

OIL MAP AMENDMENT FINDINGS

**(Synergy Oil Field at 6433 East 2nd Street, City property at the southeast corner of Studebaker Road and 2nd Street, Pumpkin Patch Site at 6701 E. Pacific Coast Highway, and the Los Cerritos Wetlands Authority site at the northeast corner of Studebaker Road and 2nd Street)
Application No. 1601-05
Date November 30, 2017**

Section 12.08.320 of the Long Beach Municipal Code requires that the Planning Commission and the City Council make the following findings of fact before changing the boundary of, creating or deleting an oil operating area. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

A. THE CHANGE, CREATION OR DELETION WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF SURROUNDING COMMUNITY;

Chapter 12.08 of the Long Beach Municipal Code currently includes Oil Area 8 – Alamitos Heights and Flats. The southwestern most portion of the Area extends to an area adjacent to the Pumpkin Patch site. The project proposes to include the Pumpkin Patch site as part of Oil Area 8. The Pumpkin Patch site is an undeveloped site and includes existing oil wells, which predate the current Oil Areas. The proposed oil wells on the Pumpkin Patch would be located at the rear of the site, which is away from public view and also not proposed with any development. The project also proposes to designate the LCWA site as a new Oil Area. The LCWA site is adjacent to the Plain All American and AES Power Plan sites, therefore exhibiting a long-standing industrial character. The LCWA site has been used for storage of industrial manufacturing items and has a history of industrial use. It is not adjacent to any site planned for development nor adjacent to any residential areas. As such, the proposed inclusion of the Pumpkin Patch site in Oil Area 8 and the creation of a new oil area for the LCWA site will not adversely affect the character, livability, or appropriate development of the surrounding community.

B. THE CHANGE, CREATION OR DELETION IS NECESSARY TO PRODUCE THE PETROLEUM ENVISIONED TO BE PRODUCED FROM THE SITE, AND THE PETROLEUM CANNOT FEASIBLY BE REPRODUCED FROM OTHER SITES WITHIN OIL OPERATING AREAS BY UNITIZATION OR PRODUCTION AGREEMENTS, SLANT DRILLING OR OTHER MECHANISM; AND

The Synergy Oil Field and the City Property currently include active oil wells, but are wetlands in nature. The proposes to phase out the wells on these sites over

time and replace them with newly-drilled wells on the Pumpkin Patch and LCWA sites. Allowing the proposed Oil Map changes facilitates the production of petroleum envisioned from the area. Due to their industrial nature, located away from residential areas and otherwise not adjacent to non-industrial development, these sites are the most feasible sites for oil drilling in the immediate area. Other areas of the City have developed with active residential uses and urban uses, thereby precluding the introduction of new oil wells without negative impacts to those existing uses.

C. THE CHANGE, CREATION OR DELETION WILL NOT UNREASONABLY HINDER PRODUCTION OF EXISTING PETROLEUM RESERVES.

The proposed Oil Map Amendment would designate the Pumpkin Patch site and the LCWA site as Oil Areas, which would allow approval of new oil wells. This is in anticipation of the long-term phase out of the currently-active wells on the Synergy Oil Field and City Property. The issuance of oil wells is managed and monitored by the Long Beach Gas and Oil Department, who manages the production of petroleum in the City. Therefore, the addition of Oil Areas would not hinder production of existing petroleum reserves.