

AGENDA ITEM #2

RECEIVED CORRESPONDENCE

Heidi Eidson

From: [REDACTED]
Sent: Tuesday, November 28, 2017 6:00 AM
To: Heidi Eidson
Subject: Fwd: Beach Oil Mineral Properties Land Swap

Dear Ms. Eidson:

Please send my concerns to each planning commissioner.

Thank you,
Jill Brennan

----- Forwarded message -----

From: jill brennan <[REDACTED]>
Date: Mon, Nov 27, 2017 at 9:59 PM
Subject: Beach Oil Mineral Properties Land Swap
To: craig.chalfant@longbeach.gov, district3@longbeach.gov, jill brennan <[REDACTED]>

This land swap will benefit ONLY the BOMP. The wetlands will be lost and the City of Long Beach will be stuck with a huge liability.

Please ask yourself why a company would trade 187 acres for 5 acres? Why a 40 year plan? What about sea level rise? A huge earthquake on the Newport-Inglewood fault?

This project has made no sense since its inception. Could it be that the oil company does not want to clean up the contaminated wetlands which by law they must do? Could city staff and Council be blinded by developer dollars? Think of your grandchildren if they inherit this mess. In the words of Jonas Salk: "Be a good ancestor".

Stop this horrendous proposal now. Protect the wetlands and the future citizens of Long Beach. No Land Swap.

Ask again: Why would anyone trade 187 acres for 5 acres? Something is very wrong here and stop it NOW.

Thoughtfully,
Jill Brennan
Wetlands, Sustainability, and Common Sense advocate

November 29, 2017

Subject: The BOMP Oil Consolidation Project and Wetlands Restoration Project

Dear Planning Commissioners,

It is difficult to understand why the oil operation expansion portion of this project (adding new wells) is on a ten year schedule and the consolidation portion (removing old wells) is on a 40 year schedule? Does it have to be?

How is it a benefit to anyone to leave this property (the most visible portions of the wetlands, along Pacific Coast Highway, 2nd Street, and behind the Market Place) in limbo for **30 years after the expansion is completed**, not being used for drilling nor providing the benefits of a restored wetlands.

BOMP projects the City's share of revenue from the new operations will be \$4 million a year. Currently it is less than \$50,000. That is a huge windfall for the City and the oil company.

It seems that somewhere in that elevated revenue stream there should be enough money to move the consolidation timeline forward.

Wetland restoration can provide immediate benefits to the community: beautifying the main thoroughfare in East Long Beach, increasing property values around the wetlands, attracting more people to the area, supporting birdlife and other wildlife, re-establishing native habitat, protecting expensive property from sea level rise, and restoring air quality by providing additional capacity for carbon sinks. It seems the sooner the community could realize these benefits the better.

Again, the question. Why is the expansion portion of the project (adding new wells) on a ten year schedule and the consolidation portion (removing old wells) on a 40 year schedule? Does it have to be? What am I missing?

Thank you,

Linda Pemberton

212 Pacific Avenue
Long Beach, CA 90803
Linda Pemberton
562 477 9774



There were a number of questions raised by the audience at the Belmont Heights Community Association (BHCA) meeting on April 12, 2017. They are grouped by subject matter and consolidated, as appropriate. Questions and answers are provided below.

Additionally, you are encouraged to visit the Project website for more complete information. Also available through the website are a variety of white papers which explain in greater detail some of the more technical aspects of the Project. Specifically, white papers are available for the following topics:

- Adequacy of the Endowment for the Long Term Management of the Mitigation Bank
- Oil Drilling and Production Overview
- Induced Seismicity
- Water Injection
- Well Stimulation Techniques

Questions pertaining to the mitigation bank and/or are restoration related:

1. *Is the mitigation bank happening? Explain restoration, public access and the review process. Does restoration include returning to native vegetation communities? Please provide info on the native plant components of the restoration.*

Answer: On the approximately 150-acre Synergy site, the northern 76.52 acres will be restored via a mitigation bank. The restoration plan for the "Upper Los Cerritos Wetlands Mitigation Bank" has been submitted to the Interagency Review Team (IRT). The IRT is comprised of representatives from federal and state agencies, including the California Coastal Commission, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife, and the Environmental Protection Agency. They are responsible for reviewing all aspects of the mitigation bank from the restoration plan to the service area, to the crediting. Public participation and comment on the restoration plan approach is addressed through the IRT process and not through the CEQA process. The restoration plan is available for download from the U.S. Army Corps of Engineers website where you can find the details of the native plant species that will be onsite.

New public access opportunities would be provided through the relocation and renovation of the existing Bixby Ranch Office building into a visitor's center, and construction of a new perimeter access trail generally parallel to Studebaker Road.

2. What kinds of projects would be mitigated? What is the income of the mitigation bank?

Part of the mitigation banking process involves establishing a "service area." The service area is the geographic area in which permitted impacts can be compensated for at a given bank. Most mitigation banks are designed to compensate only for impacts to various wetland types, though some banks have been developed to compensate specifically for impacts to streams (i.e. stream mitigation banks).

The value of a bank is defined in "compensatory mitigation credits." Once the IRT has established the amount of "credits" that can be used to mitigate wetland impacts on other properties, the bank operator (Synergy Oil & Gas) can market and sell those credits on a phased release schedule.

The service area and crediting system for the Upper Los Cerritos Wetlands Mitigation Bank are currently under evaluation by the IRT and are yet to be determined.

3. How will the restoration work in relation to existing roads and infrastructure?

Wells, pipelines and related infrastructure associated with the existing operations are located on the southern portion of the Synergy site. As these are removed over time, the area would be revegetated with a native seed mix. As the last well is removed, a site specific restoration plan for the entire southern portion of the Synergy site will be submitted and restoration conducted.

4. Do the wetlands connect to the San Gabriel River?

The Project is not proposing any activities which connect to the San Gabriel River.

Questions pertaining to water injection:

1. Please clarify water injection wells. Is all the water pulled out needed for injection? Is the replacement water salt water, and what is the water source? What about subsidence?

During the oil extraction process, oil, water, and gas are brought to the surface from the production formation. Once these components reach the surface, they are separated and processed. This Project proposes to inject the produced water back in to the formation from which it came, injecting sufficient quantities of water to replace the volume of fluids extracted. This method of "voidage replacement" helps maintain underground pressures and serves to prevent subsidence. The injected water is a mixture of water derived during the oil extraction process, and also water obtained from the source wells. Source wells are wells used to pump salt water from a deep reservoir.

Questions pertaining to remediation:

1. How long until complete clean-up of wells? What is the process for site clean-up? Who is doing and/or overseeing the remediation? Will there be a separate EIR for remediation?

Phase I and Phase II environmental site assessments (ESAs) are being conducted for the subject properties, as appropriate. The results of these assessments and any remediation necessary will be

Los Cerritos Wetlands Oil Consolidation and Restoration Project
BHCA Meeting, April 2017
Questions and Answers

identified and discussed in the Project Environmental Impact Report (EIR). Any site cleanup and remediation would be overseen by the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB) and the California Division of Oil, Gas and Geothermal Resources (DOGGR) and conducted by a qualified contractor.

2. *For remediation, why soil removal and not remediate in place, or employ other soil restoration techniques?*

The Phase I and Phase II ESAs are still being completed and the remediation methods finalized. The determined methods will be disclosed in the EIR.

Questions specific to an environmental resource:

1. *Is there an archaeological component? Native American issues? The Pumpkin Patch has a former dump and is historic least tern nesting site, and is archaeologically significant. What tribal members have been contacted?*

A Cultural Resources Assessment, Historic Resources Assessment, and Paleontological Resources Assessment has been conducted for the subject parcels, all of which will be disclosed (as appropriate) as part of the Project Environmental Impact Report (EIR). Additionally, the City of Long Beach is conducting tribal consultation consistent with the requirements of CEQA, SB18 and AB52.

2. *Provide information on the Bixby building and historical designation status.*

The Bixby Ranch Office building was built in 1924-1928. It was originally located on land approximately 1/3 miles southwest of the current location, and was relocated sometime 1929-1947. Though the building has had significant work done to it, it is eligible for listing and for designation as a landmark. More detailed information will be available in the technical reports included in the EIR.

3. *What are impacts on the environment on greenhouse gases?*

A "Greenhouse Gas Assessment for the Los Cerritos Wetlands Oil Consolidation and Restoration Project" was produced and will be part of the Project's Environmental Impact Report (EIR).

Questions pertaining to funding and/or are related to financing:

1. *You say \$21 million has been raised to date, is that enough to build this Project?*

This initial investment amount is to obtain the entitlements for the Project and enable the restoration of the wetlands. The funds needed for the construction of the oil consolidation will be obtained closer to the receipt of entitlements from the City and Coastal Commission.

2. *If oil goes below \$32/barrel, the project won't go forward?*

This is a business and we need certain financial indicators to enable the success of the Project. If the price of oil were too low it would not justify this additional investment in restoration and consolidation.

Los Cerritos Wetlands Oil Consolidation and Restoration Project
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3. *How is the LCWA funded?*

The Los Cerritos Wetlands Authority (LCWA) is a Joint Powers Authority comprised of a representative from the City of Seal Beach, City of Long Beach, State Coastal Conservancy, and the Rivers and Mountains Conservancy. It is our understanding the LCWA receives funding through the typical governmental agency appropriations process, and also receives grant funding.

4. *Who pays for visitor's center and the public portions (i.e. tours, etc)?*

The mitigation banking process will determine how much BOMP will fund for an endowment in perpetuity, which will be available for the LCWA to manage and maintain the wetlands and implement their stewardship program.

5. *What is the extent of Chinese investment in your company? How much control do they wield?*

As additional investors have been brought on, the extent of Chinese investment has been diluted and they do not have decision making influence.

6. *Has Synergy aligned with another oil company recently?*

No.

Questions regarding schedule and timing:

1. *What is the schedule and can you speed it up (incentives for beating schedule)?*

The full schedule can be found on the Project website (see below), but we expect restoration to be underway, and the area open to the public within 3 years from Project approval. We are working aggressively to make this Project a reality.

2. *What is the timeframe for the open house?*

Please sign-up for updates on our website to get the most up to date information.

3. *When will the land exchange happen? When will deed transfer?*

The mitigation bank and public access area will be transferred to the LCWA once the public access improvements have been constructed and are operational. The balance of the property will transfer to the LCWA when all wells are removed and the area remediated, if needed.

4. *I read that it could take 40 years to remove the old equipment, what assurances do you give that it won't take 40 years to get rid of those eyesores?*

Wells and related oil production infrastructure would be removed from the Synergy and City sites over time in a phased approach. Upon completion and occupancy of the office building on the Pumpkin Patch

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site (referred to as the New Occupancy Date), if an oil well on the Synergy or City site produces less than one full barrel of oil per day for a period of 18 consecutive months, the well would be removed. Within 20 years from the New Occupancy Date, 50% of the wells would be removed. The balance of the wells would be removed and abandoned on or before the 40 year anniversary of the New Occupancy Date. In addition, upon receipt of building permits Synergy has committed to reducing its future production on the existing oil facilities by 75% from baseline levels.

Project ownership supports the creation of a mechanism, condition of approval, written agreement, or a covenant to address the removal of wells, which will occur over a 40-year period, and which will commence upon the issuance of the Consolidated Coastal Development Permit.

Miscellaneous questions:

1. What type of oil?

The type of oil is based on a density at 60°F. The oil "grade" is 26°API, and refers to American Petroleum Institute (API) Gravity.

2. How will you clear/remove old pipes?

Once the above-ground pipelines are emptied of residual fluids, they would be further cut into smaller sections for removal. Spill containment equipment would be placed at all the cut points and the pipes will be capped prior to removal. Plastic tarps would be laid beneath the pipelines prior to removal to collect any pieces of the pipe that may be dislodged during the removal process to prevent them from falling into the wetlands. In areas where above-ground pipe is located near or within sensitive vegetation or habitat areas, where use of a backhoe or excavator would not be feasible, the work area would be limited to contractor labor and hand tools.

A more comprehensive discussion of pipeline removal techniques will be included in the Project's Environmental Impact Report (EIR).

3. How does oil, once extracted, get across the fault?

A pipeline system connecting the LCWA site and the Pumpkin Patch would be constructed through the City site. Critical service pipelines (including oil, water and high pressure gas lines) would be run above ground and non-critical lines (including utility lines and low pressure gas and water lines) would be buried within or alongside the existing oil road. A complete technical report addressing this approach and detailing the safety mechanisms will be contained in the Project's EIR.

4. Is there another company that will extract?

No, Synergy Oil & Gas is the operator.

5. What is the project website?

www.loscerritoswetlandsrestorationplan.com

Los Cerritos Wetlands Oil Consolidation and Restoration Project
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6. *With current Federal administration moving to remove Federal environmental regulations, how does this impact your plans?*

We are not aware of any Federal undertaking which would impact this proposal.



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November 29, 2017

Chair and Planning Commissioners
City of Long Beach
333 West Ocean Blvd 5th Floor
Long Beach CA 90802

Via Email

Craig.Chalfant@longbeach.gov
Heidi.Eidson@longbeach.gov

Re: **Los Cerritos Oil Consolidation and Wetlands Restoration Project**
Agenda Item 2: SCH# 2016041083

Chair and Planning Commissioners:

Please accept the following comments on behalf of our client Long Beach Citizens for Fair Development in opposition to the proposed Los Cerritos Oil Consolidation and Wetlands Restoration Project ("Project"). The Project raises serious concerns regarding biological impacts and expansion of oil drilling in sensitive habitat areas. At a time when California leads on climate change issues, increasing reliance and production of fossil fuels is a step in the wrong direction. Moreover, long-term expansion of oil drilling activities under the guise of a restoration project is disingenuous at best.

Current well production among the four parcels is 300 barrels a day and maximum existing potential production is 2,500 barrels per day. (FEIR, p. 9.-94). With the proposed Project, production would increase to 24,000 barrels per day. (*Id.*). This represents an almost ten-fold increase in potential production and an 8,000% increase from existing production. The greenhouse gas impacts of this increase have been obscured in the Final Environmental Impact Report (FEIR) through wholesale reliance on the applicant's participation in the cap and trade program (FEIR, Chapter 3.6). The presumption of availability of carbon credits for the next 40 years is not only speculative, but also inappropriately forecloses consideration of alternatives such as avoidance and additional mitigation measures.

Further, the FEIR fails to address indirect greenhouse gas emissions associated with oil consumption. The FEIR narrowly focuses on emissions associated with oil extraction infrastructure and operations. (See Chapter 3.6). However, but for the Project, an additional 24,000 barrels per day of oil (for an unknown duration) would not enter the marketplace. (See CEQA Guidelines Sections 15126.2(a); 15358(a)(2)). The FEIR's failure to analyze greenhouse gas emissions associated with such massive fossil fuel consumption is contrary to the informational purpose of CEQA. An EIR to reflect a good faith effort at full disclosure. (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 712) "A prejudicial abuse of discretion occurs if the failure to include relevant information precludes informed decisionmaking and informed public participation, thereby thwarting the statutory goals of the EIR process." (*Id.*).

The Project's proposed land exchange with the Los Cerritos Wetlands Authority (LCWA) raises additional concerns. Though the appraisal is forthcoming, the public and decisionmakers have not been provided any valuation of a parcel with considerable oil production potential. Further, it is "unknown" at what point restoration of the southern portion of the site would occur, as only the northern portion of the site would be restored. (FEIR, p. 9-231). Lastly, the recently-approved SEASP designates all of the Synergy property "Coastal Habitat/Wetlands/Recreation." Therefore, Project comparison to SEADP or current zoning is misleading. As a result, the perceived benefit of remediation has been artificially inflated.

The expansion of oil production activities also comes at a cost to existing wetlands. As noted in the Coastal Commission's comment letter, a portion of the Pumpkin Patch site slated for development is appropriately classified as wetland habitat under Commission jurisdiction. (FEIR, p. 9-51). The FEIR's dismissive response misses the point. The Coastal Commission biologist has identified onsite wetlands which meet the Commission's definition of wetland. (FEIR, p. 9-103-104). The applicant's refusal to acknowledge onsite wetlands not only renders the FEIR inadequate as an informational document, it will also unnecessarily impede the Project's approval before the Commission.

Because the Project will result in significant, undisclosed environmental impacts, the FEIR must be revised. In addition, the purported Project benefits have been exaggerated in order to obscure the true Project objective: increased oil extraction. Long Beach Citizens for Fair Development therefore strongly urges the Commission to recommend the Project be denied.

Thank you in advance for your consideration of our comments.

Sincerely,

COAST LAW GROUP, LLP



Livia Borak Beaudin

Attorneys for Long Beach Citizens for Fair Development

cc: Client

Heidi Eidson

From: Christopher Koontz
Sent: Wednesday, November 29, 2017 2:48 PM
To: Melinda Cotton; Heidi Eidson
Subject: RE: Question about the BOMP/LCWA Agenda Item for Thursday 11/30

Melinda,

We will forward your comments to the Planning Commission.

Christopher Koontz, AICP
Advance Planning Officer

Long Beach Development Services | Planning Bureau
T 562.570.6288 F 562.570.6068
333 West Ocean Blvd., 5th Floor | Long Beach, CA 90802
christopher.koontz@longbeach.gov | www.lbds.info

From: Melinda Cotton <melinda.cotton@hotmail.com>
Sent: Wednesday, November 29, 2017 2:24 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Cc: Linda Tatum <Linda.Tatum@longbeach.gov>; edwardps246@gmail.com; emabell@lcwalandtrust.org; chris259@yahoo.com; mark1213@gmail.com; Heidi.Eidson@aol.com; jweins123@hotmail.com; renee_matt@live.com; crisfree@aol.com; mphogri@msn.com; tami_bennett@hotmail.com; Elizabeth Lambe <eljambe@gmail.com>
Subject: Re: Question about the BOMP/LCWA Agenda Item for Thursday 11/30

Thank you for your prompt reply, Christopher, concerning the oil drilling rigs to be used in drilling the 120 new wells.

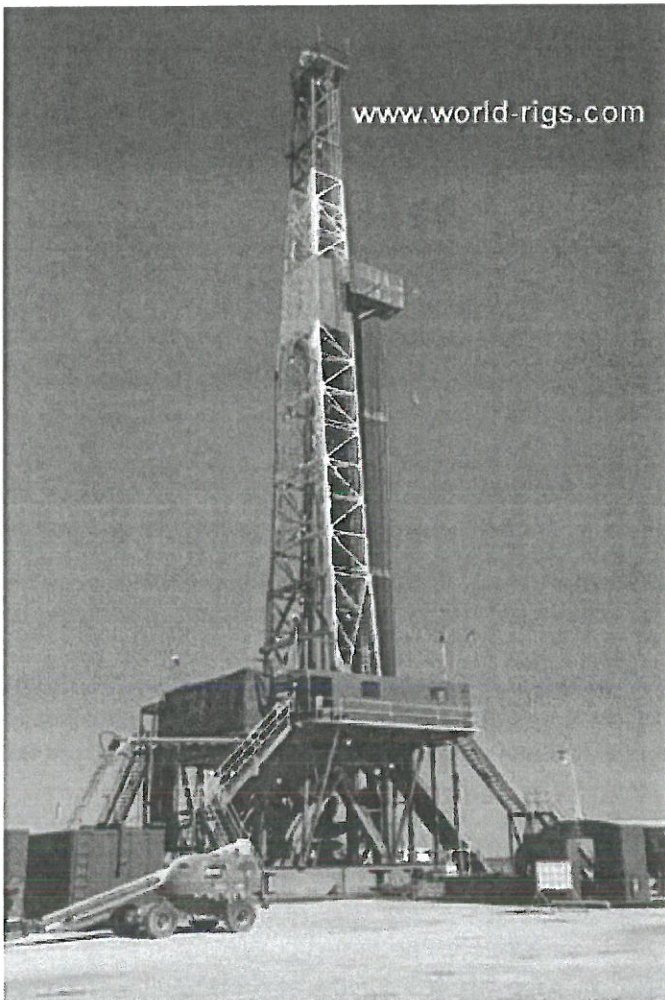
The item you mention is a response to a DEIR Comment from Coastal Commission's Kate Huckelbridge who stated: "...we recommend that the visual impact from the rigs be considered a permanent impact because the drilling rig will be there for 11-14 years and then a redrilling rig will be used throughout the project life."

The item you mention (EIR response 4b-27) does mention both the Pumpkin Patch and LCWA sites, so it appears that at least one of the 160' drilling rigs will be in place on each site for the duration of drilling new wells, and the 120' collapsible 'workover' rigs will also be in use on the sites. The EIR response states that because the drilling rigs 'will be moved around the site' they are considered temporary and were not analyzed for their "aesthetic impacts", as they are not a 'fixed structure'. However to the Coastal Commission, to those who visit, work or live nearby and those who drive PCH and 2nd Street - the 160 ft. tall drilling rigs 'moved

around the site' of the Pumpkin Patch and LCWA site for 11-14 years would definitely have a permanent aesthetic impact for those 11-14 years.

It only seems fair to the public and the Planning Commission and City Council that they have a complete representation of what will be on view at two major Gateways to the South east portion of our City for 11-14 years. In Googling 160' oil drilling rigs, I found a number of examples. Perhaps the applicant could provide a photo of what they plan to use.

http://www.world-rigs.com/panel/images/uploads/1424864676_National%201320%20with%20Top%20Drive%20Drilling%20Rig%201.jpg



From: Christopher Koontz <Christopher.Koontz@longbeach.gov>

Sent: Wednesday, November 29, 2017 10:48 AM

To: Melinda Cotton

Cc: Linda Tatum; eathorps246@gmail.com; elizabeth@lowlandtrust.org; adms259@yahoo.com; web212@gmail.com; R...@...; jweins123@hotmail.com; renee_matt@live.com; cordislee@aol.com; mshogri@msn.com; ...@...; Elizabeth Lambe

Subject: RE: Question about the BOMP/LCWA Agenda Item for Thursday 11/30

Melinda,

This issue is addressed in the Final EIR, please see page 98 (response 4b-27) of the response to comments, <http://www.lbds.info/civica/filebank/blobload.asp?BlobID=6941> . Both drilling and workover rigs are addressed in the Draft and Final EIR. It is not a factual statement that they are only discussed in the Staff Report.

Thank you for your inquiry,

Christopher Koontz, AICP
Advance Planning Officer

Long Beach Development Services | Planning Bureau
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christopher.koontz@longbeach.gov | www.lbds.info

From: Melinda Cotton [<mailto:mbcotton@hotmail.com>]

Sent: Wednesday, November 29, 2017 9:58 AM

To: Christopher Koontz <Christopher.Koontz@longbeach.gov>

Cc: Linda Tatum <Linda.Tatum@longbeach.gov>; eathorps246@gmail.com; elizabeth@lowlandtrust.org; adms259@yahoo.com; web212@gmail.com; H...@...; jweins123@hotmail.com; Melinda Cotton <mbcotton@hotmail.com>; renee_matt@live.com; cordislee@aol.com; mshogri@msn.com; t...@...; Elizabeth Lambe <eltambe@gmail.com>

Subject: Fw: Question about the BOMP/LCWA Agenda Item for Thursday 11/30

Hello Christopher,

Can you respond to my question to Craig Chalfant please (Craig's e-mail says he is away until Dec. 4th).

After sending the e-mail below, I noted in the DEIR Comment from Coastal Commission that Kate Huckelbridge also stated

that the 169' and 120' drilling rigs should be shown in the artist drawings of the sites as they will be in place for 11-14 years, but BOMPExhibitB.pdf shows no sign of the drilling and workaround rigs and there is no mention in the DEIR, except in the Staff Report.

Appreciate your response to my e-mail below.

Thank you.

Melinda

From: Melinda Cotton <[REDACTED]>
Sent: Tuesday, November 28, 2017 1:28 PM
To: Craig Chalfant
Subject: Question about the BOMP/LCWA Agenda Item for Thursday 11/30

Hello Craig, Hope you had a pleasant Thanksgiving.

In going through the Staff Report for this item, I have a couple of questions.

The Staff Report notes that on the Pumpkin Patch property there will be 50 new wells put in and a 160 foot tall drilling rig (to be there up to 8 years) (and also mentioned is a 120 ft. tall 'workover' rig).

However on the LCWA property (corner of 2nd & Studebaker) where there will be 70 new wells put in over 14-15 years, there is no mention of a drilling rig and 'work over' rig. It certainly seems new wells going in, the drilling rig and workover rigs would be a necessity.

Could you clarify this absence of rigs mentioned for the LCWA site?

Thank you.

Melinda

November 2017

RE: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Craig Chalfant
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90803

My name is Bruce Resnik and I have lived in Belmont Shore for 17 years. I love Belmont Shore and the local communities, however, the entrance to this great city is a total eyesore. I have always wanted this area to be improved. I am pleased to support the Los Cerritos Wetlands Oil Consolidation and Restoration Project. This is a good project for Long Beach. The removal of the ugly tanks in combination with wetlands restoration will immediately improve the aesthetics of the area.

Also, as an avid biker, I am glad to see that bike lanes will be added, and that the project includes a bike station by the River. Please approve this project as it will be a drastic improvement over what is there currently.

Regards,

Bruce Resnik

3265 W. Ocean Blvd.
Long Beach, CA 90803

November 29, 2017

RE: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Craig Chalfant
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90803

I support the Los Cerritos Wetlands Oil Consolidation and Restoration Project, and urge its immediate approval. I live in Belmont Heights and drive through the area often. It is such an eyesore. I am glad to hear that the tanks will be removed immediately and the area restored. I am very supportive of wetlands restoration and am eager to walk on the public trail once it is opened to the public. Also, the visitors center will open up a lot of education opportunities, which is something that is close to my heart.

Supportively,

Meg Pennington
Belmont Heights

megpennington@gmail.com

November 29, 2017

RE: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Craig Chalfant
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90803

I am writing in support of the Los Cerritos Wetlands Oil Consolidation and Restoration Project. As a long time resident of University Park Estates, I am very familiar with the area. I am excited for the wetlands to be restored and the area opened up to the public.

Also the project will generate a substantial amount of additional revenue for the city. I hope that this project is approved and implemented quickly.

Regards,

Ed Kurkjian
461 N. Main St.
Long Beach, CA 90803



Los Cerritos Wetlands Authority

Governing Board

Suzie Price,
Chair
City of Long Beach

Samuel Schuchat,
Vice-Chair
Coastal Conservancy

Schelly Sustarsic,
Board Member
City of Seal Beach

Roberto Uranga,
Board Member
Rivers and
Mountains
Conservancy

Mark Stanley
Executive Officer

November 20, 2017

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

Re: Los Cerritos Wetlands Oil Consolidation and Restoration Project

Dear Mr. Chalfant,

The Los Cerritos Wetlands Authority (LCWA) is a joint powers agreement between the State Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and the cities of Long Beach and Seal Beach. The mission of the LCWA is to provide for a comprehensive program of acquisition, protection, conservation, restoration, maintenance, operation and environmental enhancement of the Los Cerritos Wetlands area consistent with the goals of flood and habitat protection, restoration, improvement in water supply and quality, groundwater recharge, and water conservation.

The LCWA has been working toward this mission since its inception in 2006. During this time the LCWA has acquired over 170-acres of land within the Los Cerritos Wetlands Complex as well as completing a Conceptual Restoration Plan for the entirety of Los Cerritos Wetlands. Furthermore, the LCWA's stewardship program has hosted hundreds of community programs focused on building an awareness for and implementing the mission of the LCWA.

The Los Cerritos Wetlands Oil Consolidation and Restoration Project will support the LCWA with achieving its mission since it will result in the acquisition of 154-acres of wetlands property that will be set aside for conservation into perpetuity. The project also is consistent with the goals and objectives of the LCWA's Conceptual Restoration Plan as it involves the restoration and expansion of tidal wetlands and will remove numerous constraints to habitat restoration through the consolidation of existing oil operation infrastructure. Lastly, the realization of this project will result in additional stewardship opportunities and public programs that will be hosted from the proposed visitors center.

Since this project is so well aligned with our mission, on August 4, 2016 the LCWA Board of Directors authorized an Option Agreement that outlines the terms through which the LCWA would transfer the approximately 5-acre "LCWA Site" property in exchange for Los Cerritos Wetlands, LLC's 154-acre "Synergy Site" property. Since the signing of this agreement, the LCWA has been dedicated to tracking every aspect of this project as it has progressed through the permitting and entitlement processes. LCWA representatives have worked closely with the applicant's staff on the development of the project's Draft EIR and response to comments. We have reviewed the 31 public comments letters that were submitted to the City of Long Beach as part of the public comment process and recognize the numerous topics of concern that exist for this complicated project. We have met with the applicant on numerous occasions since the public comment period ended to ensure that all reasonable stakeholder comments are properly addressed and that all necessary agencies are being consulted.



Los Cerritos Wetlands Authority

Governing Board

Suzie Price,
Chair
City of Long Beach

Samuel Schuchat,
Vice-Chair
Coastal Conservancy

Schelly Sustarsic,
Board Member
City of Seal Beach

Roberto Uranga,
Board Member
Rivers and
Mountains
Conservancy

Mark Stanley
Executive Officer

LCWA staff has been impressed by the responsiveness of the applicant to our concerns and even more impressed by the applicant's coordination with Los Cerritos Wetlands stakeholders. The applicant has met with El Dorado Audubon and Los Cerritos Wetlands Land Trust on a consistent basis throughout the project. These two organizations have identified themselves as the most significant proponents for the conservation of Los Cerritos Wetlands and their perspectives on this proposed project are crucial to be acknowledged. Outside of these specific organizations the applicant has presented their project at all the major homeowner groups that surround the proposed project. Lastly, for the public at-large, the LCWA was impressed by the applicant's 3-day open house event that was held in October 2017. This event showcased the applicant's dedication to informing the community and their commitment to a transparent project planning process.

The LCWA has been afforded the opportunity to review all technical documents created for this project including the wetlands restoration plan. We hired several consulting firms to perform peer reviews of documents that most pertain to the LCWA's interests in the project and we provided the applicant with constructive feedback on how to improve these reports, often in advance of them being submitted.

As the LCWA continues to strive towards acquiring as much of the remaining Los Cerritos Wetlands and planning for its eventual restoration, we do not foresee a greater opportunity to conserve Los Cerritos Wetlands than what is being proposed by this project. This project will result in:

1. The public acquisition of 154-acres of coastal wetlands property that has been privately owned for over a century,
2. The restoration of tidal wetlands and buffer habitats on 77-acres of this property,
3. The consolidation and eventual full removal of antiquated oil operation infrastructure that currently constrains 100-acres of land, and
4. The transformation of the existing Bixby Ranch Building into a visitor's center with associated hiking trails.

The Los Cerritos Wetlands Authority fully supports the approval of this project.

Sincerely,

Mark Stanley,
Executive Officer

November 28, 2017

Craig Chalfant
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90803

Mr. Chalfant,

I am writing in support of the Los Cerritos Wetlands Oil Consolidation and Restoration Project. Though I live in Los Alamitos, I work in Long Beach and drive by the wetlands almost every day. The area is an eyesore and this project will drastically improve the views through the area. Also, I am pleased that there are no significant traffic impacts with this project. Traffic is already bad here and it is refreshing to see a project that does not add to the traffic burden.

I am looking forward to walking on the public trail through the wetlands, and hope that this project is approved and implemented quickly.

Thank you.

Regards,

Jessica MacDonald
Los Alamitos

November 29, 2017

Client-Matter: 47187-030

BY ELECTRONIC MAIL

Amy Bodek
City of Long Beach
333 West Ocean Blvd., 5th Floor
Long Beach, CA 90802

**Re: Los Cerritos Oil Consolidation and Wetlands Restoration Project
Proposed Conditions of Approval**

Dear Chair Verduzco-Vega and Commissioners:

On behalf of the applicant, Beach Oil Minerals, LLC, we have reviewed the proposed Conditions of Approval set forth in Exhibit F to your Staff Report, and have the following comments and suggested modifications that we request be considered for incorporation prior to the adoption of these Conditions.

1. **Condition 3:** This condition allows the City to initiate revocation and termination proceedings if there is a violation of any of the permit conditions or if the use/operation is found to be detrimental to the surrounding community.

The conditions that permit the initiation of revocation and termination proceedings is written in very broad and vague terms. First, there is no identification of who determines whether a violation has occurred and under what due process procedures the permittee will be permitted to respond to the alleged violation without being able to present its position. There is not ability to cure any identified violation and. Finally, criteria as to what is considered "detrimental to the surrounding community" should be provided to the permitted.

We request that the condition be revised to include a clear statement of criteria and procedures before it is adopted.

2. **Condition 6:** As described at page 2-41 of the Draft EIR, the phase out of existing oil operations on the City Property and Synergy Oil Field site will occur if certain conditions are met (well produces less than 1 barrel of oil/day for 18 months), and the timing under which the phase out will occur. Because of these details, it is unnecessary to include "(44 years)" on line 1 of the condition, and request that it be deleted. . We suggest that the phasing

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November 29, 2017

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language from page 2-41 of the Draft EIR be incorporated into the condition if timing is desired by the City.

3. **Condition 18:** The condition requires the installation of FenceScreen.com Custom printed flex mesh or equivalent along 25 percent of the perimeter of the site. Please define what is meant by the “perimeter of the project site.” Is it just the LCWA Site and Pumpkin Patch site, or is the City requiring that the Synergy Oil Field Site and City Property Site also be fenced? Also, as perimeter walls on the LCWA Site and Pumpkin Patch Site are proposed the Condition should specify that this is a temporary requirement only until the perimeter walls are constructed.

4. **Condition 20:** Condition 20 concerns the depiction and installation of all utility apparatus, and requires that the apparatus not be located in any front, side or rear yard areas that is adjacent to a public street. We request clarification whether this means outside of the setbacks for each property?

5. **Condition 22:** Condition 22 addresses the signage design for the Pumpkin Patch Site and the applicant’s proposal to construct new entry signage to the City of Long Beach. The last sentence of the Condition states that the design of corner signage shall not be counted towards any building signage on the site. We assume that this means that the Pumpkin Patch will still be able to construct project signage, if it wishes, consistent with City zoning requirements, but would like clarification regarding the intent of the last sentence of this Condition.

6. **Condition 26:** This condition requires the installation of security lighting that meet City requirements. We request clarification that this condition applies only to the LCWA Site and the Pumpkin Patch Site. Although a new parking lot is proposed on the Synergy Oil Field Site in connection with the new proposed visitors center, lighting in the lot could have adverse effects on the species that inhabit that site and we believe should not be required.

7. **Condition 27:** This condition requires that all rooftop mechanical equipment be fully screened from public view. Solar panels are proposed on the roof of the new office building on the Pumpkin Patch Site as part of the energy microgrid system that is being proposed to provide energy for the oil operations. Please clarify whether this would apply to solar panels as this requirement could impede the efficacy and operation of those panels and defeat its purpose.

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8. **Condition 33:** This condition requires that all uses and activities comply with the noise regulations in the City Code. Because oil operations are a 24/7 operation, we would request clarification that oil drilling and workover processes are exempt.

9. **Condition 36:** Condition 36 requires compliance with Transportation Demand and Trip Reduction Measures in the City Code. How does the City see this condition applied to the proposed project? We do not believe it is applicable and request its deletion.

10. **Condition 37.g.:** This requires the provision of easements to the City for any City facilities, such as traffic signal controls, signage, bus stops, refuse collection access and any other public necessities. Please clarify to what facilities and locations this condition would apply.

11. **Condition 37.s.:** This condition requires the installation of various improvements (sidewalks, crosswalk striping) prior to the issuance of a certificate of occupancy for the new office building and warehouse on the Pumpkin Patch Site or any new oil well. As the project contemplates the drilling of wells in advance of this timing, we would request that the condition be revised to eliminate these improvements as conditions of drilling new wells, or insert the words, "or post construction bonds" after "shall provide" in the first sentence of s.i., and after "shall construct" in s.ii., and after "shall improve" in s.iii.

12. **Condition 37.t.:** This condition concerns improvements to Studebaker Road adjacent to the Pumpkin Patch site. First, all circulation improvements to Studebaker Road were to be paid on a pro rata basis, and the words "on a pro rata basis" should be inserted after "funding" in line 3 of the Condition. Also, the applicant request that the costs of these improvements be determined now and that the applicant be allowed to either fund or post a bond for its pro rata share of these costs.

13. **Condition 37.u.:** Similar to comment 11, the applicant requests that the condition to be revised to allow for the posting of construction bonds.

In conclusion, we appreciate the work your Planning staff has devoted to working on this project and processing our applications. We believe that the requested modifications will help clarify the responsibilities of the applicant and provide for mechanisms that will ensure more efficient implementation of the project and its development obligations.

Chair and Planning Commissioners
November 29, 2017
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Thank you for your consideration of these requested modifications.

Very truly yours,

Manatt, Phelps & Phillips, LLP



Susan K. Hori

cc: Carrie Tai
Christopher Koontz
Linda Tatum
Peter Zak
John McKeown

El Dorado Audubon Society
PO Box 90713, Long Beach, Ca 90809-0713
Mission: Conservation of Native Birds and their Habitats

November 30, 2017

Messrs. Craig Chalfant, and Christopher Koontz, cc: Heidi Eidson
Development Services, City of Long Beach, CA

RE: Beach Oil Mineral Partners, Planning Commission 11/30/17

Over the past several months, representatives of El Dorado Audubon Society, with our biological consultant, Robb Hamilton, have met with Beach Oil Mineral Partners (BOMP) to review plans for the Los Cerritos Wetlands Oil Consolidation and Restoration Project. The project would (a) implement a comprehensive wetlands restoration project which will restore a privately-owned oil field in the City of Long Beach through creation of a wetlands mitigation bank, and (b) consolidate and relocate certain oil facilities currently located on the Synergy Oil Field and City-owned property to two off-site properties (Los Cerritos Wetland Authority Site and Pumpkin Patch site).

Whereas El Dorado Audubon and our membership are excited at the prospect of seeing this large, degraded oil-field site restored to a fully functioning coastal wetland in the near future, we have expressed to BOMP various concerns about certain aspects of the proposed project, both in our meetings and in our written comments on the Draft EIR. We have also discussed potential modifications of the basic project, such as the establishment of an interpretive center, wildlife-protecting limitations on public access, use of current bird-safe building practices, and elimination of exotic plant species from project landscaping, that Audubon considers important elements of an important project of this magnitude.

We wish to go on record to affirm that BOMP has been very responsive to all of our concerns, both during meetings and in Responses to Comments recently published in the Final EIR for the proposed project. We believe that BOMP representatives have approached our issues of concern constructively and in good faith, and we have confidence that the project will be a great success, once it clears all requisite regulatory hurdles.

Sincerely,
Mary Parsell, President

Dear Decision Makers:

Following are my comments for the Los Cerritos Wetlands Oil Consolidation and Restoration Project Final Environmental Impact Report November 2017.

The city's Initial study for the EIR lists numerous Potentially Significant Impacts. "The proposed project could result in potentially significant impacts with regard to aesthetics, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public services (fire protection, police protection and parks), recreation, transportation and traffic, and utilities and service systems."

Incredibly, the only Significant and Unavoidable Impacts found for this project was 4.2.1 Air Quality!

"As discussed in Section 3.2, Air Quality, the proposed project would result in significant and unavoidable air quality impacts with regards to the violation of the quality standards for criteria pollutants during construction. . . . Therefore, regional NO_x emissions for construction of the proposed project would be significant and unavoidable."

I believe these emissions are avoidable with a No Project Alternative.

Although I think there are significant impacts in many areas of the DEIR, such as Noise, Lights, Cultural Resources, and Public Services, I have only time to address a few.

PUBLIC TRUST DOCTRINE

Using Steam Shovel Slough as the basis for a mitigation land bank violates the Public Trust Doctrine, a legal principal that states tidelands and waterways cannot be monopolized by private parties and cannot be bought and sold like other state-owned lands.

Response this comment 13a-49 in the FEIR:

"The comment states that using the Steamshovel Slough as the basis for a mitigation land bank violate the public trust doctrine.

The comment expresses the opinion of the commenter and does not raise a substantive issue on the content of the EIR.

Nevertheless, in response to the comment, the public trust doctrine originates in Roman law and is based upon the concept that certain properties that belong to the people are to be held in a trust by the government. Public waterways are one example of property held in trust by the State for the benefit of the public. Those waters are subject to the public trust doctrine and are to be used for the furtherance of commerce, navigation, fisheries, and the protection of the environment (National Audubon Soc. v. Superior Court (1983) 33 Cal.3d 419). The public trust doctrine does not prohibit private ownership of waterways, but does require that the use of waterways be consistent with furthering commerce, navigation, fisheries and the environment. **It is not settled that the public trust doctrine applies to the Steamshovel Slough, nor is this response intended to serve as the legal opinion of the City of Long Beach regarding the application of the public trust doctrine to the Steamshovel Slough."**

I suggest that before this land swap takes place, it would be prudent of the LCWA to ascertain if Synergy or the people of California own the rights to this land.

"In addition, the project would also provide greater public access through construction of the Studebaker Tail, which would allow the public to access the area in close proximity to the Slough and to be able to enjoy the environmental benefits of the restored wetlands."

If this is public trust doctrine land, the public has been denied access for years and standing on the trail on Studebaker still is not allowing access to the slough.

The plan of the Los Cerritos Wetlands Land Trust has been to restore the wetlands by bringing in fresh water from the San Gabriel River. Originally, this area was the Estuary of the San Gabriel River where it met the Pacific Ocean. Consequently, the water in the wetlands was brackish--a mixture of salt and fresh water. This plan will turn the wetlands into a salt marsh.

The restoration of the northern portion of the property proposed by Synergy involves bulldozing channels to connect ancient, healthy

wetlands and Steamshovel Slough with polluted ponds and soil contaminated from years of oil operations on the property. This 'restoration' plan includes removing the present berms that separate the functioning, pristine portions of the wetlands around Steamshovel Slough from the current oil operations. The purpose of this is to increase tidal flow into the wetlands. It appears this action will only flood with salt water the upland habitat currently used by birds, especially the endangered Belding Savannah Sparrow. Wetland plants, such as pickleweed and Southern Tar Plant, cannot live when covered by water, even part of the time. The flooding will also destroy habitat for insects, reptiles and mammals in this part of the wetlands.

BIOLOGICAL COMMENTS

The small blue butterflies that used to be prevalent on the berm that runs parallel to Studebaker were not Palos Verdes Blues, but Pygmy Blue Butterflies. Although the response to my comment states that the dates of the surveys are given, I only see dates 2010-2017. There is no time of day or month given and this is crucial when doing biological surveys. No Tiger Beetles were found, although Tim Anderson discovered a new species at this site. The statement is made that there is no suitable habitat for Loggerhead Shrike. This is because it has all been destroyed as there were Shrikes here 25 years ago.

There is no count given of the Belding's Savannah Sparrows, a state endangered bird and candidate for federal protection. It was mentioned that there are two Belding territories south of the berm that demarcates the south limits of the Slough; that is the area which will be flooded with salt water when the berm is breeched! I suggest this construction to extend the salt marsh, so Synergy will have a larger area for its Mitigation Bank, will destroy what habitat is left for the Belding's and all other wetland inhabitants.

There is no mitigation for the habitat which will be covered and destroyed by tidal flow.

The mitigations for nesting birds are not adequate. No activity of any kind should take place in nesting areas during the avian nesting season, especially around ground nesting birds such as the Belding's Savannah Sparrow. Any disturbance which causes birds to leave their nests can result in the death of the eggs or young.

I would urge that no trees, native or non-native, be removed from the wetlands until replacement trees have reached a height useable for birds, especially raptors, to hunt from, and for Great Blue Herons to nest in. Even non-native trees, especially palms, are used by many birds for nesting and resting. Many scientists are now seeing the value of non-native plants which provide food, nesting material and sites and covering for wildlife.

(I find it ironic that in the Errata, there is a picture with the "non-native" Palms removed from the Pumpkin Patch and the next photo shows in 3 years, the new building with a row of Palm trees along PCH.)

PIPELINES

I fail to see the advantage of removing old pipelines and replacing them with new ones with the idea that they will remain forever and calling this an improvement. Yes, the old pipes and oil wells must be removed from the wetlands. New ones should not replace them.

The pipelines going under Second St. from the Pumpkin Patch and along the Bryant property are on an earthquake fault and subject to rupture. This would be disastrous for the wetlands.

In addressing the earthquake fault running under this area, the DEIR states”

“The proposed pipeline corridor width required for the buried pipelines and utility corridor would be approximately 5.5 feet. The underground utility corridor would be constructed to a depth of approximately 5 feet below ground surface. In the unlikely chance that an adverse event occurs, such as an earthquake, pressure transmitters would be able to detect a pressure imbalance, and shut-off valves located on the Pumpkin Patch and LCWA sites would shut down the flow.”

Somehow, I am not comfortable with just shut-off valves protecting the wetlands from oil spills during an earthquake. I suggest the pipeline should not be built in this location and be replaced by Alternative 5, the Relocated Pipeline Alternative.

TRAFFIC

Although the DEIR claims there will be no increased impacts from this project because construction will not occur at peak traffic times, I would argue there are few times at PCH and 2nd or Studebaker and 2nd when traffic is not at a stand still or backed up for blocks.

Even the DEIR states:

3.15.4.4 Cumulative Impacts

“Cumulative traffic impacts are generated when the proposed project, combined with traffic generated by complete buildout of the City’s General Plan, contributes to unacceptable operating conditions on study area roadways.”

This needs mitigation.

HYDROLOGY AND WATER QUALITY

The proposed water injection is said to be for combating subsidence, but is also a method used for fracking or ‘well enhancement’. Although Synergy insists fracking will not be used for oil extraction, the EIR states that pressurized water injection will be used. According to Wikipedia:

“Hydraulic fracturing is a well stimulation technique in which rock is fractured by a pressurized liquid. The process involves the high-pressure injection of 'fracking fluid' (primarily water, containing sand or other prop-pants suspended with the aid of thickening agents) into a wellbore to create cracks in the deep-rock formations through which natural gas, petroleum, and brine will flow more freely.

Potential environmental impacts, include risks of ground and surface water contamination, air and noise pollution, and the triggering of earthquakes, along with the consequential hazards to public health and the environment.^{[8][9]}

Increases in seismic activity following hydraulic fracturing along dormant or previously unknown faults are sometimes caused by the deep-injection disposal of hydraulic fracturing flowback (a byproduct of hydraulically fractured wells),^[10] and produced formation brine (a byproduct of both fractured and nonfractured oil and gas wells).^[11] For these reasons, hydraulic fracturing is under international scrutiny, restricted in some countries, and banned altogether in others.”

I fear injecting water into an oil well can have the same negative environmental impacts as Fracking. I believe this issue needs more study by experts before this project is allowed approval.

This injection process also requires the use of potable water, a scarce commodity during a drought. Since LB obtains 50% of its water from water wells, I am also concerned about contamination of our drinking water. The FEIR response is that our water wells are protected by the Alamitos Sea Barrier. However, this barrier does not reach as deeply into the earth as the possible fissures that could be created by the drilling, injection process and/or earthquakes.

The Draft EIR states Impact HY-2: The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table. (Less than Significant)

Construction

Construction of the proposed project facilities would involve activities that would require the use of water, including the drilling of new oil production and produced-water injection wells (i.e., water for mixing with the drilling mud and concrete for the surface completions) and plugging of existing oil and injection wells (i.e., water for mixing with the drilling mud and cement grout) as wells are plugged and abandoned on the Synergy Oil Field and City Property sites and relocated to the Pumpkin Patch and LCWA sites. In addition, other construction activities such as concrete mixing and dust control for buildings, well cellars, and associated infrastructure would require water. The local water supply is served by the Long Beach Water District (LBWD), which receives a mix of groundwater, imported water and recycled water (see Section 3.17, Utilities and Service Systems, for more details on project area water supply and project demand). Therefore, construction water demand could contribute to a reduction groundwater supplies.

This sounds like a depletion to me.

Oil Wells

Water supplies would be required for (1) the drilling of the oil wells for oil production and injection wells for produced water for the drilling mud and cleaning of equipment; (2) the plugging and abandonment of non-productive wells for the drilling mud, cement grout, and cleaning of equipment; and (3) the hydrostatic pressure testing of pipelines and storage tanks. The required water would be supplied by tapping into existing LBWD water lines..

The analysis of water supply from all sources, which includes groundwater, imported water, and recycled water, is provided in Section 3.17, Utilities and Service Systems, Impact UT-2 and includes Table 3.17-4, Summary of Projected Annual Water Usage, which summarizes the projected water use for construction and operation activities over the next 60 years. Both construction and operations water use are listed because the activities overlap over time. The listed years are the anticipated years; the actual years when well installations and abandonment would occur would vary depending on the actual rate of

drilling new wells and the timing at which older existing wells become unproductive. In any case, the maximum combined construction and operations water use would be about 124 acre-feet from the third year through eleventh year when oil wells would be constructed at the Pumpkin Patch and LCWA sites. Water use would be less in all other years. As discussed in the Utilities section, the LBWD expects to have at least 76,983 acre-feet/year (AFY) of available surplus water, which far exceeds the needs of the proposed project for any year. Therefore, the impacts to groundwater supplies during construction would be less than significant.

All Other Non-Oil Wells Structures

Water required for construction activities such as concrete mixing and dust control would be supplied by tapping into existing LBWD water lines. Since the LBWD receives a mix of groundwater, imported water and recycled water, construction water demand could contribute to a reduction groundwater supplies. As discussed above, the LBWD expects to have at least 76,983 AFY of available surplus water, which far exceeds the needs of the proposed project for any year. Therefore, the impacts to groundwater supplies would be less than significant.

The processes of separating the oil from the produced water, as well as other operational activities, would require water supply, as discussed in Section 3.17, Utilities and Service Systems, and groundwater is the primary source of water for the LBWD; however, as previously discussed, the LBWD expects to have at least 76,983 AFY of available surplus water, which far exceeds the needs of the proposed project for any of the next 60 years. “

The DEIR states over and over that Long Beach expects to have plenty of available drinking water for the next 60 years. I find this hard to believe. If LBWD has so much available water, why is there rationing and a shortage of water to keep parks green? And what about the expected new residents that the LUE is currently planning for? California is still not out of a 4 year drought and all predictions are for increased warming. Water use is a very good reason to deny this project.

SEA LEVEL RISE

Impact HY-5: The project would not place buildings, oil production infrastructure, workers, or the public within areas anticipated to be inundated due to sea level rise. (Less than Significant)

Mitigation Measures: None required.

Significance Determination: Less than Significant.

According to recent studies, sea level rise is occurring much faster than anticipated just a few months ago. I question whether these predictions in the DEIR are correct and believe new studies on sea level rise are needed.

“The proposed project would increase public access to the Synergy Oil Field site and construct buildings, oil production operations, and associated infrastructure on the Pumpkin Patch and LCWA sites, which could increase the exposure of people and structures to flooding during operation in the event of a levee or dam failure.”

“The Pumpkin Patch site is immediately adjacent to the San Gabriel River and would be dependent on the levees along the San Gabriel River for flood protection. Since the project does not propose to change these levees, the proposed project would not change the flood risk to the area.”

Mitigation Measures: None required.

Significance Determination: Less than Significant.

Impact HY-7: The project would not expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow. (Less than Significant)

The entire project area is located within a tsunami inundation area; therefore, existing and partially-constructed structures and construction workers could be exposed to tsunamis during project construction; however, the County of Los Angeles is in the process of becoming TsunamiReady, meaning it would implement mitigative, preparatory, and response measures to avoid or lessen substantial impacts to structures and persons associated with tsunami events, including 24-hour notice and evacuation route signs. Further, Pacific Coast Highway is located adjacent to the project site and is considered a disaster route used to bring in emergency personnel and supplies to aid in the event of a

disaster, which includes tsunamis. Therefore, impacts would be less than significant.

Operation

As stated previously, the entire project site is located in a tsunami inundation zone. Over a 40-year period, the oil production operations on the Synergy Oil Field and City Property sites would be removed and replaced with oil production operations on the Pumpkin Patch and LCWA sites, with about the same number of workers. Therefore, the project would not increase the number of workers being exposed to risk of a tsunami.

As previously discussed, the County of Los Angeles is working on becoming a TsunamiReady community that would implement measures to avoid or lessen potential tsunami impacts to structures and persons. The Pacific Coast Highway could be used to bring in emergency personnel and supplies to the project site in the event of a tsunami. Further, the project would restore the northern portion of the Synergy Oil Field site to wetland habitat. Wetlands provide protection from tsunamis and tidal surges and would thus help mitigate potential damage from a tsunami on the Synergy Site and adjacent areas. Impacts would be less than significant.

Mitigation Measures: None required.

Significance Determination: Less than Significant.

3.8.4.4 Cumulative Impacts

Geographically, the project area is hydraulically bounded by the Los Cerritos Channel along the north and west, and the San Gabriel River along the south and east, with Alamitos Bay to the southwest. Accordingly, the geographic scope of cumulative hydrologic and water quality impacts would be limited to the project area and the immediately downstream area to Alamitos Bay. The timeframe during which the proposed project could contribute to cumulative hydrologic and water quality effects includes the construction and operations phases.

Cumulative Impacts during Project Construction

Water Quality

“As described in Impact HY-1, the construction of oil wells could adversely impact the water quality of non-oil production zones if drilling muds or oil escapes the well boreholes and enters aquifers with beneficial uses other than oil production. In addition, construction activities over the locations of active, idle, or plugged wells could damage well seals and cross contaminate aquifers; however, numerous regulations required by DOGGR would require measures for the safe transportation, storage, handling, and disposal of hazardous materials used for the drilling and construction of wells, including appropriate containers, and secondary containment to contain a potential release. In addition, as discussed above, conductor casing would be used to seal off non-oil- producing layers, preventing drilling mud or oil from entering aquifers, and construction activities that could damage active, idle, and plugged wells are prohibited. Because the well installation activities would be subject to the requirements noted above, impacts associated with pollutants entering surface water bodies or aquifers would be less than significant. These regulations would be required of any and all cumulative projects that drill oil wells. Therefore, with compliance with applicable regulations, the cumulative impacts would not be cumulatively considerable (less than significant). “

The DEIR dismisses all of the possible hazards to water quality: oil drilling, flooding, tsunami, and sea level rise as less than significant. Preparers seem to rely on the present river levees and some wetland berms to protect human life, the wetlands, oil wells, and structures. I would argue that the recent disasters from Hurricane Harvey in the Houston area should cause EIR preparers to take a closer look at these issues and provide better mitigation measures.

OMISSIONS: LIGHT AND NOISE IMPACTS ON WETLAND ANIMALS

I was unable to find any mention of Light impacts on either animals or humans. This must be included in the Final EIR. (For more information on lighting, I suggest “Ecological Consequences of Artificial Night Lighting” edited by Dr. Travis Longcore, USC).

Also, although noise was studied, it addressed only human impacts, not animals. This needs to be added to the FEIR.

Lastly, I disagree with the main purpose of this 'Land Swap' which allows Synergy to access a new source of oil (120 new wells) when we should be finding ways to eliminate our reliance on fossil fuels and use renewable energy. Oil operations will continue with the 35 wells on the current Synergy property, plus from the 18 wells on the city's property behind the Market Place for 40 years or until the oil is gone. I believe there is a better use for the 5 acres at Studebaker and Second St. than 120 foot drill rigs and 48 foot high tanks full of explosive oil. Leave it in the ground!

Because of the many environmental impacts connected with this project, I urge the Planning Commission adopt the No Project Alternative.

Ann Cantrell ~~10600 Studebaker, Long Beach, CA 90808~~

We do understand the appeal of the swap. 5 acres for 100's and financing the restoration. But a close look reveals the benefits are fairly superficial.

Focus on 2 Issues: Seismic and the Mitigation bank

Newport Englewood Fault in the Press:

"Southern California's Deadliest Quake May Have Been Caused by Oil Drilling, Study Says"

LA Times, Oct, 31 2016

About the 1933 Long Beach earthquake

"... a new study suggests that the quake may have been caused by another factor: Deep drilling in an oil field in Huntington Beach. The study, written by two leading U.S. Geological Survey scientists in Pasadena and to be published in the Bulletin of the Seismological Society of America

"A 7.4 Quake in Southern California? A long fault Could Make it likelier"

New York Times, March 27th 2017

"The idea that the Newport-Inglewood fault could produce more powerful earthquakes than what happened in 1933 has been growing over the decades."

"A 7.0 on the Newport-Inglewood is going to do a lot more damage than an 8 on the San Andreas, "

"Notorious L.A. earthquake fault more dangerous than experts believed, new research shows"

LA Times March 21, 2017

"A new study has uncovered evidence that major earthquakes on the fault centuries ago were so violent that they caused a section of Seal Beach near the Orange County coast to fall 1½ to 3 feet in a matter of seconds."

"Oil & Gas Industry is causing Texas Earthquakes, a landmark study suggests"
Nov. 24th, 2017 - WASHINGTON POST

"... but other techniques as well — which produces a lot of wastewater. To get rid of it, the water is injected deep into the ground. When wastewater works its way

into dormant faults, the thinking goes, the water's pressure nudges the ancient cracks. Pent-up tectonic stress releases and the ground shakes."

~~~~~

## ~~ Plans & Worst Case Scenarios

**LCWA** - Drill up to 70 new wells (a combination of oil production, water injection, and water source wells).

If the tanks in both basins fail, 61,000 barrels would spill.

**Pumpkin Patch** - Pumpkin Patch: Drill up to 50 new wells (a combination of oil production, water injection, and water source wells)

simultaneously rupture, the entire volume of 5,000 barrels would spill

**City site**: The project also involves the construction and operation of an approximately 2,200-foot aboveground pipeline system and utility corridor through the

City Property site total spill volume (30,816 gallons)

\_\_\_\_\_

We understand the technical definition of fault one is 650 ft on either side of a fault line.

The LCWA site is approximately 200 feet NTE of the Newport-Inglewood Fault Zone. Fault zones are only @ 1/4 mile wide (650 ft on either side of a fault line). The LCWA site is only 850 ft from the fault line, "across the street" from the Newport Inglewood fault zone."

A Mitigation Credit Bank allows developers to buy the right to damage or destroy naturally functioning wetlands by purchasing the promise of the creation or restoration of wetlands elsewhere.

**CARB- California Air Resource Board, cap and trade mitigation**

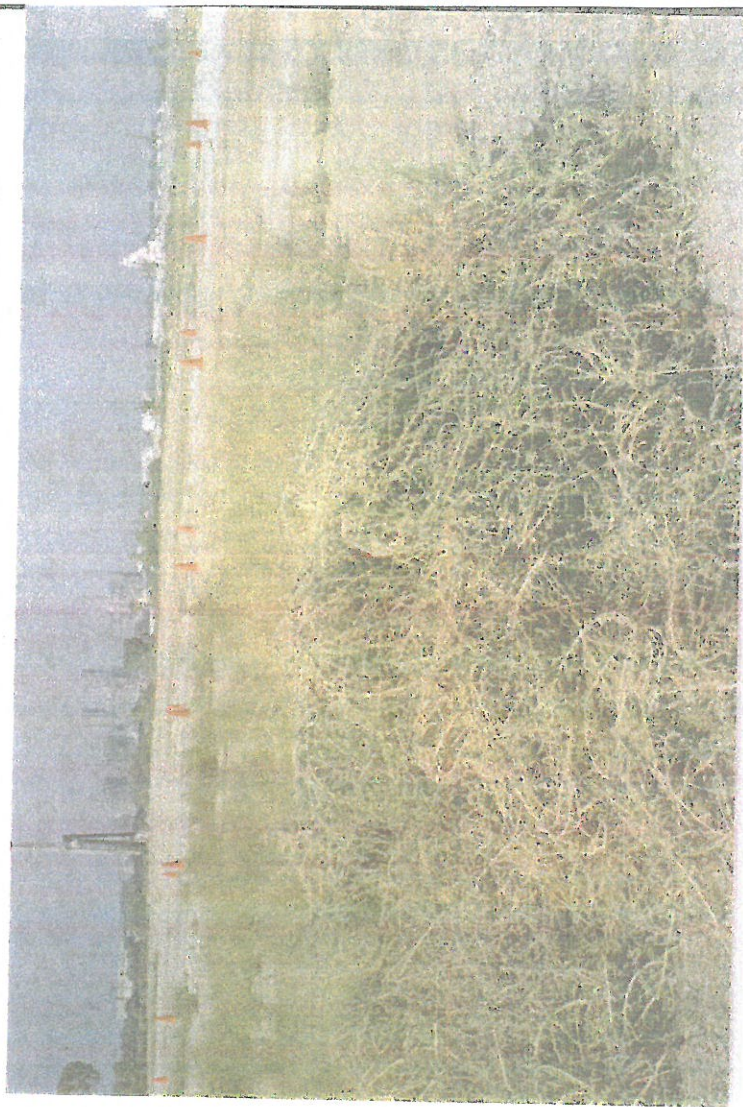
Or that LB350 crunched the numbers on the Draft Environment Impact Report and determined that GHG emissions from the project equate to the emissions of 11,000 cars per day for each of the 40 years the project was projected to run.

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Nov 30 Planning Commission

We'd like to see a solution that was not so riddled with hazards and potential calamities that it requires so much "mitigation", the entire plan is a mitigation scheme to mask very serious issues.

I think we'd all like to see the city of Long Beach abandon these convoluted plans, with so much potential down side, and simply lead our city in taking its rightful place at the forefront of progressive cities, and take climate change seriously, and be a pioneer in finding real solutions to protect and restore the wetlands, instead of simply being adept ^{at} mitigation schemes for problematic approaches for petroleum extraction.



Pumpkin Patch
8/2004



Southern Tar Plant
Pumkin Patch, 2004





Southern Tar Plant

Pumpkin Patch looking North 2004

