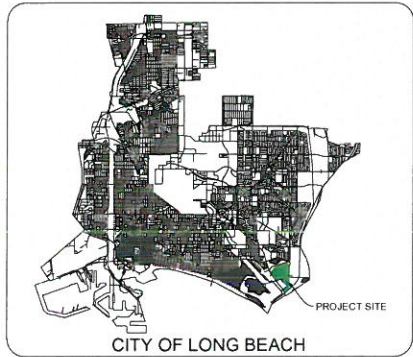
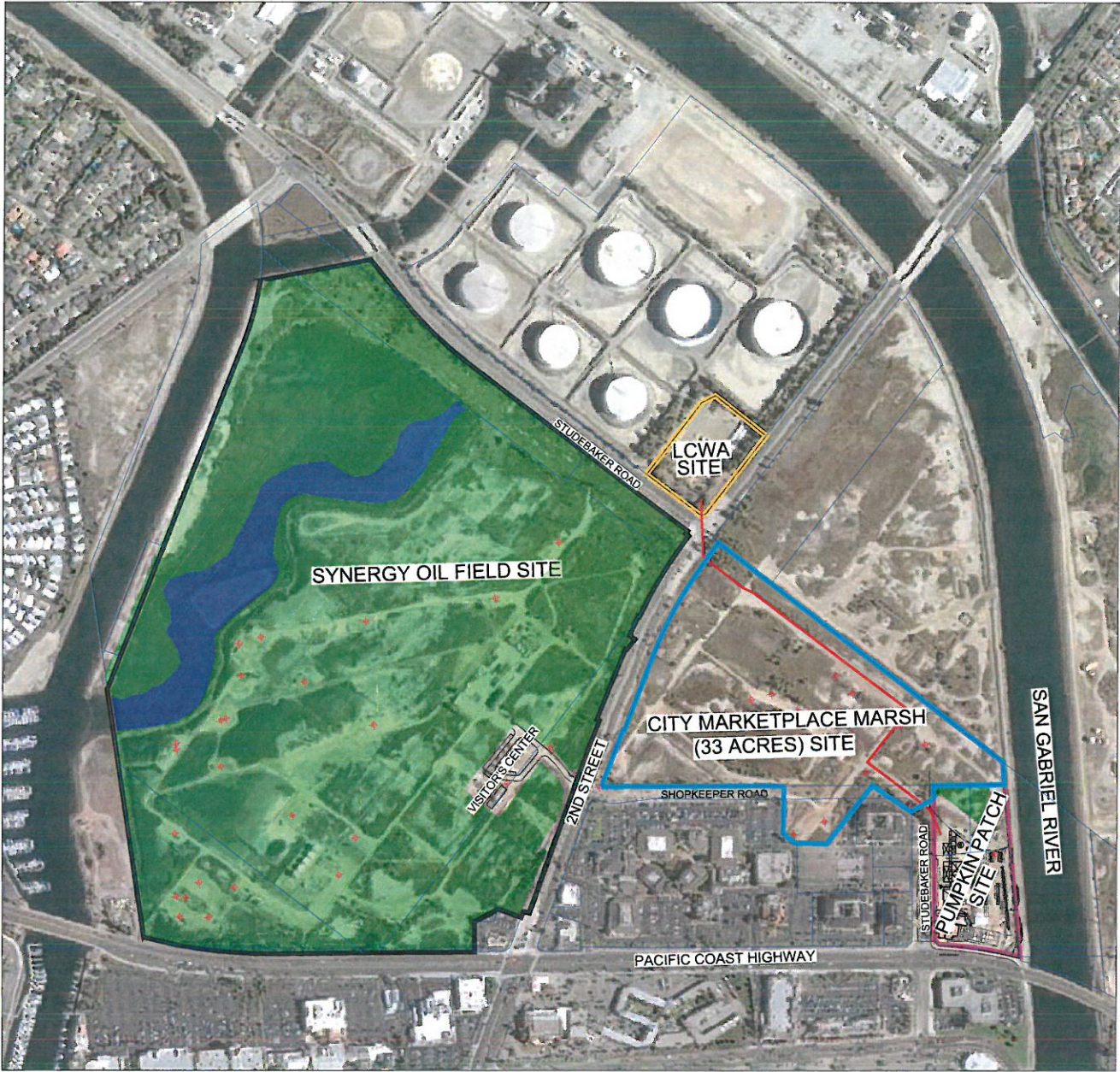


EXHIBIT B



VICINITY MAP



PUMPKIN PATCH SITE
LCWA SITE
SYNERGY OIL FIELD SITE
CITY MARKETPLACE MARSH (33 ACRES) SITE
LONG BEACH, CALIFORNIA

SHEET INDEX

- AA-1-COVER PAGE
- AA-2-PROJECT COMPONENTS SITE PLAN
- AA-3-OIL AMENDMENT MAP
- AA-4-NOTES

PUMPKIN PATCH SITE:

- AA-SP-1 SITE PLAN
- AA-SP-2 SECTIONS
- AA-SP-3 UTILITIES AND EASEMENT PLAN
- AA-A-1 BUILDING PLAN AND ROOF PLAN
- AA-A-2 & 3 BUILDING ELEVATIONS
- AA-L-1 LANDSCAPE CONCEPT PLAN
- AA-L-2 HABITAT RESTORATION MAP
- AA-P-1 SITE PHOTOS

LCWA SITE:

- BB-SP-1 SITE PLAN
- BB-SP-2 UTILITIES AND EASEMENT PLAN
- BB-L-1 & 2 LANDSCAPE PLANS
- BB-P-1 SITE PHOTOS

SYNERGY OIL FIELD SITE

- CC-SP-1 SITE PLAN - OVERALL
- CC-SP-2 SITE PLAN - VISITOR'S CENTER
- CC-SP-3 UTILITIES AND EASEMENT PLAN
- CC-A-1 BUILDING PLAN AND ELEVATIONS - VISITOR'S CENTER
- CC-L-1 LANDSCAPE CONCEPT PLAN - VISITOR'S CENTER
- CC-L-2 HABITAT RESTORATION PLAN PHASE 1
- CC-L-3 HABITAT RESTORATION PLAN PHASE 2
- CC-P-1 SITE PHOTOS

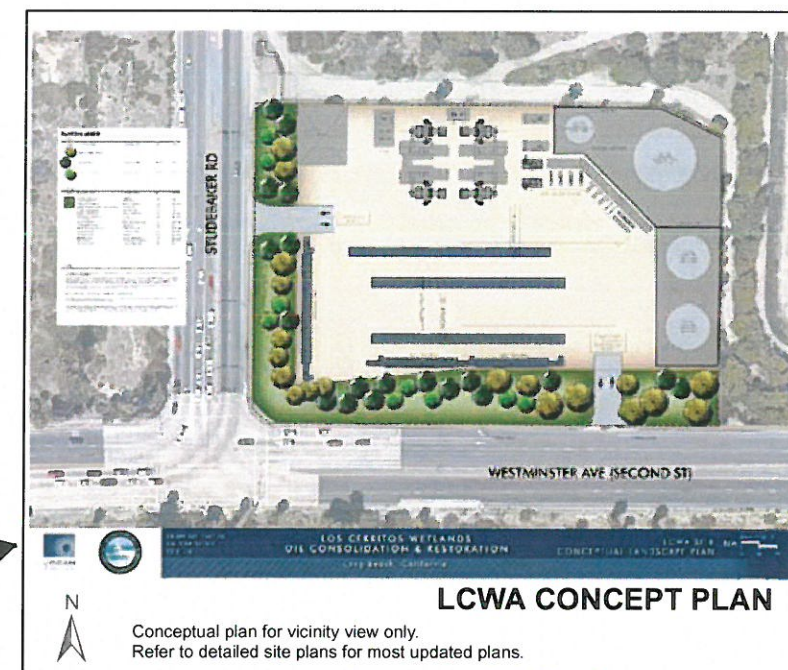
CITY MARKETPLACE MARSH (33 ACRES) SITE

- DD-SP-1 CITY 33 ACRE SITE PLAN
- DD-SP-2 PIPELINE CONNECTION
- DD-SP-3 PIPELINE CROSS SECTION
- DD-P-1 SITE PHOTOS

LEGEND:

- ASSESSOR PARCEL LINES
- OIL WELL TO BE ABANDONED PER REMOVAL PLAN
- PROPOSED OIL PIPE BUNDLE OPTION 1
- PUMPKIN PATCH SITE
- LCWA SITE
- SYNERGY OIL FIELD SITE
- CITY MARKETPLACE MARSH (33 ACRES) SITE
- HABITAT PRESERVATION AND RESTORATION



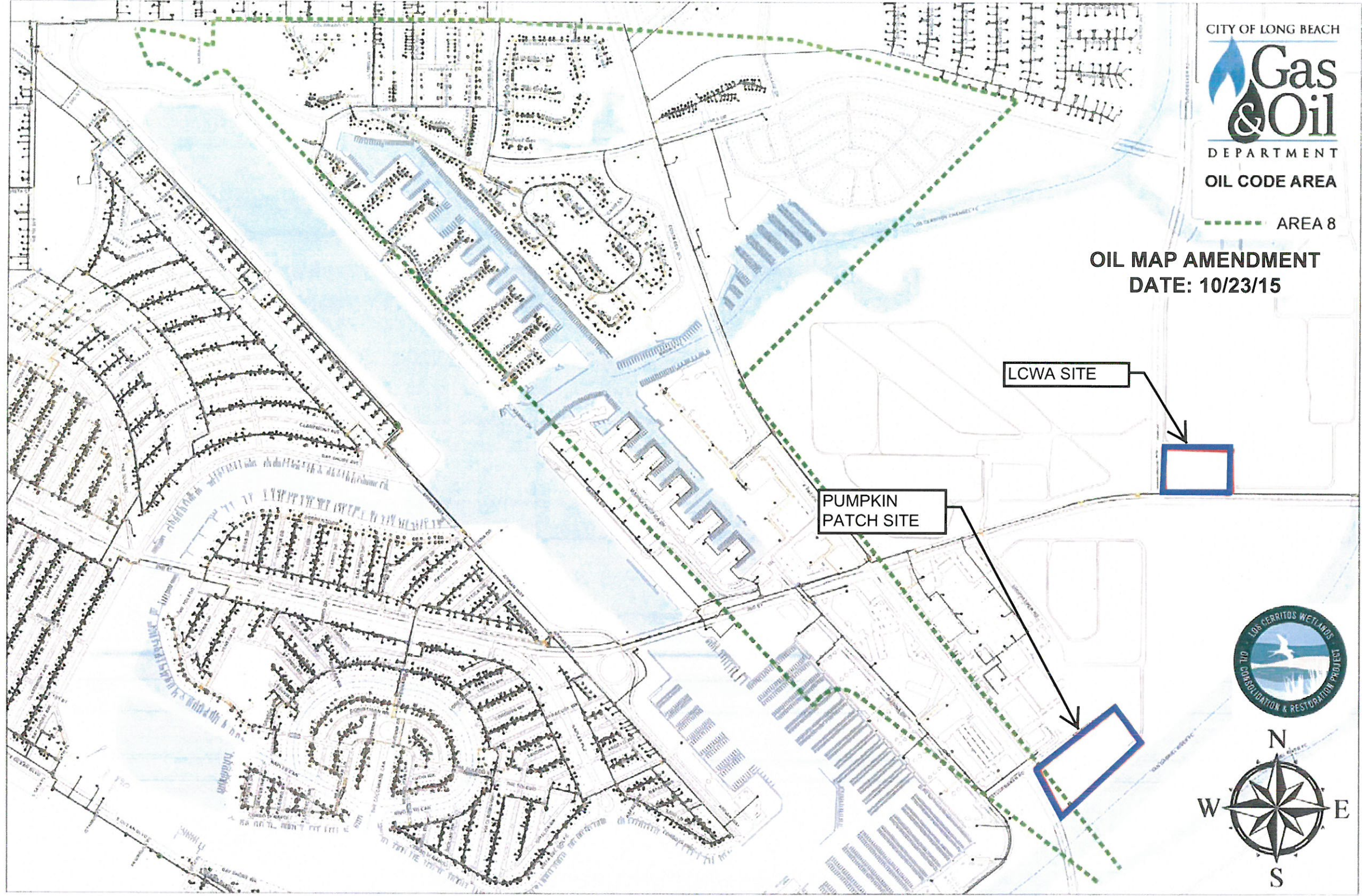


LOS CERRITOS WETLANDS
OIL CONSOLIDATION AND RESTORATION PROJECT
Projects Components Site Plan

GLENN LUKOS ASSOCIATES

AA-2

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NOTES

1. IN ACCORDANCE WITH SEADIP SUBAREAS 11A (H), AND 25 AND 26(M), PLEASE INCLUDE BICYCLE TRAILS ON BOTH SIDES OF SECOND STREET/WESTMINSTER AVENUE, AND ALONG THE NORTH SIDE OF PACIFIC COAST HIGHWAY, SOUTH OF STUDEBAKER ROAD. THIS BIKE TRAILS SHALL BE DEDICATED TO THE CITY. ALSO, A BIKE LANE SHALL BE IMPROVED ALONG THE NORTH SIDE OF WESTMINSTER AVENUE, ALONG THE SOUTH FRONTAGE OF THE LCWA SITE. PUBLIC WORKS IS CURRENTLY STUDYING THE BICYCLE TRAIL DESIGN. AS SUCH, ONGOING COORDINATION WITH PUBLIC WORKS WILL NEED TO OCCUR TO ENSURE PROPER DEDICATIONS, RIGHT-OF-WAY WIDTHS, AND IMPROVEMENT CRITERIA.

2. IN ACCORDANCE WITH SEADIP SUBAREAS 26 AND 26(B), THE DEVELOPERS WILL BE REQUIRED TO CONTRIBUTE TO ANY IMPROVEMENTS NECESSARY TO CROSS THE SAN GABRIEL RIVER REGIONAL BIKEWAY FROM THE EAST LEVEE TO THE WEST LEVEL OF THE RIVER AT WESTMINSTER AVENUE, TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY ENGINEER.

3. FULL ADA ACCESSIBILITY COMPLIANCE WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY WILL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. ADDITIONALLY, IF ANY DEDICATION IS NECESSARY THAT WILL BE ADDRESSED DURING PLAN CHECKING PROCESS.

4. THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF LONG BEACH FOR ANY CITY FACILITIES INCLUDING TRAFFIC SIGNAL CONTROLS, SIGNAGE, REQUIRED SLOPES, BUS STOPS, REFUSE COLLECTION ACCESS, AND ANY OTHER PUBLIC NECESSITIES, TO THE SATISFACTION OF THE INTERESTED DEPARTMENT OR AGENCY.

5. THE DEVELOPER SHALL PROVIDE THE NECESSARY STORM DRAIN EASEMENTS TO THE COUNTY OF LOS ANGELES OR SUCCESSOR. IF ADDITIONAL STORM DRAIN EASEMENTS ARE REQUIRED BY THE COUNTY OF LOS ANGELES AND PROVIDED BY SEPARATE INSTRUMENT, RECORDED COPIES OF SAME SHALL BE PROVIDED TO THE DIRECTOR OF PUBLIC WORKS FOR OUR RECORDS.

6. UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, EASEMENTS SHALL NOT BE GRANTED TO THIRD PARTIES WITHIN AREAS PROPOSED TO BE GRANTED, DEDICATED, OR OFFERED FOR DEDICATION TO THE CITY OF LONG BEACH FOR PUBLIC STREETS, ALLEYS, UTILITY OR OTHER PUBLIC PURPOSES UNTIL THE FINAL MAP FILING WITH THE COUNTY RECORDER. IF EASEMENTS ARE GRANTED AFTER THE DATE OF TENTATIVE MAP APPROVAL AND PRIOR TO FINAL MAP RECORDATION, A NOTICE OF SUBORDINATION MUST BE EXECUTED BY THE THIRD-PARTY EASEMENT HOLDER PRIOR TO THE FILING OF THE FINAL MAP FILING.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF OFF-SITE IMPROVEMENTS ABUTTING THE PROJECT BOUNDARY DURING CONSTRUCTION OF THE ON- SITE IMPROVEMENTS UNTIL FINAL INSPECTION OF THE ON-SITE IMPROVEMENTS BY THE CITY. ANY SUCH OFF-SITE IMPROVEMENTS FOUND DAMAGED BY THE CONSTRUCTION OF THE ON-SITE IMPROVEMENTS SHALL BE REPAIRED OR REPLACED BY THE DEVELOPER TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
8. THE DEVELOPER SHALL REMOVE UNUSED DRIVEWAYS AND REPLACE WITH FULL-HEIGHT CONCRETE CURB, CURB GUTTER AND SIDEWALK TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. SIDEWALK IMPROVEMENTS SHALL BE CONSTRUCTED PER PUBLIC WORKS STANDARDS WITH PORTLAND CEMENT CONCRETE. THE SIZE AND CONFIGURATION OF ALL PROPOSED DRIVEWAYS SERVING THE PROJECT SITE SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE CITY TRAFFIC ENGINEER. CONTACT THE TRAFFIC AND TRANSPORTATION DIVISION AT (562) 570-6331 TO REQUEST ADDITIONAL INFORMATION REGARDING DRIVEWAY CONSTRUCTION REQUIREMENTS.

9. THE DEVELOPER SHALL PROVIDE FOR THE RESETTING TO GRADE OF EXISTING MANHOLES, PULLBOXES, AND METERS IN CONJUNCTION WITH THE REQUIRED OFF-SITE IMPROVEMENTS TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

10. THE STREET TREES AND GROUND COVER REQUIRED IN CONNECTION WITH THIS DEVELOPMENT SHALL BE ACCOMPLISHED PER LONG BEACH MUNICIPAL CODE CHAPTER 21.42.060. THE DEVELOPER AND/OR SUCCESSORS SHALL PRIVATELY MAINTAIN ALL STREET TREES AND LANDSCAPING ADJACENT TO THE DEVELOPMENT SITE AS REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.

11. THE DEVELOPER SHALL CONTACT THE STREET TREE DIVISION OF THE DEPARTMENT OF PUBLIC WORKS, AT (562) 570-2770, PRIOR TO BEGINNING ANY TREE REMOVAL OR TREE PLANTING OR LANDSCAPING WORK. THE STREET TREE DIVISION WILL ASSIST WITH THE SIZE, TYPE AND MANNER IN WHICH THE STREET TREES ARE TO BE INSTALLED.

12. ALL PIPELINES PROPOSED FOR THIS DEVELOPMENT TO BE INSTALLED WITHIN THE PUBLIC RIGHTS-OF- WAY REQUIRES AN EXCAVATION/FACILITY PIPELINE PERMIT ISSUED BY THE DEPARTMENT OF PUBLIC WORKS. CONTACT RUSS CAVENESS OF CONSTRUCTION SERVICES FOR INFORMATION ABOUT EXCAVATION PERMITS AT (562) 570-6530

13. PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC WORKS STANDARDS PER APPROVED PLANS. SIDEWALK IMPROVEMENTS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE (PCC) TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. ALL SIDEWALK IMPROVEMENT, CURB AND CURB GUTTER REMOVAL AND/OR CURRENT TO NEW SIDEWALK TIE-IN LIMITS SHALL CONSIST OF ENTIRE PANEL REPLACEMENTS OR FROM JOINT LINE TO JOINT LINE.

14. THE DEVELOPER SHALL PROVIDE TO THE DEPARTMENT OF PUBLIC WORKS CIVIL ENGINEER PREPARED OFF-SITE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL FOR ALL OFF-SITE IMPROVEMENT CONDITIONED ON THE DEVELOPMENT.

15. THE DEVELOPER SHALL REPAINT ALL TRAFFIC MARKINGS OBLITERATED OR DEFACED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

16. THE DEVELOPER SHALL CONTACT THE TRAFFIC & TRANSPORTATION BUREAU, AT (562) 570-6331, TO MODIFY THE EXISTING CURB MARKING ZONES, ADJACENT TO THE PROJECT SITE.
17. ALL TRAFFIC CONTROL DEVICE INSTALLATIONS, INCLUDING PAVEMENT MARKINGS OF THE PRIVATE STREETS AND PARKING LOT(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES(MUTCD), 2013 OR CURRENT EDITION (I.E., WHITE PARKING STALLS, STOP SIGNS, ENTRY TREATMENT SIGNAGE, HANDICAPPED SIGNAGE, ETC.).

18. THE DEVELOPER SHALL PROVIDE FOR PEDESTRIAN SIDEWALK IMPROVEMENT ADJACENT TO THE SYNERGY OIL FIELD SITE ALONG PACIFIC COAST HIGHWAY, SECOND STREET AND STUDEBAKER ROAD SUFFICIENT FOR A SAFE PUBLIC SIDEWALK TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS

19. THE DEVELOPER SHALL CONSTRUCT AN ADA COMPLIANT SIDEWALK CURB RAMP WITH TRUNCATED DOMES ON THE NORTH SIDE OF 2ND STREET (WESTMINSTER AVENUE) AT THE SHOPKEEPER ROAD CROSSWALK CROSSING 2ND STREET, AND ALSO THE NORTHWEST CORNER OF WESTMINSTER AVENUE AND STUDEBAKER ROAD

20. THE DEVELOPER SHALL IMPROVE THE FADED CROSSWALK STRIPPING WITH NEW THERMOPLASTIC PAINT TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER

21. THE DEVELOPER SHALL EXTEND THE 110' WIDE STUDEBAKER ROAD ROW ADJACENT TO THE WESTERLY PROPERTY LINE OF THE 'PUMPKIN PATCH' SITE, AND PROVIDE ACCESS TO SECOND STREET. THE DEVELOPER SHALL SUBMIT DETAILED CONSTRUCTION PLANS SHOWING THE ACCESS WAY FOR REVIEW AND APPROVAL BY PUBLIC WORKS AND TO THE SATISFACTION OF THE CITY ENGINEER

22. THE DEVELOPER SHALL PROVIDE FOR PEDESTRIAN SIDEWALK IMPROVEMENT ALONG THE RIGHT-OF-WAY (ROW) ALONG WESTMINSTER AVENUE (SECOND STREET) AND STUDEBAKER ROAD ADJACENT TO THE LCWA SITE. THE DEVELOPER SHALL ALSO CONSTRUCT ADA COMPLIANT CROSSWALK CURB RAMPS WITH TRUNCATED DOMES ON THE CORNER OF WESTMINSTER AVENUE AND STUDEBAKER ROAD, ALL TO THE SATISFACTION OF THE CITY ENGINEER

23. THE DEVELOPER SHALL PROVIDE FOR PEDESTRIAN SIDEWALK IMPROVEMENT ALONG THE RIGHT-OF-WAY (ROW) ALONG WESTMINSTER AVENUE (SECOND STREET).

24. FIRE DEPARTMENT ACCESS ROADS WILL BE REQUIRED FOR THIS PROJECT. THE FOLLOWING MINIMUM SPECIFICATIONS OR STANDARDS ARE REQUIRED FOR THE ACCESS ROAD:
 - 26 FEET WIDE,
 - 28 FEET INSIDE TURNING RADIUS,
 - 15 FEET OF CLEAR AND UNOBSTRUCTED VERTICAL HEIGHT,
 - ALL WEATHER RESISTANT SURFACE,
 - HAMMERHEAD TURNAROUND AREA SHALL MEET THE REQUIREMENTS IN THE CFC APPENDIX D,
 - TRAFFIC CALMING DEVICES (E.G., SPEED BUMPS) ARE PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE FIRE DEPARTMENT, AND DESIGN FOR H20 (80,000 LBS) LOADING

PUMPKIN PATCH SITE
LCWA SITE
SYNERGY OIL FIELD SITE
CITY MARKETPLACE MARSH (33 ACRES) SITE
LONG BEACH, CALIFORNIA





Legend

- Project Boundary
- 100' Buffer From Restoration Area
- Potential Pickleweed/Shoregrass Restoration Area
- 40' Wide Construction Work Area
- Proposed Pipeline Route

N

0 50 100 200
Feet

AA-L-2

PUMPKIN PATCH

Pumpkin Patch Habitat Restoration Map

GLENN LUKOS ASSOCIATES



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NORTH EAST



NORTH WEST



SOUTH EAST



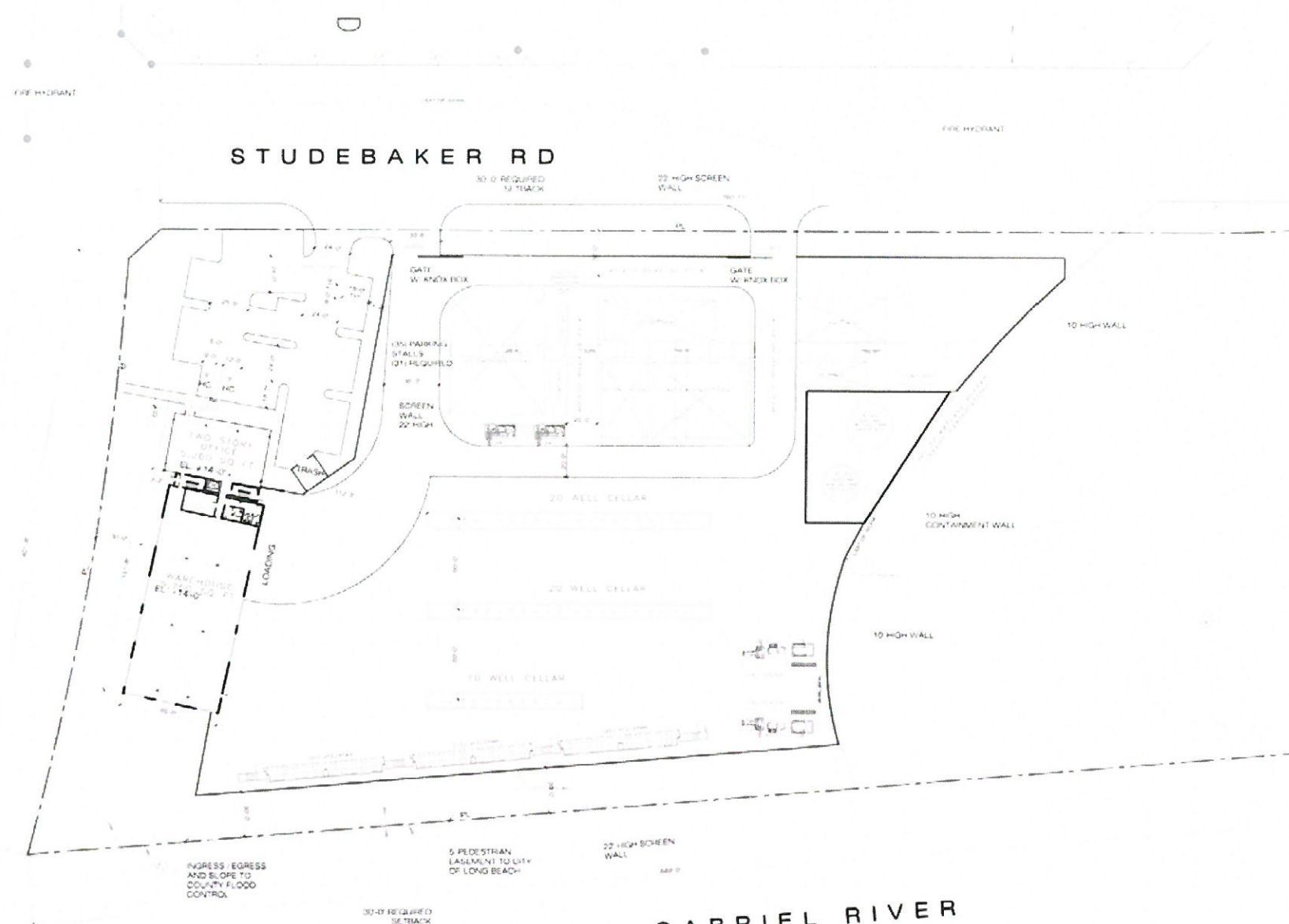
SOUTH WEST

PUMPKIN PATCH LONG BEACH, CALIFORNIA



OFFICE PLAZA
NEW FIRE HYDRANT
ADA PATH OF TRAVEL
DASHED LINE INDICATES CANYON ABOVE
30'-0" REQUIRED SETBACK

PACIFIC COAST HWY



Pacific Coast Highway + Studebaker Road			
Lot Area	80,721 sq ft	7.02 acres	
Lot Coverage			
Max. Lot Coverage (10%)	8,072 sq ft	0.91 acres	
Proposed Lot Coverage	11,150 sq ft	1.27 acres	
Total Lot Coverage	19,222 sq ft	2.18 acres	
Building Area			
2nd Level Office	2,000 sq ft		
Warehouse	6,700 sq ft		
2nd Level Office	2,000 sq ft		
Total	10,700 sq ft		
FAR	0.08		
Landscaping Provisions			
Required Landscaping Area (10% Lot Area)	8,072 sq ft	0.91 acres	
Proposed Landscaping Area	11,150 sq ft	1.27 acres	
Required 2 Tree / 1 Shrub	6.4 Trees		
Proposed Planting 100 Trees	11 Trees		
Usable Open Space			
Required Usable Open Space (10% Lot Area)	8,072 sq ft	0.91 acres	
Proposed Usable Open Space	11,150 sq ft	1.27 acres	
Building Height			
Max. Height Non-Residential	35 Feet		
Screen Wall	22 Feet		
Warehouse	22 Feet		
Office	35 Feet		
Parking			
Parking Required Office	21 Spaces	0.250 ac	
Warehouse	10 Spaces	0.116 ac	
Parking Provided	31 Spaces	0.366 ac	

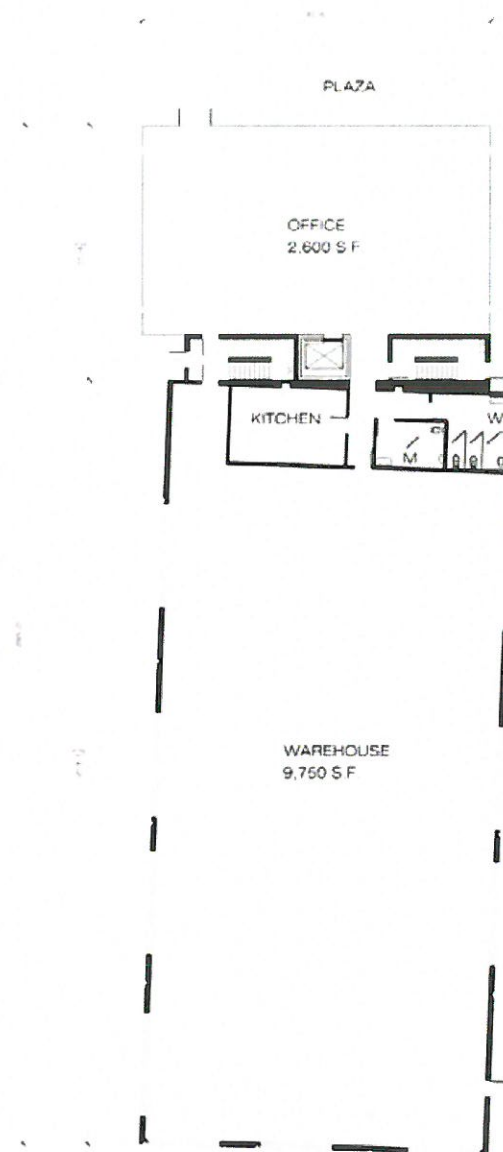


LB APP NO. 1601-05
UA JOB# 16-063
05.30.17

LOS CERRITOS WETLANDS OIL CONSOLIDATION & RESTORATION Long Beach, California

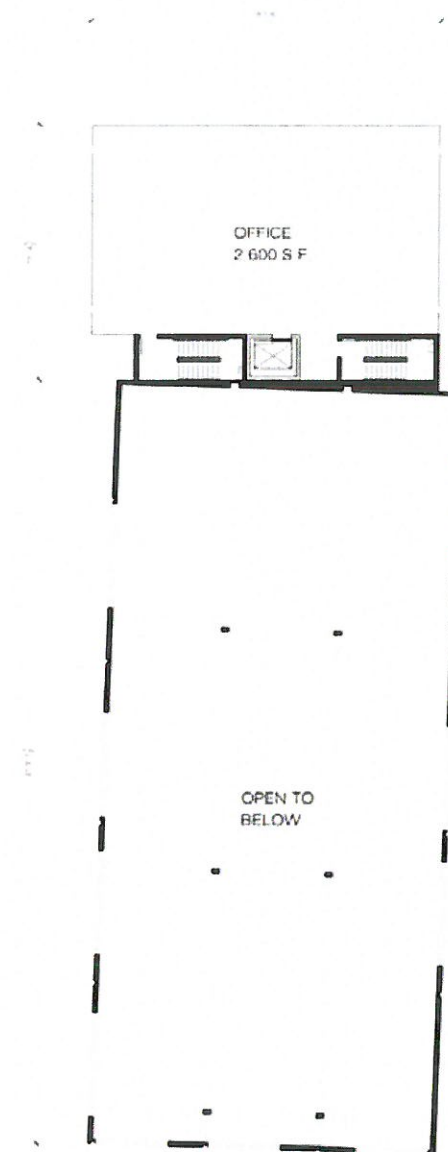
SITE PLAN

SCALE: 1"=30'-0"
0 30 60

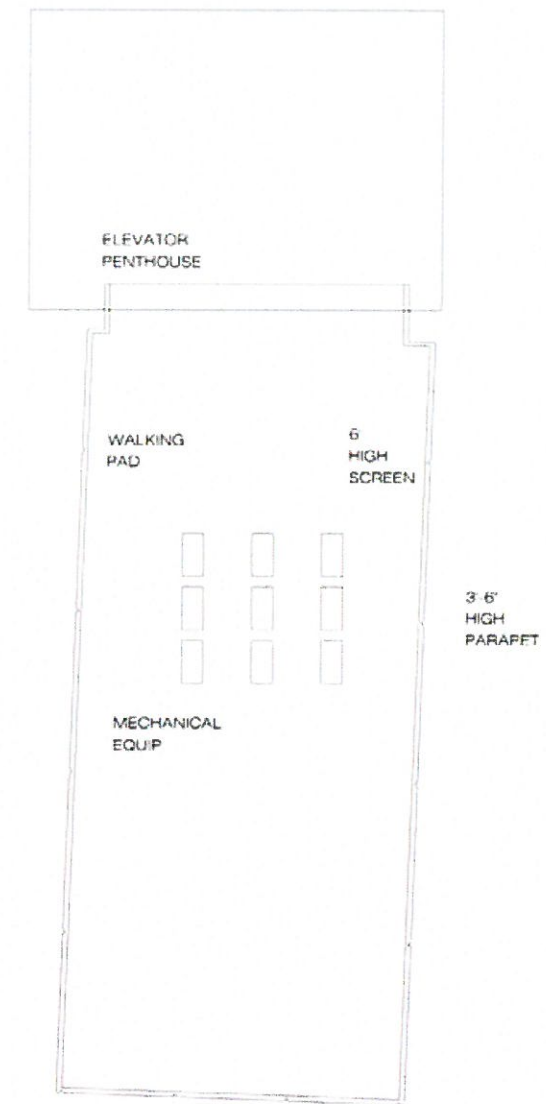


BUILDING PLAN - 1ST LEVEL
OFFICE AREA 2,600 SF
WAREHOUSE AREA 9,750 SF

OFFICE AREA 5,200 S.F.
WAREHOUSE 9,750 S.F.



BUILDING PLAN - 2ND LEVEL
OFFICE AREA 2,600 SF



ROOF PLAN

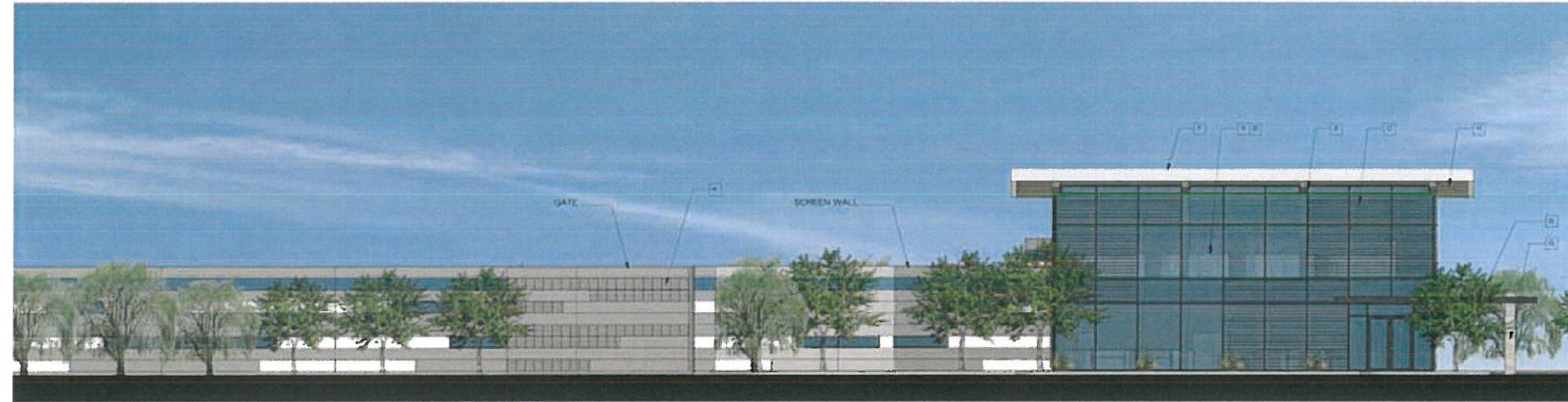


LB APP. NO. 1601-05
UA JOB# 16-063
05.30.17

LOS CERRITOS WETLANDS OIL CONSOLIDATION & RESTORATION Long Beach, California

FLOOR PLANS

SCALE 3/32" = 1'-0"
0 16 32



1 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOP OF ROOF AT OFFICE
SECOND LEVEL
FIRST LEVEL
EXISTING GRADE 14.50
FINISH GRADE 14.75



2 - WEST ELEVATION

SCALE: 1/8" = 1'-0"



A VETRO INSULATED GLAZING SOLARBAN OPT BLUE + ARGON/HEATER 1



B ALUMINUM WINDOWS AND DOORS DARK BRONZE FINISH



C ALUMINUM SUNSHADES ANODIZED FINISH



D VETRO STARFIRE BRANDED 100 TANZANITE BLUE



E PAINTED STRUCTURAL TUBE STEEL SUPPORT SHERWIN WILLIAMS SW 0001 PEWTER TANKARD



F METAL PANELING AEP SPRAY COAT REGAL WHITE



G BOARD FORMED CONCRETE NATURAL GRAY



H STAINED WOOD PLANK RANDOM STAGGERED



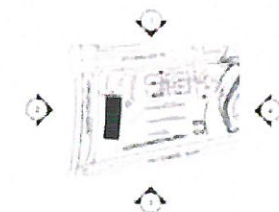
I PAINTED CONCRETE SHERWIN WILLIAMS SW 6004 TWILIGHT GRAY



J PAINTED CONCRETE SHERWIN WILLIAMS SW 6015 LUSK BLUE



K STAINLESS STEEL WIRE FRAME DUAL ALTERNATING PATTERNS



LB APP. NO. 1601-05
UA JOB# 16-063
05.30.17

LOS CERRITOS WETLANDS OIL CONSOLIDATION & RESTORATION

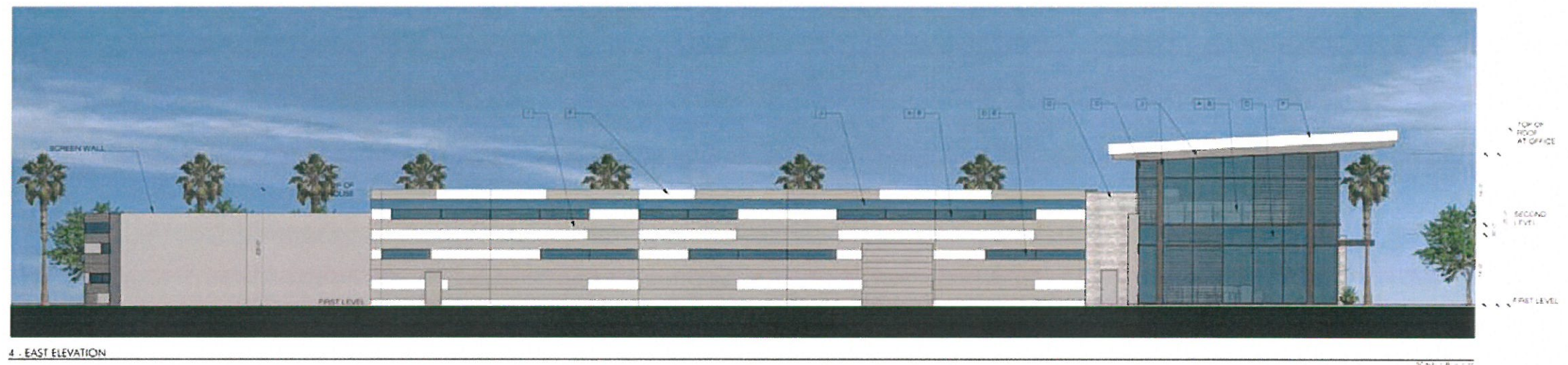
Long Beach, California

BUILDING ELEVATIONS

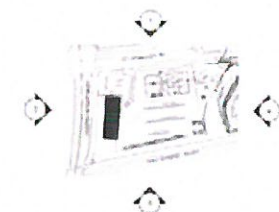
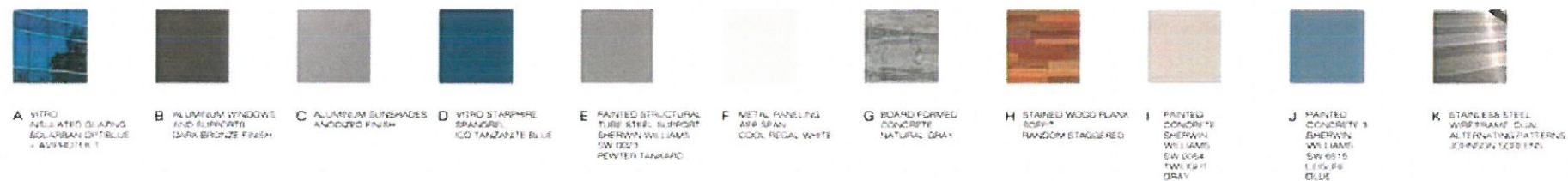
SCALE: 1/8" = 1'-0"
0 8 16



3. SOUTH ELEVATION



4. EAST ELEVATION



LB APP NO. 1601-05
UA JOB# 16-063
05.30.17

LOS CERRITOS WETLANDS
OIL CONSOLIDATION & RESTORATION
Long Beach, California

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
0 8 16

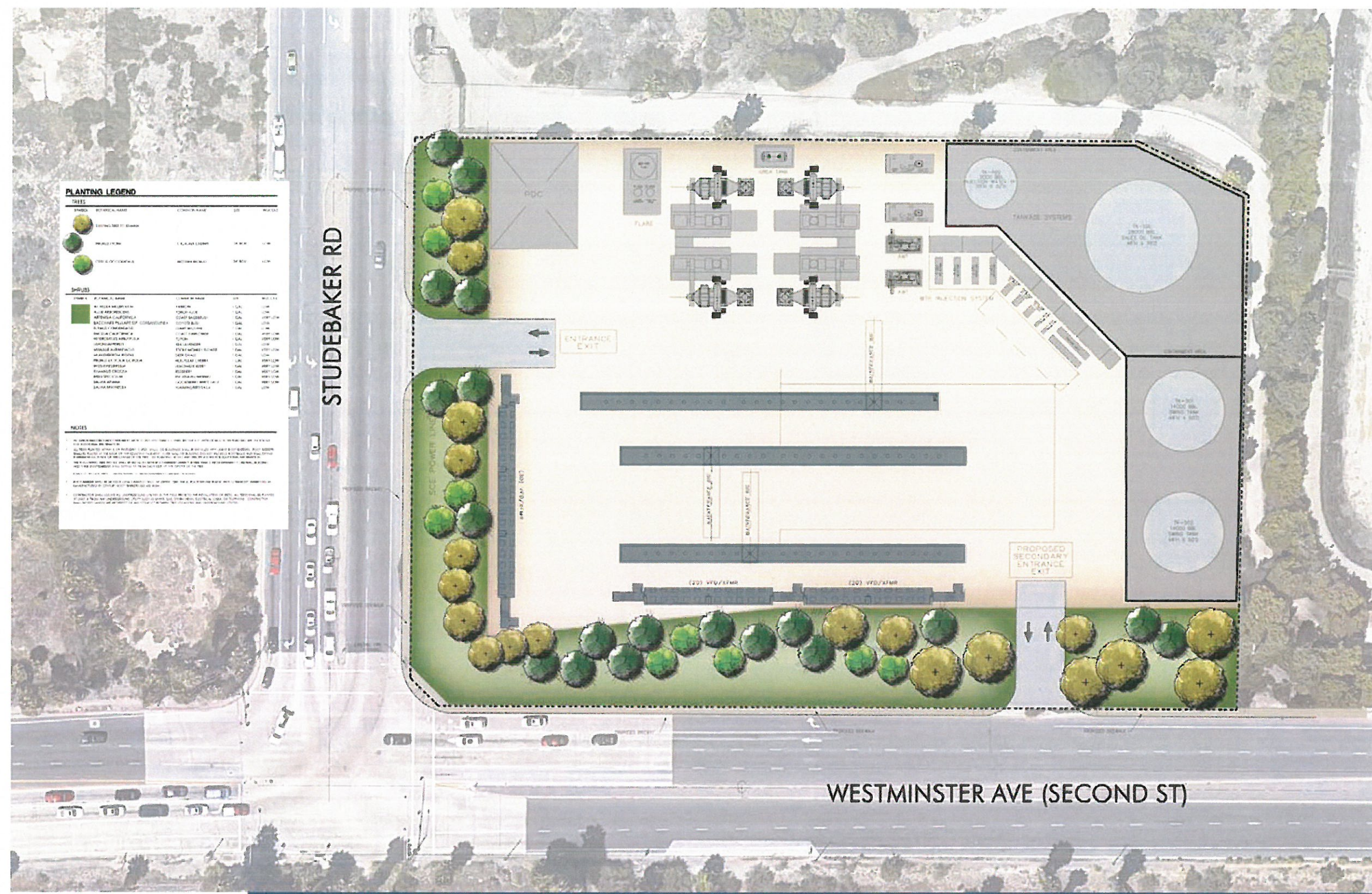


LB APP. NO. 1601-05
 UA JOB# 16-063
 05.30.17

LOS CERRITOS WETLANDS OIL CONSOLIDATION & RESTORATION

Long Beach, California

PERSPECTIVES



PLANTING LEGEND				
TREES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
SHRUBS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	DBH	HEIGHT
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
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	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			
	SEEDLING (10' x 10')			

NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING MANUAL AND THE LATEST EDITIONS OF THE CALIFORNIA PLANTING MANUAL.

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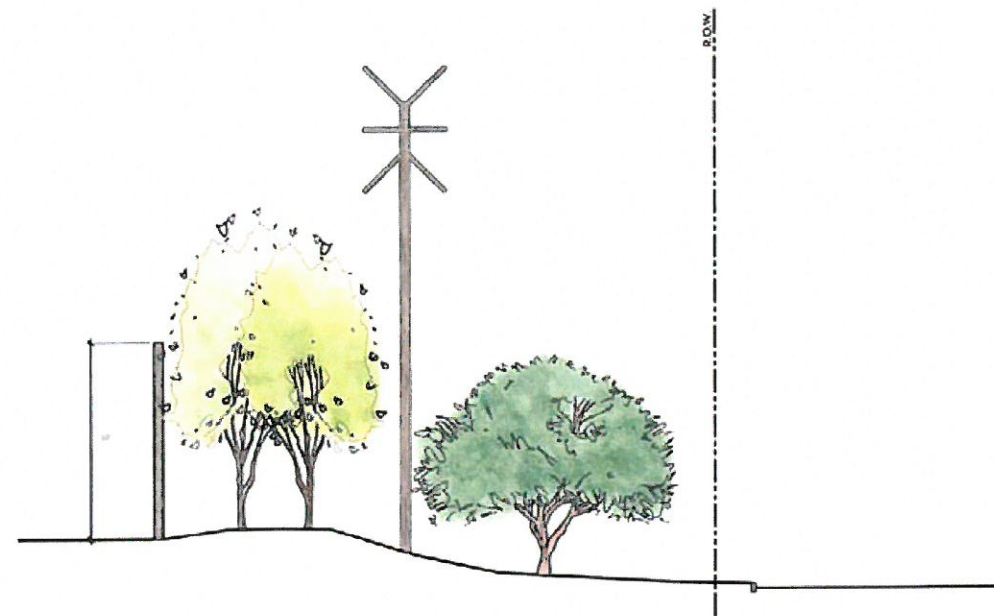
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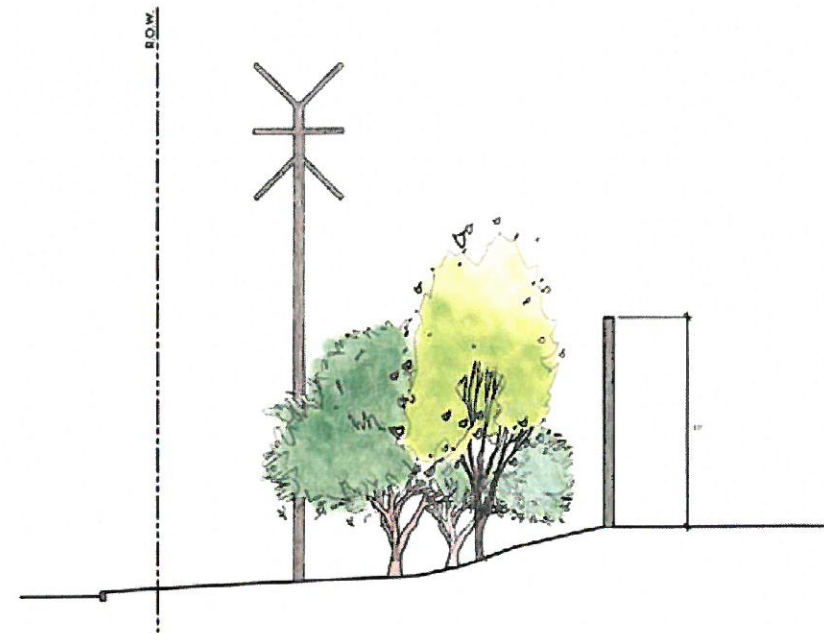
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING MANUAL AND THE LATEST EDITIONS OF THE CALIFORNIA PLANTING MANUAL.



SECTION A - A'
NORTH STUDEBAKER ROAD

1" = 8'



SECTION B - B'
WESTMINSTER BOULEVARD

1" = 8'

WESTMINSTER BOULEVARD + N. STUDEBAKER ROAD
LONG BEACH, CALIFORNIA

LANDSCAPE CONCEPT PLAN
LCWA



Scale: 1" = 30'
Project: 15-093
Date: 22 Oct 15

BB-L-2



NORTH EAST



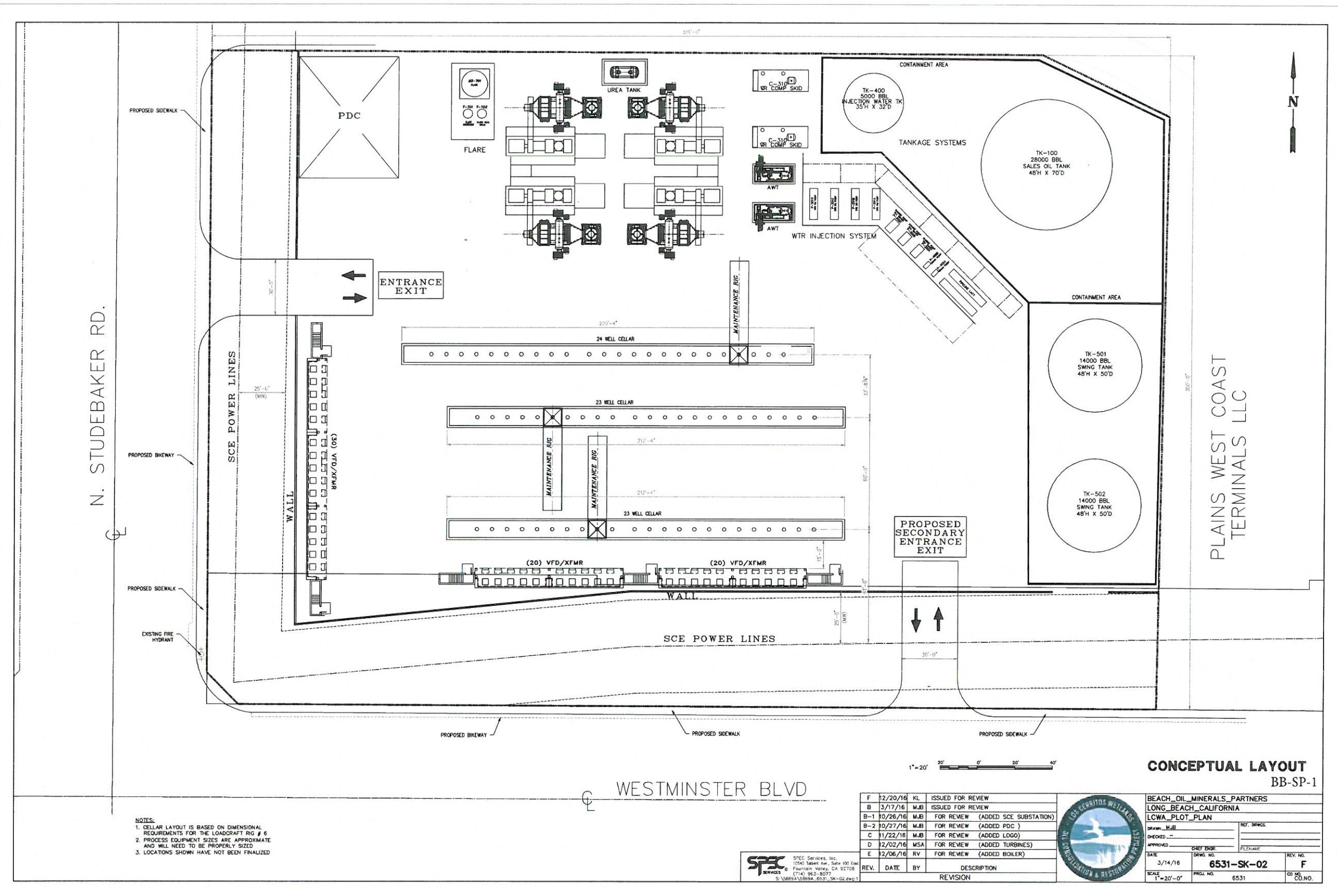
NORTH WEST

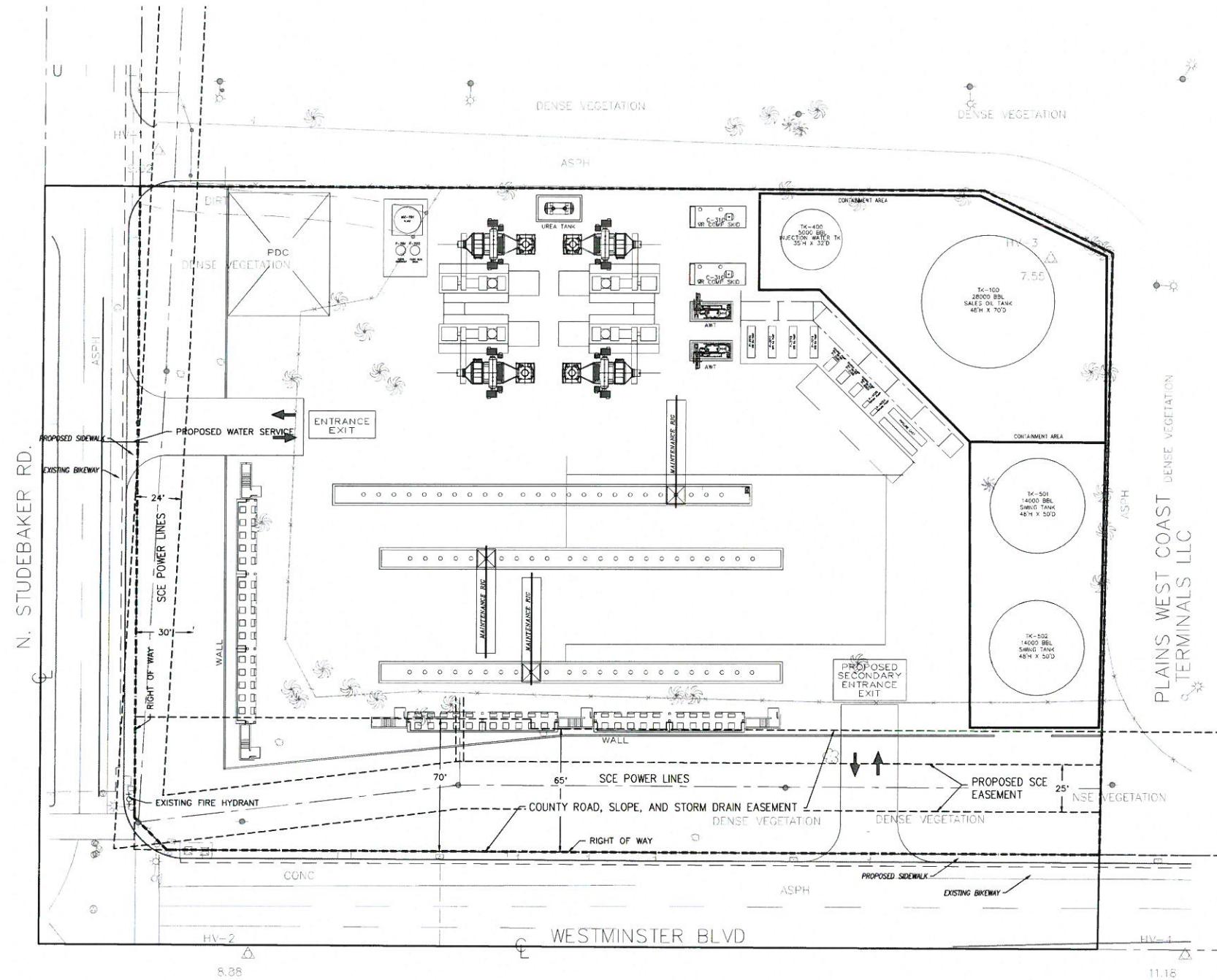


SOUTH EAST



SOUTH WEST

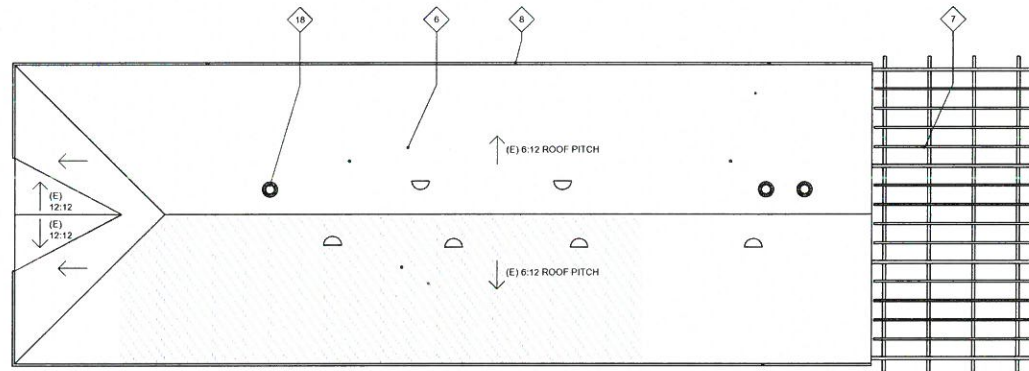




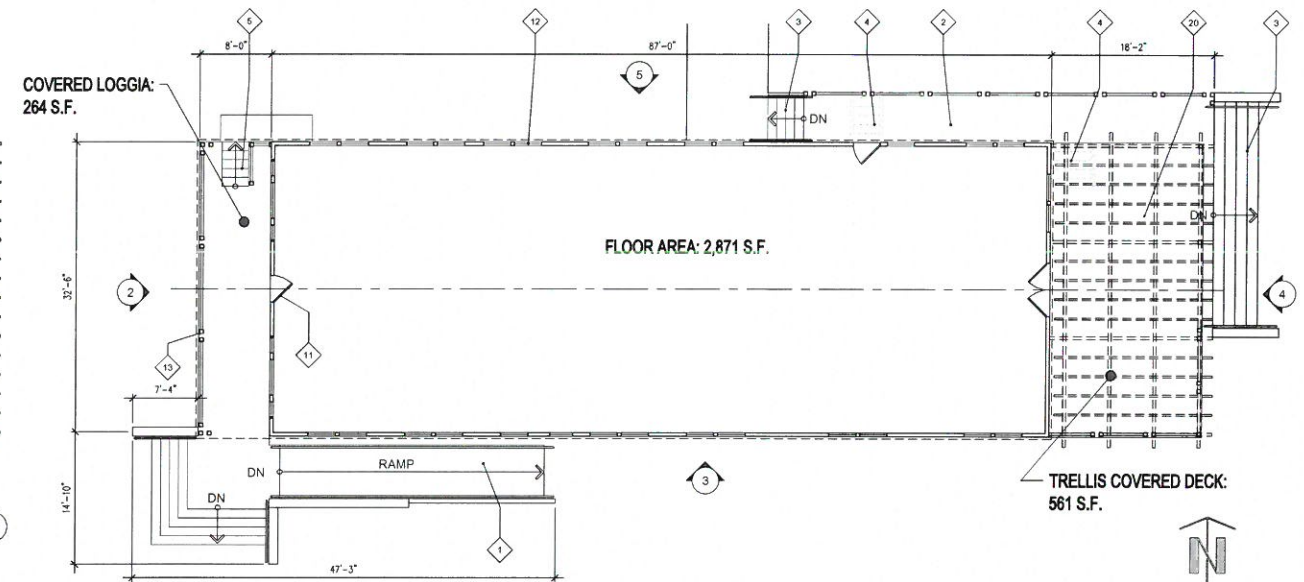
LCWA UTILITIES AND EASEMENT PLAN LONG BEACH, CALIFORNIA



BB-SP-2
DATE: 12/20/18



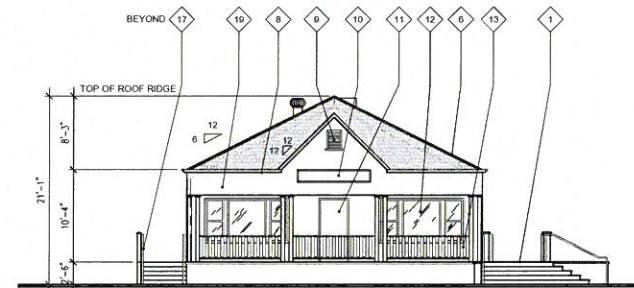
ROOF PLAN
SCALE: 1/8" = 1'-0"



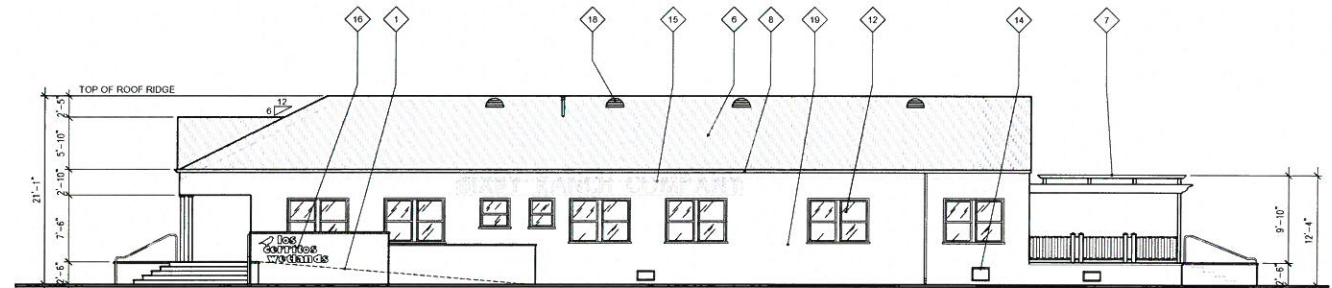
FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

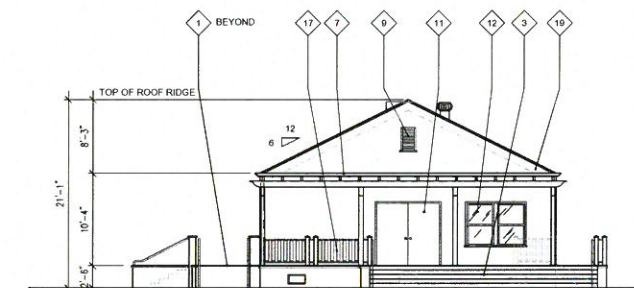
- | MARK | DESCRIPTION |
|------|--|
| 1 | NEW CONCRETE ADA RAMP, STAIR AND LANDING |
| 2 | NEW RAISED DECK |
| 3 | NEW STAIR |
| 4 | EXISTING STAIR TO BE REMOVED |
| 5 | EXISTING STAIR TO REMAIN |
| 6 | EXISTING COMPOSITION SHINGLE ROOF / REPLACE IF REQUIRED |
| 7 | EXISTING TRELLIS |
| 8 | EXISTING RAIN GUTTER WITH DOWNSPOUTS |
| 9 | EXISTING ATTIC VENT |
| 10 | EXISTING FRAMED BOARD |
| 11 | EXISTING DOOR, TYPICAL |
| 12 | EXISTING WINDOW, TYPICAL |
| 13 | EXISTING PAINTED WOOD POST AND BALUSTERS |
| 14 | EXISTING UNDERFLOOR VENT |
| 15 | EXISTING CHANNEL LETTERS AND BACK BOARD TO BE REMOVED |
| 16 | PROPOSED VISITOR'S CENTER SIGNAGE OVER POURED-IN-PLACE CONCRETE WALL WITH CHAMFER AND REVEAL |
| 17 | NEW PAINTED (OR STAINED) WOOD BALUSTER GUARDRAIL TO MATCH EXISTING |
| 18 | EXISTING ROOF TOP GRAVITY VENTS, STACKS, ETC... |
| 19 | EXISTING EXTERIOR CEMENT PLASTER / COLOR TO REMAIN, REPAIR AS REQUIRED |
| 20 | NOTE: DECK ALSO IS A SECOND EXIT, MAY REQUIRE A RAMP OR LIFT |



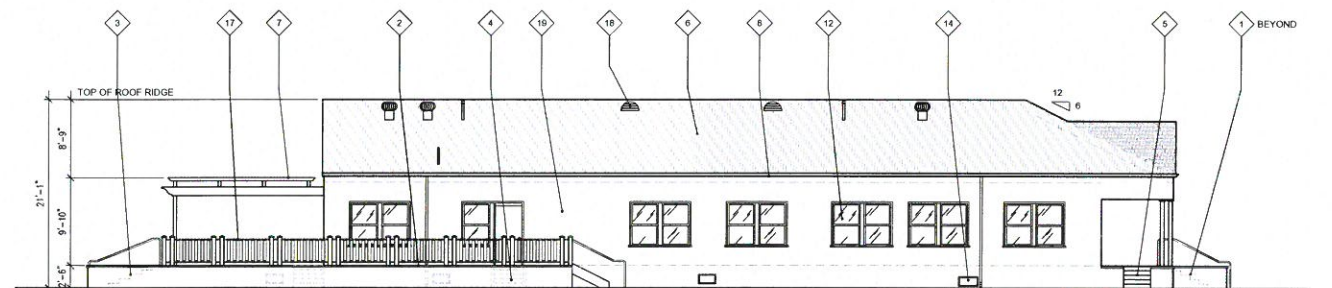
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LOS CERRITOS WETLANDS VISITOR CENTER

OCTOBER 20, 2015



Bryant • Palmer • Soto Inc.
ARCHITECTS & ENGINEERS

CC-A-1

(310) 326-0111

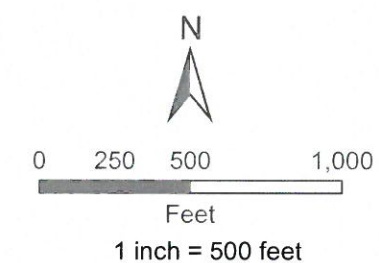




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Legend

- Synergy Oil Field Boundary
- Mitigation Bank Phasing Boundary
- Alkali Meadow (3.94 ac)
- Coastal Sage Scrub (4.30 ac)
- Coastal Saltmarsh (38.43 ac)
- Coastal Saltmarsh/Mudflat (13.71 ac)
- Mulefat Scrub (1.16 ac)
- Saltbush Scrub (3.02 ac)
- Sycamore/Elderberry Woodland (0.51 ac)
- Tidal Creek/Mudflat (11.16 ac)



SYNERGY OIL FIELD

Phase 1 Mitigation Bank

GLENN LUKOS ASSOCIATES



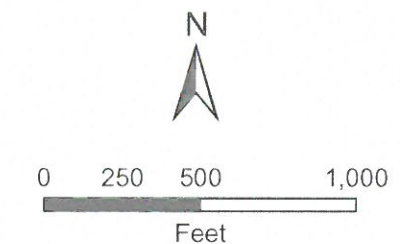
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CC-L-2



Legend

- Synergy Oil Field Boundary
- Mitigation Bank Phasing Boundary
- Alkali Meadow (37.94 ac.)
- Coastal Sage Scrub (0.09 ac.)
- Coastal Saltmarsh (0.66 ac.)
- Coastal Saltmarsh/Mudflat (23.65 ac.)
- Freshwater Marsh (0.43 ac.)
- Saltbush Scrub (6.41 ac.)
- Sycamore/Elderberry Woodland (2.06 ac.)



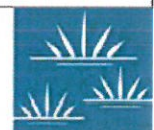
1 inch = 500 feet



SYNERGY OIL FIELD

Phase 2 Restoration Area

GLENN LUKOS ASSOCIATES



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CC-L-3



NORTH EAST



NORTH WEST



SOUTH EAST



SOUTH WEST

SYNERGY OIL FIELD LONG BEACH, CALIFORNIA





- LEGEND:
- ASSESSOR PARCEL LINES
 - OIL WELL
 - LCWA SITE
 - SYNERGY OIL FIELD SITE (152 ACRES)
 - CITY MARKETPLACE MARSH (33 ACRES) SITE
 - HABITAT PRESERVATION AND RESTORATION



CC-SP-1
DATED 12/10/06

SYNERGY OIL FIELD SITE

LONG BEACH, CALIFORNIA



- LEGEND:
- ASSESSOR PARCEL LINES
 - OIL WELL TO BE ABANDONED PER REMOVAL PLAN
 - LCWA SITE
 - SYNERGY OIL FIELD SITE (152 ACRES)
 - CITY MARKETPLACE MARSH (33 ACRES) SITE



CC-SP-
DATED 12/30/06

SYNERGY UTILITIES AND EASEMENT PLAN
LONG BEACH, CALIFORNIA



NORTH EAST



EAST



SOUTH EAST



WEST

MARKETPLACE MARSH LONG BEACH, CALIFORNIA





CITY MARKETPLACE MARSH (33 ACRES) SITE

LONG BEACH, CALIFORNIA

SCALE: 1" = 100'

LEGEND:

- ASSESSOR PARCEL LINES
- OIL WELL TO BE ABANDONED PER REMOVAL PLAN
- PIPE BUNDLE OPTION 1
- PUMPKIN PATCH SITE
- LCWA SITE
- SYNERGY OIL FIELD SITE
- CITY MARKETPLACE MARSH (33 ACRES) SITE



DD-SP-1
DATED 12/20/16



- LEGEND:**
- PROPOSED PIPELINE CORRIDOR
 - - - PROPOSED U/G PIPELINE CORRIDOR
 - ⊗ EXISTING WELL (DOGR)
 - PROPOSED 40' WIDE CONSTRUCTION WORK AREA
 - PROPOSED 80' X 80' WORK AREA

PLAN
SCALE: 1"=100'

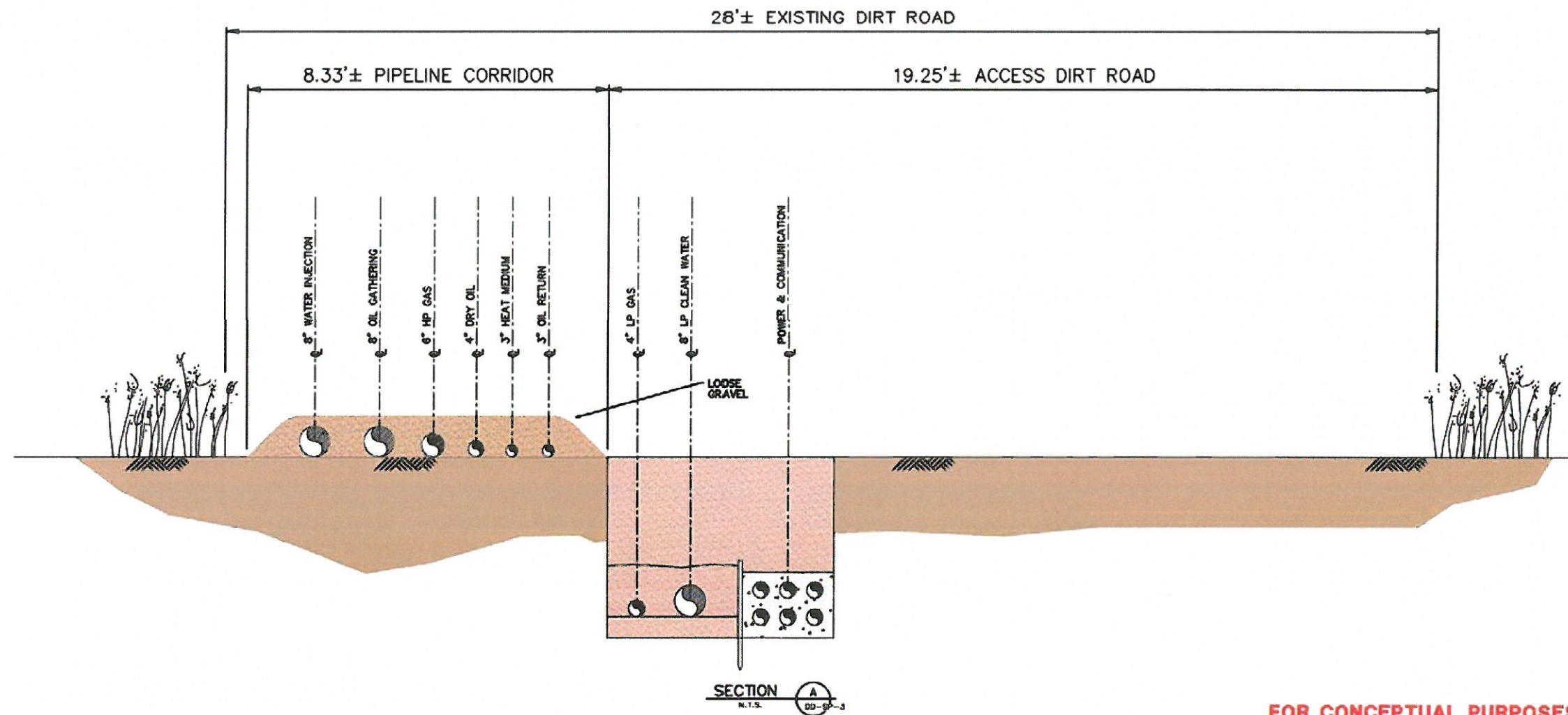


FOR CONCEPTUAL PURPOSES ONLY

REV	DATE	REVISION	BY	CHKD
D	12/2/2016	ISSUED FOR REVIEW	OE	TM
C	10/26/2016	ISSUED FOR REVIEW	OE	TM
B	10/21/2016	ISSUED FOR REVIEW	OE	TM
A	10/19/2016	ISSUED FOR REVIEW	OE	TM



BIXBY CELLAR SITE DEVELOPMENT LONG BEACH, CALIFORNIA PROPOSED PIPELINE CORRIDOR ROUTE		
CHECKED: O. ESTRADA	DRAWING NUMBER: DD-SP-2	REVISION: D
DRAWN: T. MORRISON	SCALE: AS NOTED	DATE: 10/21/16
SHEET: OF		SHEETS



FOR CONCEPTUAL PURPOSES ONLY

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