

# EXHIBIT I

November 14, 2017

Craig Chalfant  
Senior Planner  
Long Beach Development Services  
333W. Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90803  
Craig.chalfant@longbeach.gov

Mr. Chalfant,

I am writing to support the Los Cerritos Wetlands Oil Consolidation and Restoration Project. I attended the Open House in October and was impressed with the project and the wetlands tour. It will be great once this area is opened up to the public. I believe that the Environmental Impact Report did a good job analyzing the impacts from the project and am glad to see that all long term environmental impacts could be mitigated, and the project's impacts are only temporary.

In addition to the many environmental benefits, the project's revenue represents a welcome infusion to the City's general fund. This project is a win-win for all of Long Beach. I respectfully request approval of this project and hope it moves forward swiftly.

Sincerely,



Bob Lane

238 Campo Drive  
Long Beach, CA 90803

Cc: Councilperson Suzie Price

Nov. 10, 2017

Dear Mr. Chalfant,

My name is Connie Warner and I was born in Long Beach and grew up here. I moved away 30 years ago, retired and moved back home. I was very pleased to see they hadn't developed the oil property and wetlands. I didn't appreciate when growing up what the wetlands meant to our birds both native and migratory. I lived in another part of the country and developed a Certified Backyard Wildlife Habitat thru the National Wildlife Federation on our property. I am very passionate about my support for the Los Cerritos Wetlands Oil Consolidation and Restoration Project to preserve and restore what precious Wetlands that do remain.

My husband and myself felt very fortunate when we found our home at Belmont Shores Mobile Estates. Walking along our bluff and watching the different birds in Steam Shovel Slough, we feel very privileged. Wouldn't it be wonderful for everyone to enjoy our wildlife with a path and education center in the wetlands. The benefits to wildlife and education for the future generations is unmeasurable. Restoring the wetlands will be a gem for Long Beach, and with the new technology for the oil operations it's a win/win for the city. I am very proud to be a native of Long Beach, and would appreciate your consideration and approval of this very important project.

Connie Warner

6233 E. Marina View Dr.

Long Beach, 90803

404-668-5582

David Barrad

6267 Monte Street

Long Beach, California 90803

November 8, 2017

Craig Chalfant  
Planning Bureau, Development Services Department  
City of Long Beach  
333 West Ocean Boulevard, 5th Floor  
Long Beach, CA 90802

Dear Mr. Chalfant:

I grew up in a house less than a mile from Steamshovel Slough, but never knew that such a place existed. I'm now the adult homeowner of that house, yet until I attended the Los Cerritos Wetlands Oil Consolidation and Restoration Project's open house last month, I still didn't know that such a place existed.

I'm now very excited about the potential of the project and strongly support it. I hope that you will do all you can to support the project as well.

The new sidewalk and bike lane around the project site alone will be a significant and welcome enhancement. But the opportunity the project offers to have access to this hidden gem is a unique opportunity to highlight something rare and beautiful within our city.

I hope to soon be able to show off the Los Cerritos Wetlands both to visitors and to other city residents. I hope many more people soon become aware that such a place exists.

Respectfully,

David Barrad

November 14, 2017

Craig Chalfant  
City of Long Beach  
333 W. Ocean Blvd.  
Long Beach, CA 90802

RE: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Mr. Chalfant:

I am writing in support of the Los Cerritos Wetlands Oil Consolidation and Restoration Project. I attended the Open House that was held in October and was impressed with the event and the information that was shared.

I have recent experience within the Oil & Gas industry and this project as described with respect to restoration and new production facilities, will thereby improve the quality of life for residents and wildlife by allowing not only the restoration of these wetlands, but by using newer technology to improve safety and reliability of current oil operations.

Newer technology and industry best practices within the engineering and design phases, will improve process and environmental safety.

Removal of the existing oil storage tanks and pipelines will drastically improve the aesthetics of the area and reduce truck traffic through pipeline instead of truck transportation.

I also like the idea of funding through private investment and a mitigation bank as well as continuing O&G operations as an income stream for the city.

If designed much like the THUMS facilities, this project will benefit residents and visitors of Long Beach for many years to come.

I am excited for the wetlands to be restored and to be able to walk out on the new public access trails.

I strongly support this project, look forward to participating and hope for quick approval.

Sincerely,

Donald Segura

5318 E. 2nd

PMB 559

Long Beach, CA

90803

November 2017

Craig Chalfant  
City of Long Beach  
333 W. Ocean Blvd.  
Long Beach, CA 90802

RE: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Mr. Chalfant,

I am writing in support of the proposed Los Cerritos Wetlands Oil Consolidation and Restoration Project. As a lifelong Long Beach resident, and a resident of the Third District, I am thrilled to see the privately owned wetlands move into public ownership. I look forward to taking my children to the visitors center and walking with them on the public trail. Also, the immediate removal of the existing tank farms and phased removal of the existing oil wells will drastically improve the aesthetics of the area. Further, the tax revenue from this project represents a substantial infusion into the City's general fund. This is a good project for Long Beach and I hope it is approved without delay.

Regards,

Eric Johnson

356 Santiago Ave

Long Beach, CA 90814

HILARY C. SIEBENS  
12401 Del Monte Drive #47A  
Seal Beach, CA 90740  
mail hilary.siebens@gmail.com  
ph 562-438-2097

October 23, 2017

Dear Mike,

I enjoyed our discussions at Bored  
again house Saturday! Sunday.

I came for a second visit because  
the walk & learning more about the project  
really inspired me.

The enclosed article may be of interest.  
Have you seen people, resistant to the project,  
get more on board once they've been on site?  
No need to answer...

Best of luck moving the project  
forward.

Regards  
Hilary Siebens.

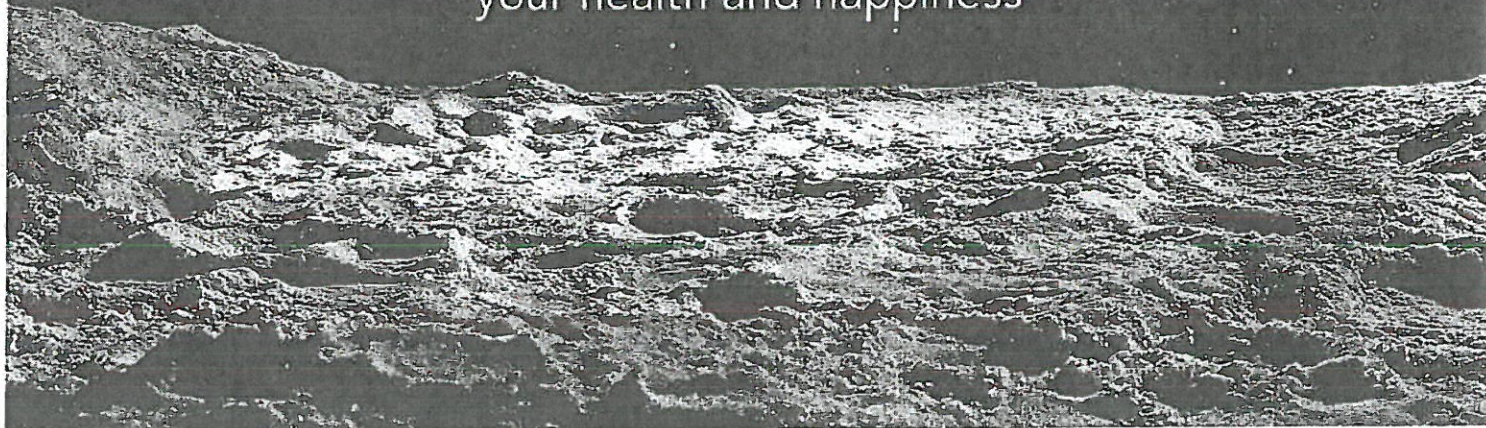


# Parade

SUNDAY, OCTOBER 9, 2016 | PARADE.COM

## AWE

How the soul-stirring wonder sparked by a shooting star or a majestic peak can transform your health and happiness



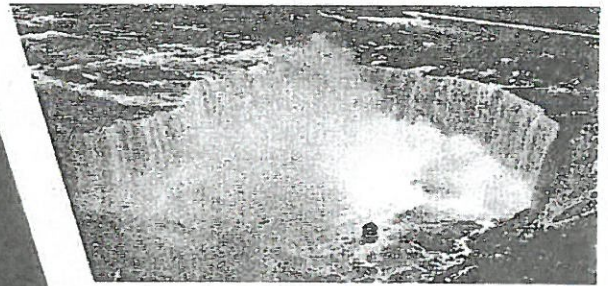


The hike, in a narrow box canyon, wasn't going so well. Stacy Bare and his brother were arguing, for one thing. High sandstone walls hid any view, even from the 6-foot-7 Bare. After a second Army deployment, in Iraq, he was suffering from post-traumatic stress disorder (PTSD): drinking too much, suicidal and struggling to find his way forward. *What am I doing with my life? What does it mean to be at home, a veteran, anyway?*

The trail led to a ladder. "We climbed up, still shouting at one another," recalls Bare. "Then we looked up and *wham!*"

The towering slabs of Druid Arch rose up, a sunset-hued Stonehenge in the middle of Utah's Canyonlands National Park. The men's jaws dropped. They laughed. They hugged. *What were we even arguing about?* Bare recalls thinking.

They'd been awestruck—altered in an instant by an electrifying emotion that scientists have only recently begun to study. You didn't see Awe as a character in Pixar's hit film *Inside Out*. But new studies show that it's a dramatic feeling with the power to inspire, heal, change our thinking and bring people together.



## WHAT IS AWE, ANYWAY?

"Awe is the feeling of being in the presence of something vast or beyond human scale, that transcends our current understanding of things," says psychologist Dacher Keltner, who heads the University of California, Berkeley's Social Interaction Lab. A pioneer in the study of emotions, he helped Facebook create those new "like" button emojis and consulted on *Inside Out*.

In 2013, Keltner's lab kicked off Project Awe, a three-year research project funded by the John Templeton Foundation that has spawned more research on the topic than in the previous three decades.

You might recognize awe as that spine-tingling feeling you get gazing at the Milky Way. The

FEELING AWE MAY BE  
THE SECRET TO HEALTH  
AND HAPPINESS.

BY PAULA SPENCER SCOTT



dumbstruck wonder you feel as your newborn's hand curls around your pinkie. Niagara Falls! Cirque du Soleil! Fireworks! The Sistine Chapel! The national anthem sung by someone who knows how!

"People often talk about awe as seeing the Grand Canyon or meeting Nelson Mandela," Keltner says. "But our studies show it also can be much more accessible—a friend is so generous you're astounded, or you see a cool pattern of shadows and leaves."

For years, only the "big six" emotions (happiness, sadness, fear, anger, disgust, surprise) got much scientific attention. "Awe was thought of as the Gucci of the emotion world—cool if you have it, but a luxury item," says Arizona State University psychologist Michelle Shiota. "But it's now thought to be a basic part of being human that we all need."

Here's what these "wizards of awe" are discovering:

**Awe binds us together.** It's a likely reason human beings are wired to feel awe, Keltner says; to get us to act in more collaborative ways, ensuring our survival. Facing a great vista—or a starry sky or a cathedral—we realize we're a small part of something much larger. Our thinking shifts from *me* to *we*.



Astronauts feel this in the extreme. They often report an intense, "far out" state of oneness with humanity when looking back at Earth, called the "overview effect," says David Bryce Yaden, a researcher at the University of Pennsylvania. Our pale blue dot "looks small against the vastness of space and yet represents all that we hold meaningful," he says. Call it a wow of astronomical proportions.

**Awe helps us see things in new ways.** Unlike, say, fear or excitement, which trip our "fight-or-flight" response, awe puts on the brakes and keeps us still and attentive, says Shiota. This "stop-and-think" phenomenon makes us more receptive to details and new information. No wonder Albert Einstein described feelings of awe as "the source of all true art and science."

**Awe makes us nicer—and happier.** "Awe causes a kind of Be Here Now that seems to dissolve the self," says social psychologist Paul Piff of the University of California, Irvine. It makes us act more generously, ethically and fairly.

In one experiment, subjects spent a full minute looking at either an impressive stand of North America's tallest eucalyptus trees or a plain building. Not surprisingly, the tree-gazers reported higher awe. When a tester "accidentally" dropped pens in front of the subjects, the awestruck ones helped pick up way more than the others.

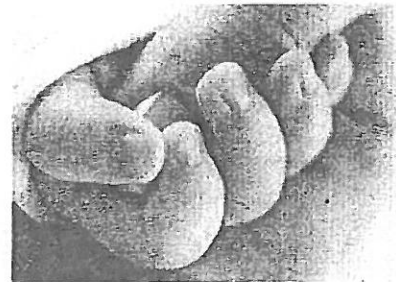
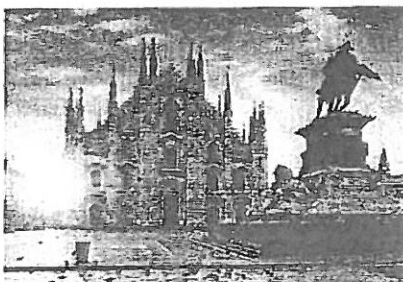
**Awe alters our bodies.** Awe is the positive emotion that most strongly predicts reduced levels of cytokines, a marker of inflammation that's linked to depression, according to research from

University of Toronto's Jennifer Stellar. That suggests a possible role in health and healing, and may help explain the raft of recent studies that have linked exposure to nature with lower blood pressure, stronger immune systems and more. Researchers even wonder whether a lack of nature and other opportunities for feeling awe might add to the stresses and health damage that come from living in urban blight or poverty.

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2.5  
AVERAGE  
NUMBER  
OF TIMES A  
WEEK PEOPLE  
FEEL AWE

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75%  
HOW MUCH  
AWE IS  
INSPIRED BY  
THE NATURAL  
WORLD

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## THE HEALING POTENTIAL OF AWE

Though this is still pretty new science, it's already being applied to the real world. At Newcomers High School in Long Island City, N.Y., Julie Mann takes her students on "Awe Walks" to connect with nature or art. When they write about these experiences and share them in the classroom, she says, kids who never talk in class or pay attention come to life. "It helps them feel less marginalized, with a sense that life is still good," she says.

Kids and grown-ups alike have fewer chances these days to find such transformative moments. We're increasingly stressed, indoors, plugged into devices and less tightly connected to neighbors and friends. Could more awe be just what the doctor ordered?

Bare thinks so. He credits backpacking and rock-climbing trips with nothing less than saving his life. "I literally climbed out of depression," he says.

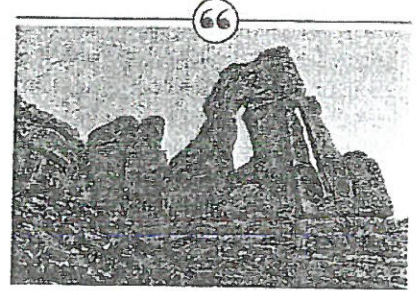
In 2010, not long after that Druid Arch hike with his brother, Bare and fellow vet Nick Watson co-founded Veterans Expeditions to get other returning soldiers (from all eras)

outdoors. Like him, they reported relief from PTSD.

Fascinated, Bare sensed that there may be something therapeutic in nature beyond exercise and relaxation—something like the psychological and social shifts that awe brings. Now the director of Sierra Club Outdoors, the arm of the environmental group that organizes wilderness trips for groups, he's partnered with UC Berkeley to form the Great Outdoors Lab to document nature's impact on the mind, body and relationships.

Early studies have taken veterans and underserved adolescents white-water rafting. Subjects showed measured improvements in psychological well-being, social functioning and life outlook. "Veterans' stress dropped by 30 percent. It's a compelling pattern," says researcher Craig Anderson.

In fact, Bare has a



**We climbed up,  
still shouting at one  
another. Then we  
looked up and *wham!***

—Stacy Bare at Druid Arch (above)

## 7 WAYS TO FIND AWE IN EVERYDAY LIFE

We can't all experience the ultimate awe of viewing the Earth from space, but we can do the following:

1. Drop the devices and gaze at the clouds or stars.
2. Visit a local, state or national park.
3. Take an Awe Walk in your neighborhood, noticing things as if for the first time.
4. Describe to a friend or write about a time you once felt awe.
5. Visit a museum or planetarium.
6. Get up early to watch the sunrise.
7. Play amazing music. (Beethoven's Fifth comes up often. Shiota suggests Alison Krauss' "Down to the River to Pray" and Carlos Santana's live "Europa.")

prediction: "In a few years, you'll go to the doctor and, as part of treatment for trauma, you'll get a prescription to get some hiking boots or go on a rafting trip."

Meanwhile, he has a new source of transcendence every bit as *wham!* as Canyonlands' red-gold spires: his baby daughter, Wilder.

Awesome name, right?

Visit [Parade.com/awe](http://Parade.com/awe) to see awe-inspiring landscapes and share what inspires you using #awesomeparade on social media.

November 14, 2017

Craig Chalfant  
Senior Planner  
Long Beach Development Services  
333W. Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90803  
Craig.chalfant@longbeach.gov

Dear Craig,

I am writing in support of the Los Cerritos Wetlands Oil Consolidation and Restoration Project. I live less than a mile from the Los Cerritos Wetlands and have long recognized the need to protect and preserve this wonderful natural resource. This project restores large portions of the Los Cerritos Wetlands, and opens the area up for the public to enjoy. Additionally, removal of the existing oil operations will also provide an immediate aesthetic benefit to the people who live, work and play here.

This is a unique and interesting project and the Beach Oil Minerals Partners team has done a good job educating the public. I respectfully request that this project be approved, and the EIR certified.

Sincerely,



Jeff Hoffman

228 Campo Drive

Long Beach, CA 90803

cc: Councilperson Suzie Price



November 10, 2017

Craig Chalfant  
City of Long Beach

Mr. Chalfant,

I am writing in support of the Los Cerritos Wetlands Oil Consolidation and Restoration Project. I heard the presentation they gave at the Belmont Heights Community Association meeting earlier this year and I was impressed. This is a very unique project that represents a win win for the City. Removing the existing oil field operations and restoring the wetlands are very important, and this project accomplishes both. I also believe that the new sidewalks and bike lanes will increase public safety as these features don't exist currently and walking or biking in the area is very dangerous.

I hope this project is approved as I am looking forward to enjoying the wetlands.

Supportively,

A handwritten signature in black ink that reads "John Toohig". The script is cursive and fluid, with the first name "John" and last name "Toohig" clearly distinguishable.

John Toohig

**Carrie Tai**

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**From:** Lars Rosenblad [lars.rosenblad@verizon.net]  
**Sent:** Wednesday, November 15, 2017 9:56 PM  
**To:** Craig Chalfant  
**Cc:** Council District 3; heather@altmanenvironmental.com  
**Subject:** Support for Los Cerritos Wetlands Oil Consolidation and Restoration Plan

Dear Craig,

I would just like to express my support for the oil consolidation and restoration plan. I am very happy that we will see near-term benefits of reduced oil infrastructure and structures on the site as well as expanded active wetlands, and long-term restoration of the nearly the whole parcel north of 2nd Street. And all that with minimal public outlays. My only complaints are that I wish it could happen faster, and I wish it could extend further. Thanks, Lars Rosenblad

562-254-3620

## Carrie Tai

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**From:** Laura Harding [belle1@att.net]  
**Sent:** Friday, October 27, 2017 4:06 PM  
**To:** Craig Chalfant  
**Cc:** Council District 3  
**Subject:** Support of the Los Cerritos Wetlands

Hi Craig,

My name is Laura Harding. My parents moved into the University Park Estates neighborhood in 1971. Growing up, I was able to ride my bike all around the open area, with no development, between the neighborhood and PCH. I have fond memories of the open space. I moved back into the neighborhood in 2015.

Several weeks ago there was a flyer at my door regarding an Open House of the Los Cerritos Wetlands. I made a reservation and attended on October 20th at 3pm. I was very impressed with the plan to consolidate the oil acreage and to make it a more efficient operation. What impressed me even more was to see the Steamshovel Slough and to hear the plans to enlarge the water space and restore the area back to its natural habitat. To see the area brought back the memories of open space. This is something I believe is much needed when houses seem to be going up everywhere. And to be so close to where I live is an added bonus.

From the information that was presented, it seems like a win-win both for the City of Long Beach and the people who live in it.

When my parents were alive, I know that they supported the Wetlands and now I can say the same thing.

Thank you for your time.

Sincerely,

Laura Harding





November 3, 2017

Mr. Craig Chalfant  
Planner  
City of Long Beach  
Department of Development Services, Planning Bureau, 5<sup>th</sup> Floor  
333 W. Ocean Blvd.  
Long Beach, CA 90802

**SUBJECT: Los Cerritos Wetlands Oil Consolidation and Restoration Project – SUPPORT**

Dear Mr. Craig Chalfant:

The Long Beach Area Chamber of Commerce believes that the Los Cerritos Wetlands Oil Consolidation and Restoration Project is a “win-win” for the city of Long Beach and the surrounding community. Not only does the environment benefit from restoration of a large portion of the Los Cerritos Wetlands and will be protected in perpetuity, tax revenue will increase annually from \$50,000 to approximately \$4 million. This is a welcome infusion to the city’s general fund.

We support this unique opportunity to preserve a piece of nature in Long Beach and look forward to this project moving forward.

Sincerely,



Randy Gordon

CC:  
Councilwoman Suzie Price, 3<sup>rd</sup> District



Los Cerritos Wetlands Stewards, Inc.

Craig Chalfant  
City of Long Beach  
333 W. Ocean Blvd.  
Long Beach, CA 90802

Dear Craig:

I am writing this letter in support of the Los Cerritos Wetlands Oil Consolidation and Restoration project, as it was presented at the October open house. I find no reason why I would not support such an opportunity to have wetlands instead of oil operations. I know there is a need for oil production at this time and a new modern operation certainly would be better than what is going on now. I have advocated this to all the land owners for over 20 years and I am proud of the courage and risk that Synergy is moving forward on this much needed project. I have no compensation for this project at all other than the enjoyment of seeing nature☺

With Support,

Leonard Arkinstall  
Executive Director  
Los Cerritos Wetlands Stewards  
6289 E. Pacific Coast Hwy.  
Long Beach Ca. 90803 cell: 562 225-4669  
lennyeva@earthlink.net  
lcwstewards.org

cc: Councilwoman Suzie Price, Third District

**From:** Lucy Johnson <[REDACTED]>  
**Sent:** Friday, November 17, 2017 11:30 AM  
**To:** Craig Chalfant  
**Subject:** Nov 30 Planning Commission meeting re Los Cerritos Wetlands Restoration Plan

To the Members of the Long Beach Planning Commission  
c/o Craig Chalfant, Senior Planner, Development Services Department

Last month I toured the Synergy Oil site during one of the Open House days. I did not know what to expect, but was taking advantage of the opportunity to observe a portion of this normally closed area and see what is there.

After viewing a presentation of the restoration plan, and walking around the site with representatives of the Los Cerritos Wetlands Authority (LCWA) and Synergy, I am impressed with the plan to consolidate and modernize the oil operations, and over time restore about 150 acres of wetlands.

From what I saw and learned about the project that day and since, this is a tremendous opportunity for the LCWA.

The trade about five (5) acres of LCWA land near the project for the 150+ acres in the Synergy oil field, and the commitment of Synergy and its partners to consolidate the oil operations into two parcels totaling approximately ten (10) acres is a trade that **must** be completed.

I have heard that certain members of the public have a few concerns, specifically air pollution, fracking and pipeline leaks. The EIR addresses air pollution, indicating additional air pollution will/may occur during the heavy construction period, then returning to normal levels. Fracking is done only where oil is found in areas of shale rock, and to my knowledge, Long Beach is not an area with shale. The plan and the EIR address the potential for oil leaks.

Upon approval from the Planning Commission and all the permitting authorities, the blight now seen on the north side of 2<sup>nd</sup> St between Studebaker and Pacific Coast Highway will be eliminated as the operating, inactive, and abandoned oil pumping equipment will be cleared from the 187 acres.

Existing wells will be abandoned, pipes removed, and the wells permanently sealed.

Pipelines will be removed, and a much shorter length of new pipelines constructed, using today's construction standards for pipelines.

New pipelines will primarily be above ground, to allow easier access for inspections.

Holding tanks will be removed from the site, with new storage facilities to be constructed on the remaining ten acres of Synergy property.

Newer technology will allow the oil operations to consolidate new wells in a condensed area, while the visibility of any new pumping and storage equipment being vastly less than what can be seen now.

Once completed and operational, no significant environmental impacts are expected.

Also upon approval from all permitting authorities, the restoration of the wetlands on roughly one-half of the current Synergy site will commence. Just imagine the beautification of the site and the return of native wildlife! The Los Cerritos Wetlands will become one of Long Beach's most treasured assets, enjoyed for years to come by residents and visitors alike.



11/17/2017

Lucy Johnson.html

This is a tremendous opportunity to ensure the future of the Los Cerritos Wetlands, and one that the City of Long Beach cannot afford to pass up. I therefore urge the members of the Planning Commission to unanimously approve the staff's recommendation. Thank you for your consideration of my comments.

Lucy Johnson

2402 Petaluma Avenue  
Long Beach, CA 90815

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Lucy Johnson

lucyjoh@comcast.net  
562.431.0052 (cell)

**Carrie Tai**

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**From:** Michael Wauschek <[REDACTED]>  
**Sent:** Sunday, November 12, 2017 11:46 AM  
**To:** Craig Chalfant  
**Subject:** Protection are los Cerritos wetland

Hello craig are earth is under attack we must stop now on what we doing to are earth. Oil is only making the climate change it time to awake

**Carrie Tai**

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**From:** mikedonelon@aol.com  
**Sent:** Tuesday, October 31, 2017 11:11 AM  
**To:** Craig Chalfant  
**Subject:** Los Cerritos Wetlands Restoration Project

Dear Craig,

As a resident of Belmont Shore Mobile Estates I want to lend my support to the restoration and relocation project. I spend many hours enjoying the wildlife along the wetlands. Our neighborhood is the best kept secret in Long Beach and the only one along the perimeter of the wetlands site.

As a former Long Beach Council Member I am very familiar with the history and struggles in the area. This is a great opportunity to restore our wetlands for future generations to enjoy.

Sincerely,  
Mike Donelon



## Carrie Tai

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**From:** Patricia Chen <[REDACTED]>  
**Sent:** Friday, November 10, 2017 10:09 PM  
**To:** Craig Chalfant; +district3@longbeach.gov; Mayor  
**Subject:** I Support the Restoration of the Los Cerritos Wetlands, but not enhanced oil drilling

Mr. Chalfant,

I definitely support restoration of the Cerritos Wetlands, but not as part of a plan to increase oil production in the area by starting new drilling on adjacent sites. Our city should act responsibly toward the environment and the global climate by ceasing oil operations, not making them more efficient and prettier.

Our city is spending time and money on a climate action and adaptation plan. Is the plan just for show? Let's do something real for the climate by terminating oil drilling operations in Long Beach, starting in the Cerritos Wetlands.

Let's start by rejecting this project!

Patricia Chen

[REDACTED]  
562.844.9961

**Rancho Los Alamitos Foundation**  
**M E M O R A N D U M**

**Date:** November 6, 2017

**To:** Mr. Craig Chalfant – via email: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)  
c.c. Mr. Gerald Miller – [jmiller@incocompany.com](mailto:jmiller@incocompany.com)

**From:** Pamela Seager – [pamela@ranchoalosalamitos.org](mailto:pamela@ranchoalosalamitos.org) 562-431-3541

**Subject:** Los Cerritos Wetlands Letter

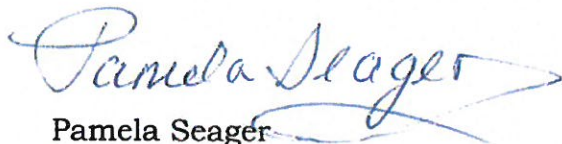
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Dear Mr. Chalfant:

Please find attached my letter in support of the Los Cerritos Wetlands project.  
I have sent a hard copy by messenger this afternoon.

Please do not hesitate to contact me should you have questions or need  
additional information.

Sincerely,



Pamela Seager  
Executive Director  
Rancho Los Alamitos Foundation

# THE rancho

LOS ALAMITOS | a place for all time

November 7, 2017

Mr. Craig Chalfant  
Senior Planner  
Department of Development Services  
City of Long Beach  
333 W. Ocean Blvd., 4<sup>th</sup> Floor  
Long Beach, CA 90802

Dear Mr. Chalfant:

This letter is written in response to the thoughtful and comprehensive plan developed by Beach Oil Minerals Partners aimed at restoring and preserving the Los Cerritos Wetlands for generations to come. By downsizing, relocating and modernizing current oil operations, the Los Cerritos Wetlands Oil Consolidation and Restoration Project is an exciting opportunity to accomplish what many have discussed for decades, which is the ultimate restoration and preservation of the near-150 acres of biologically sensitive coastal wetlands back to its natural state.

As you may know, the Bixby Family first began oil operations within the boundaries of the Los Cerritos Wetlands over 100 years ago and, up until about a decade ago, Bixby oil operations continued to extract oil from the land for commercial purposes. Since the property changed hands around 2007, there have been several reports of attempts to achieve restoration of the wetlands but not until the Beach Oil Minerals Partners presented the approach currently under review has there been a concrete "public-private" partnership which appears capable of achieving both the goals of wetlands restoration and preservation, along with retention of viable commercial oil operations, which form the necessary financial basis to achieve the overall plan.

Of additional relevance, Rancho Los Alamitos Foundation has had some very preliminary discussions with principals of Beach Oil Mineral Partners with hopes that the Rancho might be in a position to help in the presentation of the human history of the Los Cerritos Wetlands using exhibits designed by the Rancho and placed within the proposed Visitors Center. We believe this would be a wonderful way to better educate visitors about the historic and cultural contributions this land has made to Long Beach and to Southern California at large.

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The Los Cerritos Wetlands Oil Consolidation and Restoration Project is an exciting, even historic, opportunity to achieve the restoration and preservation of the Los Cerritos Wetlands and the Board of Directors, staff and volunteers of Rancho Los Alamitos heartily support this plan.

Sincerely,

A handwritten signature in blue ink that reads "Pamela Seager". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Pamela Seager  
Executive Director

c.c. RLAF Board of Directors



October 27, 2017

Sara Hoenshell

[REDACTED]  
[REDACTED]  
[REDACTED]

RE: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Mr. Craig Chalfant,

I am writing in support of the Los Cerritos Wetlands Oil Consolidation and Restoration Project. I learned a lot about the project during the recently held open house, and I'm looking forward to restoration of the Los Cerritos Wetlands. When I lived in Huntington Beach years ago, I was always visiting and enjoying the Bolsa Chica Wetlands and I look forward to having a similar experience closer to home! This is a good project for Long Beach and I hope it is approved.

Respectfully,

Sara Hoenshell

Cc: Councilperson Suzie Price

October 27, 2017

Dear Mr. Chalfant,

After attending the BOMP Open House at Synergy Oil site on October 22, 2017, I was asked to weigh in on the proposed oil operations consolidation project affecting the Los Cerritos Wetlands (LCW).

I am a resident of Long Beach for thirty years and of the Belmont Shores Mobile Estates, which borders the Los Cerritos Wetlands, since 2003. My first experience with the adjoining property which is owned by various oil companies was very unpleasant. Due to loud noise and disruptive vibrations produced by the malfunctioning Termo Co. pumps #30 and #31, in both June and November 2004, it was necessary to file a petition with Long Beach Department of Health and Human Services which resulted in the City of Long Beach serving Termo Co. with Noise Abatement Notifications. I wish I could say this solved the problem of having our lives disrupted by the Termo Oil operation, but as I write this letter, they are servicing one of their wells right behind our home. This involves insistent loud metal clanking and engines revving for the better part of a week and is a regular occurrence every six months or so. If there is any hope of bringing an end to this, or making it less intrusive, I am all ears.

2004 marked the beginning of my involvement with the Los Cerritos Wetlands Task Force, helping build the website and produce a 'pretty book' called **Purchase Connect Protect** the LCWTF to put in the hands of local and state government decision-makers. I attended the 2006 celebration when the city purchased 66 acres of LCW. After LCWTF was chartered as the Los Cerritos Wetlands Land Trust, I served on the Board of Directors for four years ending in 2015. During 2014-2015, I served on the SEADIP Citizens Advisory Committee to focus on the update of the Southeast Area Specific Plan.

In January, 2015 when John McKeown, CEO of Synergy Oil made his first presentation to the LCWLT Board of Directors, I was elated with his vision for consolidation of Synergy Oil operations and his support of the restoration of the Los Cerritos Wetlands surrounding Steamshovel Slough. It provided quite a contrast of how an oil company can strive to be a good neighbor vs. being oblivious to their impact on the surrounding community.

Given the regulatory, political, financial and biological (including hazardous waste remediation) hurdles of this plan, I tempered my optimism. Yet now it is edging closer to becoming a reality! Full disclosure, I have not done full due diligence into all the intricacies of the plan, however through my community involvement over the years, I have developed a trust in many of the individuals involved including Eric Zahn, Suzie Price, John McKeown, and Heather Altman. I trust their love for and sense of stewardship toward the Los Cerritos Wetlands, its value to our local community, the greater City of Long Beach and our planets ecosystem. I have personally witnessed their commitment to the quality of life in Southeast Long Beach and therefore feel prepared to support this project.

From an expanded perspective regarding the Los Cerritos Wetlands and the evolving land use plan for East Long Beach, I must register my extreme disturbance. As approved, on September 19, 2017, SEASP would permit 2.4 million acres of commercial development, 375 hotel rooms, and 6,663 dwelling units within the SEASP area. In addition to allowing 1,164 dwelling units more than allowed by the previous SEADIP Plan, the Project would increase the maximum heights of buildings from 35 feet to 80 feet in areas known to be frequented by migrating and resident birds. This goes against science-based wetlands buffer protection requirements around the Los Cerritos Wetlands.

This is a radical departure from what was so clearly communicated during two years of SEADIP Advisory Committee meetings and public outreach. As articulated by 3<sup>rd</sup> District Councilwoman Suzie Price in yesterday's Grunion Gazette, the voting citizens of this community want responsible development that keeps with lower density and height limits.

In summary:

- 1) I support the Synergy Oil consolidation plan in conjunction with the Los Cerritos Wetlands Restoration Plan.
- 2) I am strongly opposed to the SEASP Land Use Elements for Southeast Long Beach.

Steve McCord

cc: 3<sup>rd</sup> District Councilwoman Suzie Price, [district3@longbeach.gov](mailto:district3@longbeach.gov) and

Heather Altman, 