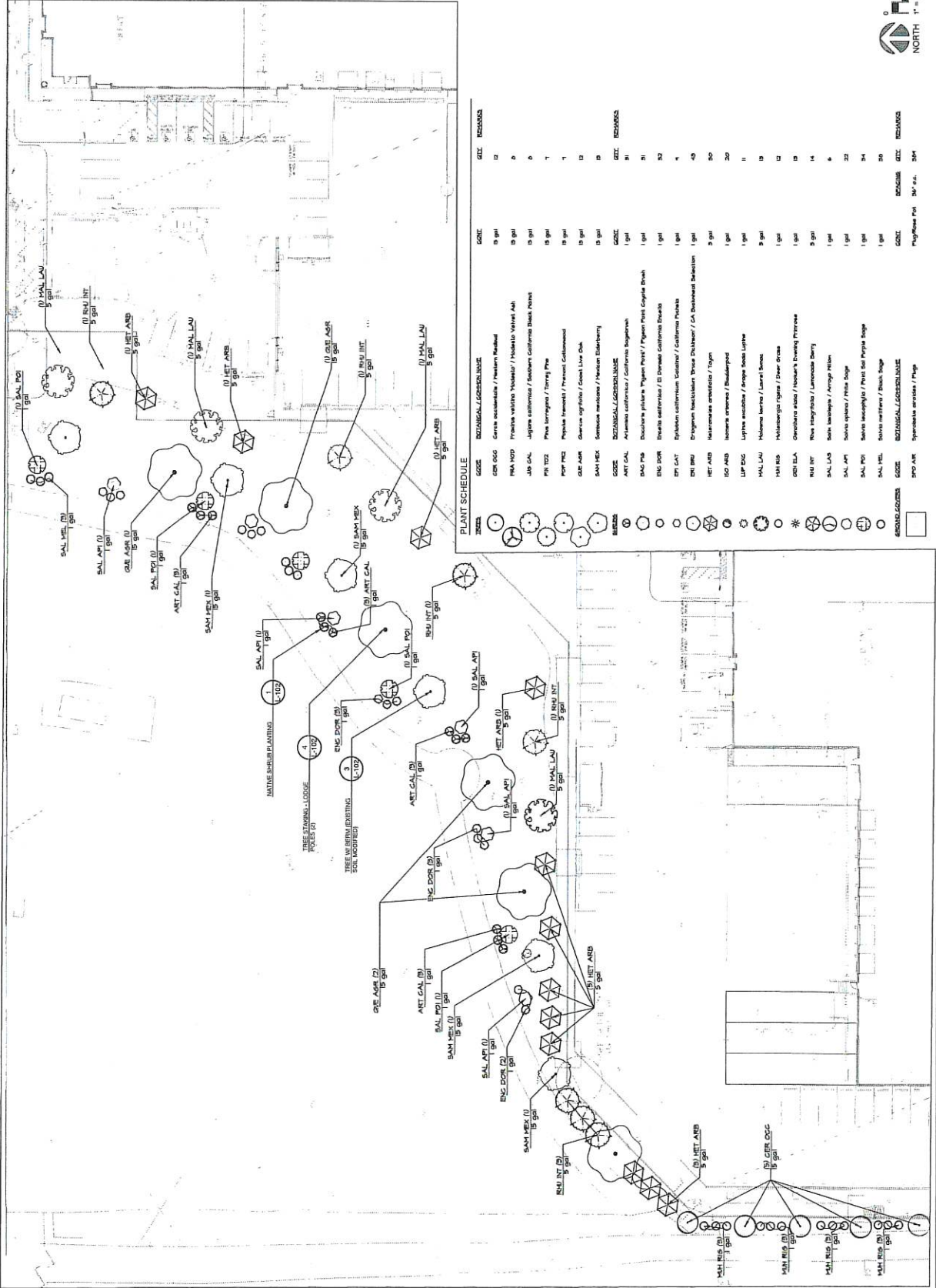
GRAPHICAL SOIL ANALYSIS REPORT

NOTES

PLANTING PLAN- NE WILLOW SPRINGS-SOUTH SECTION



PLANTING PLAN- NE WILLOW SPRINGS- NORTH SECTION



Client Notes

See planting notes, L#102

I have compiled with the criteria of the audience and applied them for the design plans.

Kai L. Craig, MIA

8/24/2021

1 SET SUBMITTAL

No. Revision

Date

Designed By: Design, Inc.

LONG BEACH, CA 90801

EMAIL: INFO@CALDESIGN.COM

WEBSITE: WWW.CALDESIGN.COM

WATERSHED

ECO DESIGN

CA CDP License

PROJECT: Registered Hill Petroleum NE Willow Springs

Volume: Willow Springs Park, Long Beach, CA

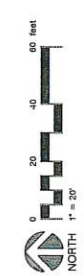
Project: NE WILLOW SPRINGS

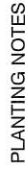
Planting Plan: NORTH SECTION

Date: 2021/08/24

Scale: 1" = 20'

L#101



[illegible]

A. Scaled dimensions and plant locations on Plans are approximate. Before starting work, Contractor shall carefully check and verify dimensions and grade elevations. Notify the Client in writing of discrepancies between Contract Documents and field conditions. Final locations of all container plantings shall be flagged by the Contractor and approved by the Client or LA before planting takes place.

- ## STAKING AND GUYING MATERIAL

If staking is required, then the following specifications shall be met:

- A. Tree stakes shall be two-inch diameter treated lodgepole pine, free of knots and splits, and sharpened at one end.
- B. Tree ties shall be flexible vinyl straps. Trees ties shall be attached to support stakes at lowest possible point where tree can remain in upright condition. Nursery tape shall not be used to secure trees to support stakes.

- A. Soil moisture levels prior to planting shall be horticulturally acceptable. Contractor shall request review of moisture levels by the Client or LA. If insufficient for planting, then fill planting pits with water and allow to drain before starting planting operations.
- B. The root balls of all container plantings shall be thoroughly wetted prior to planting.
- C. Excavated holes shall be dug with scuffed surfaces and bottoms. Planting holes shall be at least two times wider than root balls and twice as deep. Before planting the bottoms of the planting holes shall be back filled and watered to create a depth which shall allow the top of the root ball to remain 1-2 inches above finished grade. Holes shall be large enough to permit handling and planting without root injury and breakage of root balls.

- C. Remove plants from containers so that soil surrounding roots remains intact. Cut circling roots by slicing root balls on opposite sides to a minimum depth of one inch (not required for plants with sensitive root systems). Plant and water container stock immediately after removal from containers.
- D. Place plants in center of holes (on slopes, set plant on downslope side of hole) and set plumb. Hold plants in position until backfill has been placed and lightly tamped around root balls.
- E. Mix soil amendments into upper third of backfill around planting hole.

A. Container plant mulch shall be shredded fibrous wood chips, ranging in size from 3/8-inch to 3 inches. Mulch shall be clean, free of debris (including palm fronds or pine needles) and foul odor, and contain no weed or grass seed.

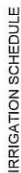
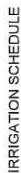
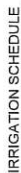
B. Mulch shall be applied at a minimum depth of 3" in a minimum 3' diameter around trees.

_____ 3" MAX. RECOMMENDED PLANT

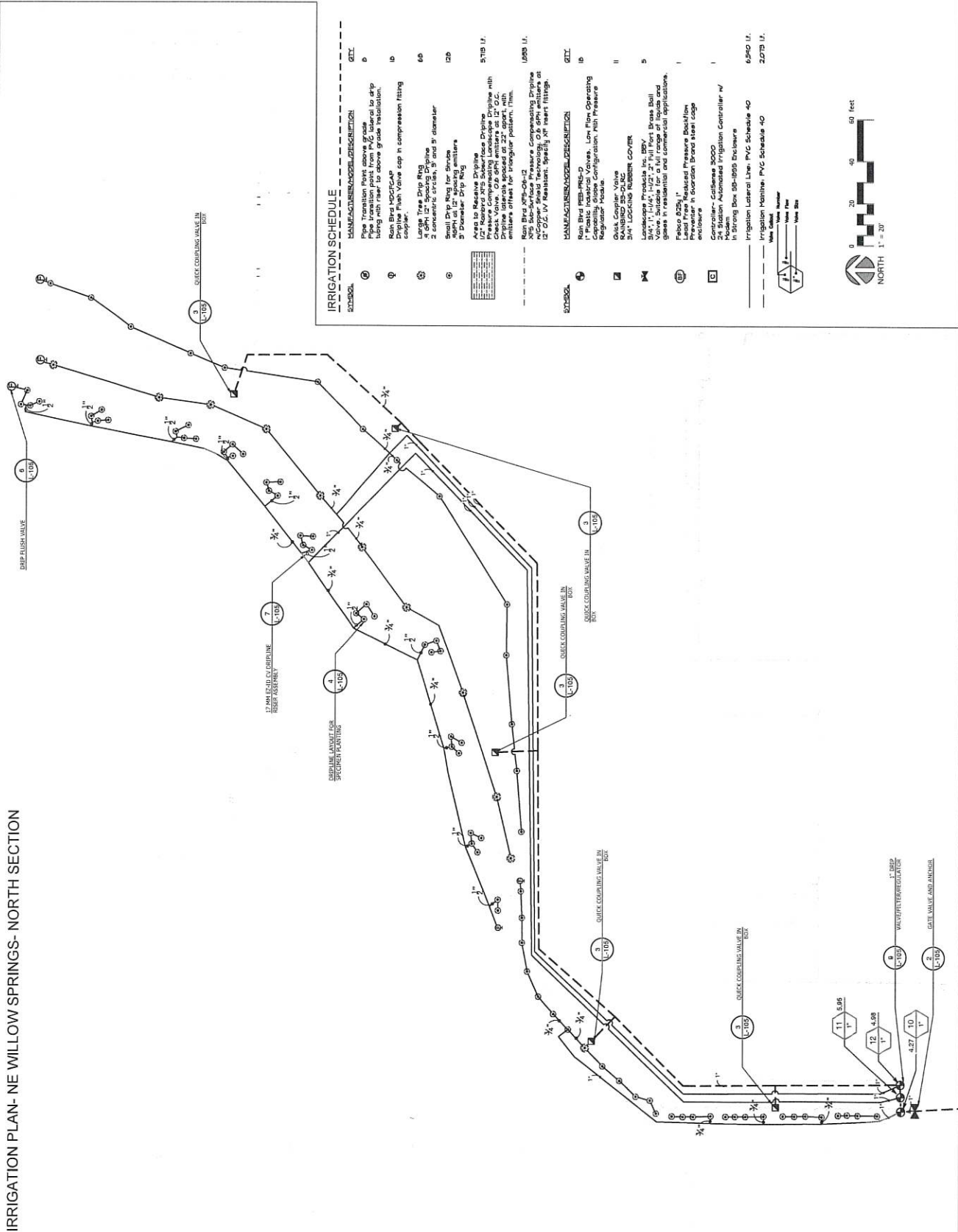
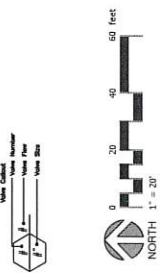
_____ 3" MIN. RECOMMENDED PLANT



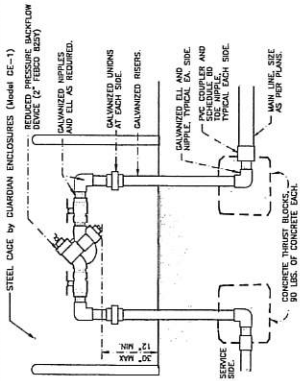
IRRIGATION SCHEDULE

IRRIGATION SCHEDULEIRRIGATION SCHEDULE

IRRIGATION SCHEDULE

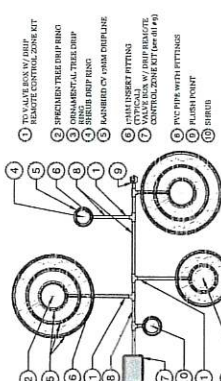
[illegible][illegible]

IRRIGATION DETAILS- NE WILLOW SPRINGS



1 REDUCED PRESSURE BACKFLOW DEVICE

NOT TO SCALE



4 DIELINE LAYOUT FOR SPECIMEN PLANTING

NOT TO SCALE

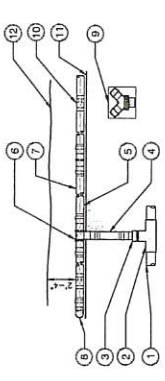
NOTES

1. DISTANCE BETWEEN LATERAL RISERS AND TIE IN SHALL BE BASED ON SOIL TYPE.
2. PLACE THE DOWN STAKE EVERY 10' SLOPE, 1' IN GRADE, AND 1' IN CLAY.
3. AT FITTING WHERE THERE IS A CHANGE IN DIRECTION, USE THE DOWN STAKE AT EACH END OF THE CHANGE OF DIRECTION.

Soil & Lateral Maximum Soil Length (Feet)	1" PVT	1 1/2" PVT	2" PVT	3" PVT	4" PVT	6" PVT	8" PVT	10" PVT	12" PVT	14" PVT	16" PVT	18" PVT	20" PVT
1" PVT	10	15	20	25	30	35	40	45	50	55	60	65	70
1 1/2" PVT	15	20	25	30	35	40	45	50	55	60	65	70	75
2" PVT	20	25	30	35	40	45	50	55	60	65	70	75	80
3" PVT	25	30	35	40	45	50	55	60	65	70	75	80	85
4" PVT	30	35	40	45	50	55	60	65	70	75	80	85	90
6" PVT	35	40	45	50	55	60	65	70	75	80	85	90	95
8" PVT	40	45	50	55	60	65	70	75	80	85	90	95	100
10" PVT	45	50	55	60	65	70	75	80	85	90	95	100	105
12" PVT	50	55	60	65	70	75	80	85	90	95	100	105	110
14" PVT	55	60	65	70	75	80	85	90	95	100	105	110	115
16" PVT	60	65	70	75	80	85	90	95	100	105	110	115	120
18" PVT	65	70	75	80	85	90	95	100	105	110	115	120	125
20" PVT	70	75	80	85	90	95	100	105	110	115	120	125	130

7 17 MM EZ-ID CV DIELINE RISER ASSEMBLY

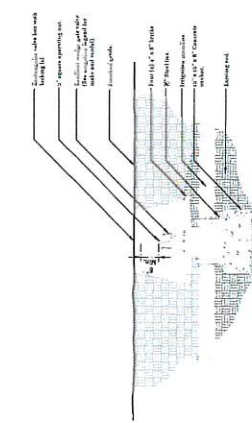
NOT TO SCALE



17 MM EZ-ID CV DIELINE RISER ASSEMBLY

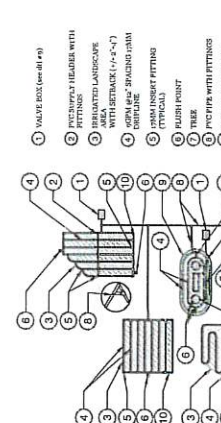
NOT TO SCALE

1. PVT TIE IN
2. PVT TIE IN
3. PVT TIE IN
4. PVT TIE IN
5. PVT TIE IN
6. PVT TIE IN
7. PVT TIE IN
8. PVT TIE IN
9. PVT TIE IN
10. PVT TIE IN



2 GATE VALVE AND ANCHOR LANDSCAPE PRODUCTS

NOT TO SCALE



17 MM RAINBIRD CV DIELINE TYPICAL LAYOUT

NOT TO SCALE

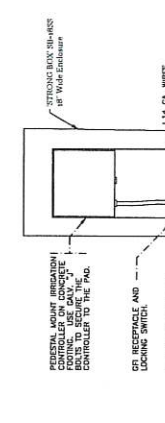
NOTES

1. DISTANCE BETWEEN LATERAL RISERS AND TIE IN SHALL BE BASED ON SOIL TYPE.
2. PLACE THE DOWN STAKE EVERY 10' SLOPE, 1' IN GRADE, AND 1' IN CLAY.
3. AT FITTING WHERE THERE IS A CHANGE IN DIRECTION, USE THE DOWN STAKE AT EACH END OF THE CHANGE OF DIRECTION.

Soil & Lateral Maximum Soil Length (Feet)	1" PVT	1 1/2" PVT	2" PVT	3" PVT	4" PVT	6" PVT	8" PVT	10" PVT	12" PVT	14" PVT	16" PVT	18" PVT	20" PVT
1" PVT	10	15	20	25	30	35	40	45	50	55	60	65	70
1 1/2" PVT	15	20	25	30	35	40	45	50	55	60	65	70	75
2" PVT	20	25	30	35	40	45	50	55	60	65	70	75	80
3" PVT	25	30	35	40	45	50	55	60	65	70	75	80	85
4" PVT	30	35	40	45	50	55	60	65	70	75	80	85	90
6" PVT	35	40	45	50	55	60	65	70	75	80	85	90	95
8" PVT	40	45	50	55	60	65	70	75	80	85	90	95	100
10" PVT	45	50	55	60	65	70	75	80	85	90	95	100	105
12" PVT	50	55	60	65	70	75	80	85	90	95	100	105	110
14" PVT	55	60	65	70	75	80	85	90	95	100	105	110	115
16" PVT	60	65	70	75	80	85	90	95	100	105	110	115	120
18" PVT	65	70	75	80	85	90	95	100	105	110	115	120	125
20" PVT	70	75	80	85	90	95	100	105	110	115	120	125	130

17 MM RAINBIRD CV DIELINE TYPICAL LAYOUT

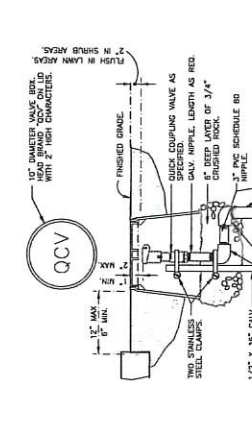
NOT TO SCALE



17 MM RAINBIRD CV DIELINE TYPICAL LAYOUT

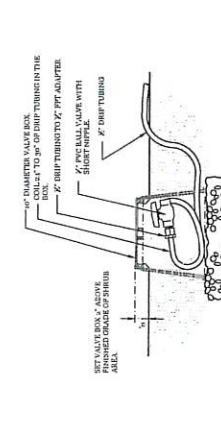
NOT TO SCALE

1. PVT TIE IN
2. PVT TIE IN
3. PVT TIE IN
4. PVT TIE IN
5. PVT TIE IN
6. PVT TIE IN
7. PVT TIE IN
8. PVT TIE IN
9. PVT TIE IN
10. PVT TIE IN



3 QUICK COUPLING VALVE IN BOX

NOT TO SCALE



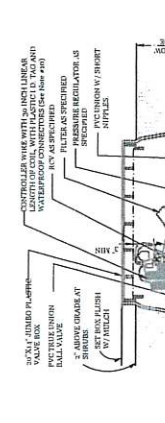
6 DRIP FLUSH VALVE

NOT TO SCALE



1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE



1" DRIP VALVE/FILTER/REGULATOR

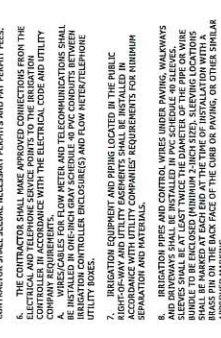
NOT TO SCALE

1. PVT TIE IN
2. PVT TIE IN
3. PVT TIE IN
4. PVT TIE IN
5. PVT TIE IN
6. PVT TIE IN
7. PVT TIE IN
8. PVT TIE IN
9. PVT TIE IN
10. PVT TIE IN



1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE



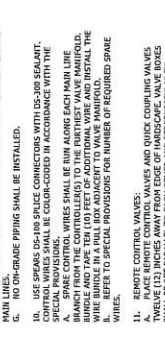
1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE



1" DRIP VALVE/FILTER/REGULATOR

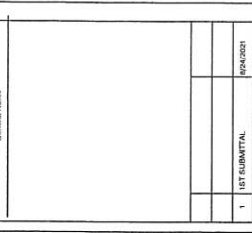
NOT TO SCALE



1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE

1. PVT TIE IN
2. PVT TIE IN
3. PVT TIE IN
4. PVT TIE IN
5. PVT TIE IN
6. PVT TIE IN
7. PVT TIE IN
8. PVT TIE IN
9. PVT TIE IN
10. PVT TIE IN



1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE



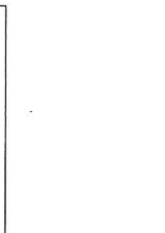
1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE



1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE



1" DRIP VALVE/FILTER/REGULATOR

NOT TO SCALE

1. PVT TIE IN
2. PVT TIE IN
3. PVT TIE IN
4. PVT TIE IN
5. PVT TIE IN
6. PVT TIE IN
7. PVT TIE IN
8. PVT TIE IN
9. PVT TIE IN
10. PVT TIE IN