3.9 Land Use and Planning

3.9.1 Introduction

This section evaluates the potential for the proposed project to result in adverse impacts related to land use and planning. The analysis is based on review of applicable State, regional, and local land use plans and policies, the relevant regulatory ordinances, and a discussion of the methodology and thresholds used to determine whether the proposed project would result in significant impacts. This section analyzes the potential for both project-level and cumulative environmental impacts.

Data used in this section includes information obtained from *the City of Long Beach General Plan*, City of Long Beach Zoning Code, California Coastal Act of 1976 (CCA), and the Southern California Association of Governments (SCAG) *2016–2040 Regional Transportation Plan and Sustainable Communities Strategy* (RTP/SCS). All information sources used are included as citations within the text; sources are listed in Section 3.9.5, References.

3.9.2 Environmental Setting

3.9.2.1 Surrounding Land Uses

The proposed project is located within the City of Long Beach (City), which is located in the southern portion of Los Angeles County. The City is bound by the Cities of Carson and Los Angeles, the neighborhood of Wilmington, and the Port of Los Angeles to the west; the Cities of Compton, Paramount, and Lakewood to the north; and the Cities of Hawaiian Gardens, Cypress, Los Alamitos, and Seal Beach to the east. The Pacific Ocean borders the City to the south.

Portions of the City that are adjacent to the coast, including the project site, are within the California Coastal Zone. These portions of the City include the Port of Long Beach, Downtown Shoreline, Bluff Community (Area A), Bixby Park/Bluff Park Community (Area B), Belmont Heights/Belmont Park Communities (Area C), Belmont Shore (Area D), Naples and Alamitos Peninsula Communities (Area E), Southeast Area Development and Improvement Plan (SEADIP), Waterland Communities, and the Strand (City of Long Beach 1980).

The proposed project is located within the SEADIP Specific Plan and the proposed Southeast Area Specific Plan (SEASP) Update. The adopted SEADIP and proposed SEASP area is in the southeast corner of the City. It borders the County of Orange to the east and south and the Pacific Ocean to the southwest. The area encompasses 1,472 acres and consists of land south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach's southern boundary.

The proposed project is located within the California coastal zone[74] and is subject to the California Coastal Commission's (CCC's) permitting authority and the City's permitting authority. A portion of the site (the Pumpkin Patch and Los Cerritos Wetlands Authority [LCWA] sites) is subject to the City's Local Coastal Program (LCP), which was adopted in 1980, and for which the City has coastal permitting authority. The Synergy Oil Field and City Property sites are within the CCA permitting jurisdiction of the CCC.

3.9.2.2 Project Site Land Uses

Synergy Oil Field Site

The Synergy Oil Field site is an active oil field with a network of roads, pipelines, and other oil-field-related amenities. Figure 2-4, Synergy Oil Field Site, depicts the Synergy Oil Field site and its northern and southern components. The 76.52-acre Northern Area contains Steamshovel Slough, an area of tidally influenced southern coastal salt marsh, tidal channels, and mud flats that accounts for approximately 30 acres of the northern portion of the site. The northern portion of the Synergy Oil Field site supports a variety of wetland flora and fauna. Much of the central portion of the site contains oil facilities and is not subject to tidal influence, but supports salt marsh habitat and/or areas with non-native plant species. The southern portion of the site lacks tidal influence and contains the highest concentration of oil facilities, including a field office, pipelines, tank farms, and numerous pads and roads. In total, there are 39 wells present on the site, with 22 active wells and 17 idle wells.

City Property Site

The City Property site is largely comprised of areas that have been disturbed by former and current oil extraction activities, with small and noncontiguous areas of wetlands interspersed within the disturbed areas, as shown in Figure 2-6, City Property Site. A majority of the site is disturbed, and vegetation is generally sparse. There is a fresh water marsh located within the City Property site, located immediately adjacent on the east to the Market Place Long Beach commercial plaza. Currently, there are 13 oil wells and associated oil production infrastructure, such as pipelines and tanks, operating on the site. Of those wells, 11 are active and 2 are idle. The oil wells are concentrated primarily in the southwestern portion and along the northern perimeter of the site, with vacant land in the central portions. Two oil storage tanks are located in the southwestern portion of the site. Aboveground pipelines and dirt access roads traverse the site, with vehicular access to the site via an existing driveway along Shopkeeper Road. The site contains a perimeter of trees and landscaping along the western and northern boundaries.

Pumpkin Patch Site

The Pumpkin Patch site is comprised of disturbed, sparsely vegetated land, which is terraced into two levels. The upper terrace is located at the southwestern portion of the site, which borders PCH, and has been used for decades as a pumpkin patch in October leading up to Halloween, and then as a Christmas tree lot through

[74] "Coastal zone" means that land and water area of the State of California extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas, it extends inland to the first major ridgeline paralleling the sea or 5 miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission nor any area contiguous thereto, including any river, tributary, creek, or flood control or drainage channel flowing into such area (PRC Section 30103).

December. The remainder of the upper level is used for parking during these months. The lower area in the northeast that borders the City Property site is not subject to commercial activities. This area contains one active oil well surrounded by pickleweed mats and unvegetated flats.

LCWA Site

The LCWA site is mostly disturbed with non-native, ruderal vegetation around the entire boundary of the site. The center of the site is used as a storage yard. The LCWA site is bordered by the Plains All American Pipeline property, which includes pipelines and a tank farm to the north and east. Access to the site is provided from a dirt access road and driveway from Studebaker Road. The site currently contains piles of wooden pallets and other industrial-manufacturing items, and a dirt access road forms a circular track around the center of the site.

3.9.2.3 Land Use Designation and Zoning

According to the City's General Plan Land Use Designations map, and as shown in Chapter 2, *Project Description*, Figure 2-12, General Plan Land Use Designations, the Synergy Oil Field and City Property sites are not assigned to a specific General Plan Land Use District (LUD); however, the Pumpkin Patch and LCWA sites are designated as LUD No. 7, Mixed Uses. As shown in Figure 2-13, Zoning Designations (Planned Development District 1: SEADIP), all four of the individual sites have a zoning designation of PD-1 (SEADIP) subareas (11a, 19, 25, and 33) (City of Long Beach 2006). Allowable uses that are permitted to be developed on each site under the SEADIP are described below:

- **Subarea 11a (Synergy Oil Field site)**—Residential (stacked flats and townhouses), maximum density of approximately 15.3 units per acre, 767 units;
- **Subarea 19 (LCWA site)**—Industrial (this area is fully developed in accordance with the provisions of the MG zone). Commercial storage/self-storage shall be allowed by Conditional Use Permit (Section 21.52.219.5);
- **Subarea 25 (City Property site, Pumpkin Patch site)**—Business Park (Office Commercial and Light Industrial); restaurants, and hotel; and
- **Subarea 33 (Synergy Oil Field site)**—Wetland (96.1 acres have been designated entirely for wetland purposes. An additional 2 acres shall be devoted as least tern nesting site).[75]

3.9.3 Regulatory Framework

3.9.3.1 Federal

Federal Coastal Zone Management Act of 1972

The Coastal Zone Management Act of 1972 (CZMA), administered by National Oceanic and Atmospheric Administration's (NOAA) Office of Ocean and Coastal Resource Management, provides for management of the nation's coastal resources, including the Great Lakes, and balances economic development with environmental conservation. The CZMA is intended to encourage coastal states, Great Lake States, and United States territories and commonwealths to develop comprehensive programs to manage and balance competing uses of and impacts to coastal resources. The CZMA emphasizes the primacy of state decision-making regarding the coastal zone.

[75] SEADIP (PD-1) provides only an indefinite boundary between Subarea 11a and Subarea 33. The plan also contemplates development of 11a to be contingent upon wetlands preservation in Subarea 33. To date, 11a has not been developed beyond the existing oil operations that pre-date the adoption of PD-1.

CZMA Section 307 (16 USC Section 1456), called the federal consistency provision, is a major incentive for states to join the national coastal management program and is a tool that states use to manage coastal uses and resources and to facilitate cooperation and coordination with federal agencies. The CCA, discussed below, constitutes California's coastal zone management program for the purposes of the CZMA.

3.9.3.2 State

California Coastal Act of 1976

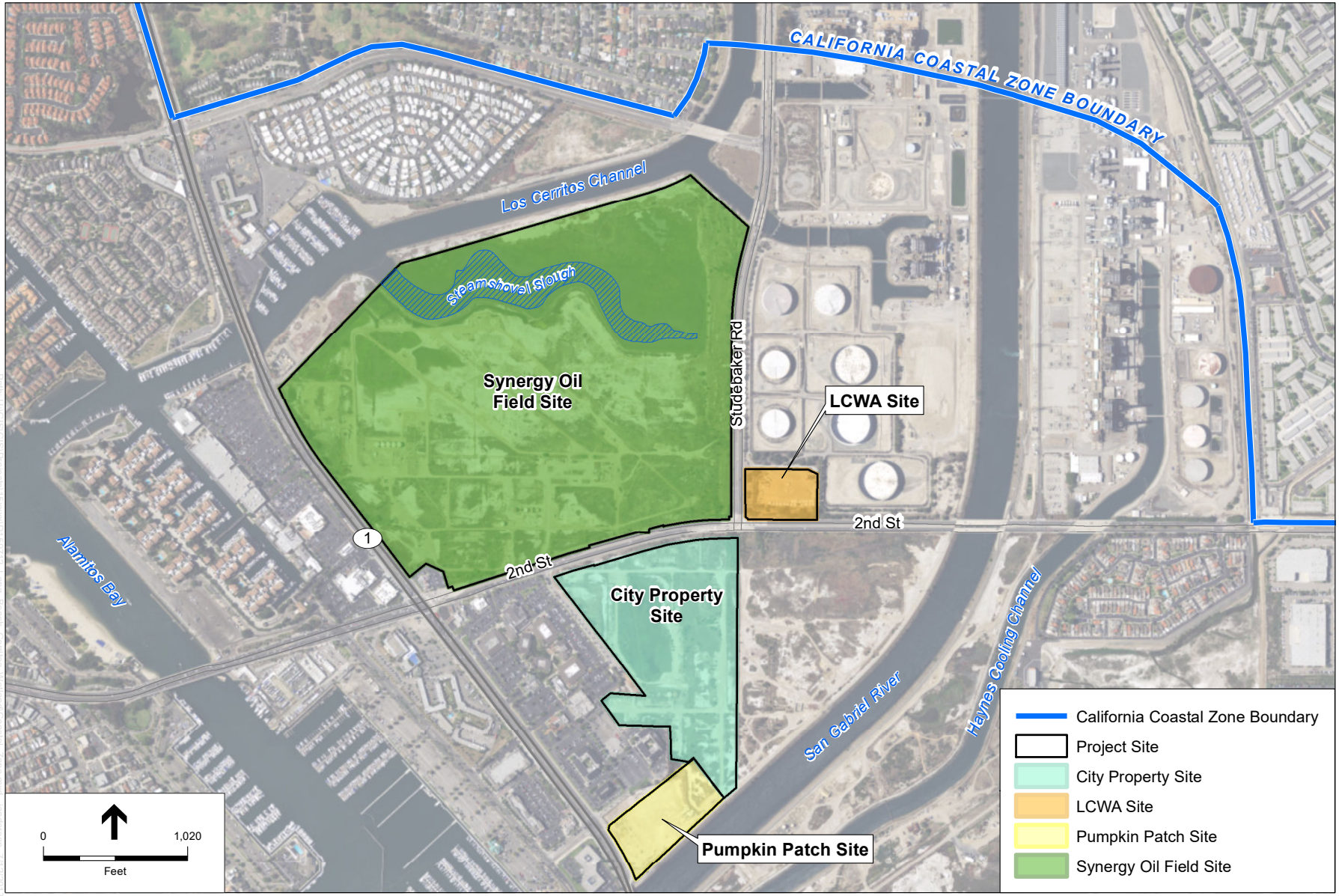
The CCA was enacted in 1976 in response to public concern that private development was restricting public access to the shore. The CCA permanently established the CCC as the governing body to oversee land use and planning decisions within the coastal zone. The CCA provides for the long-term management of lands within California's coastal zone boundary, as established by the Legislature and defined in the CCA (Section 30103). The width of the coastal zone varies across the State, extending inland a couple hundred feet in some locations to 5 miles in others, and offshore out to 3 miles. A map of the coastal zone in the project vicinity is shown in **Figure 3.9-1, California Coastal Zone Boundary**.

The CCA created a unique partnership between the State (acting through the CCC) and local government entities (15 coastal counties and 61 coastal cities) to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program. This is accomplished primarily through the preparation of sets of policies and regulations adopted by coastal local governments to carry out CCA policies at the local level, known as LCPs. Upon CCC certification of a LCP, authority for issuance of Coastal Development Permits is transferred from the State (via the CCC) to the certified local government. Until such time, responsibility for issuance of Coastal Development Permits remains with the CCC. The agency also retains jurisdiction over certain coastal areas, such as tidelands and public trust lands. (The City's LCP policies applicable to the proposed project are discussed below).

The CCA includes specific policies for management of natural resources and public access within the coastal zone (see Public Resources Code [PRC] Division 20). Of primary relevance to land use and recreation are CCA policies concerning coastal public access and recreational opportunities, and locating new development near existing development. A preliminary assessment of project consistency with these priorities is provided later in this section. Final determinations regarding project consistency are reserved for the CCC.

The City's LCP includes a land use plan defining land use classifications, types and densities of allowable development, and goals and policies concerning development within the coastal zone. The LCPs are the implementation tool for the broader CCA policies, which seek to:

- Protect and expand public shoreline access and recreational opportunities;
- Protect and restore sensitive habitats, including nearshore waters, wetlands, riparian habitat, and habitat for rare and endangered species;
- Protect farmlands, natural landforms, commercial fisheries, special communities, and archaeological resources;
- Protect scenic landscapes and views of the sea; and
- Establish stable urban-rural boundaries and guide new development into areas with adequate services.



SOURCE: ESRI

Long Beach Cerritos Wetland. 150712

Figure 3.9-1

California Coastal Zone Boundary

The proposed project is located within the coastal zone but only a portion of the project site is covered under the City's LCP SEADIP component, which is adopted as part of the City's General Plan. The Pumpkin Patch and LCWA sites are within the City's LCP. The specific land use designations, goals, and policies of the LCP that are pertinent to the proposed project are described below. The consistency of the proposed project with the LCP and the broader goals of the CCA are analyzed below. The Synergy Oil Field and City Property sites were not included in the adopted LCP, and are considered areas of deferred certification and permitting. Jurisdiction under the CCA for these two individual sites rests with the CCC.

3.9.3.3 Regional

Southern California Association of Governments: 2016–2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS)

SCAG is the designated metropolitan planning organization (MPO) for six Southern California counties, including the County of Los Angeles. As such, SCAG develops long-range RTPs, including SCS and growth forecast components, regional transportation improvement programs, regional housing needs allocations, and a portion of South Coast Air Quality Management District plans.

The RTP is a long-range transportation plan that is developed and updated by SCAG every 4 years. The RTP provides a vision for transportation investments throughout the region, and uses growth forecasts and economic trends that project out over a 20-year period to identify regional transportation strategies to address mobility needs. The SCS is a newly required element of the RTP and integrates land use and transportation strategies that will achieve emissions reductions targets.

The 2016–2040 RTP/SCS was adopted in April 2016, by the SCAG Regional Council with the primary goal of reducing emissions from transportation sources to comply with Senate Bill (SB) 375, improve public health and meet the National Ambient Air Quality Standards (NAAQS) as set forth by the federal Clean Air Act. The 2016–2040 RTP/SCS contains a regional commitment for the broad deployment of zero- and near-zero emission transportation technologies and establishes clear steps to achieve this objective.

SCAG adopted the 2016–2040 RTP/SCS on April 7, 2016. The 2016–2040 RTP/SCS builds off of the 2012–2035 RTP/SCS and continues the vision for creating more livable communities within Southern California. The 2016–2040 RTP/SCS establishes goals, objectives and policies with regard to High Quality Transit Areas, Livable Corridors, and Neighborhood Mobility Areas. These key features would create communities in which people benefit from increased mobility, more active lifestyles, increased economic opportunities and overall higher quality of life (SCAG 2016).

The proposed project is considered a project of regionwide significance pursuant to the criteria outlined in *CEQA Guidelines* Section 15206(4)(C), which is applicable to projects located within the California Coastal Zone. Given this designation, this section addresses the proposed project's consistency with the applicable SCAG regional planning guidelines and policies.

3.9.3.4 Local

City of Long Beach General Plan

The General Plan is a comprehensive planning document which serves as the officially adopted statement of local policy regarding each individual community's development, pursuant to California Government Code

Section 65300, for all cities and counties within the state of California. The General Plan serves as a blueprint for development and land use activities within City limits and establishes goals, policies, and land use designations that are intended to facilitate orderly and planned growth and other development related issues with the City. Adopted in 1973, the City's General Plan contains the goals, policies, and directions that guide the City in managing its future. The General Plans consists of 12 elements: Air Quality, Conservation, Historic Preservation, Housing, Land Use, Mobility, Noise, Open Space, Public Safety, Scenic Routes, Seismic Safety, and LCP (described in more detail below). Many of the elements have been updated over the years.

Elements within the General Plan have three major roles:

- To provide an overall set of goals and policies to guide countywide activities so that governmental decisions at all levels move in the same direction;
- To provide policy parameters to integrate more specific planning efforts in order to ensure a compatible and effective regional approach; and
- To provide effective planning for specific functions that can be best addressed at the citywide level.

Southeast Area Development and Improvement Plan and Draft Southeast Area Specific Plan

Southeast Area Development and Improvement Plan

Development Districts in the City are special districts that have more comprehensive land use regulations than conventional zoning and are intended to achieve a specific outcome in a geographic area, similar to a Specific Plan. Approved in 1977, the SEADIP was the first Planned Development (PD-1) district in the City and also provides zoning for the covered properties. The SEADIP document was intended to guide land use and development in area that was experiencing a period of rapid growth.

The SEADIP includes 1,381 acres and seeks to guide new development in a community of residential, business, and light industrial uses integrated by an extensive system of parks, open space, and trails. The guiding principles of the plan were based on a 15- to 20-year vision and include restoration and maintenance of wetlands, bike and pedestrian connectivity, linear park and landscaped setbacks, creating a village atmosphere with varied heights, green building practices, traffic mitigation, and gateway signage. The SEADIP provides development and use standards (e.g., density, setbacks, and height limitations), establishes a mechanism for infrastructure improvements, and protects views, open space, and wetlands. The SEADIP also establishes the requirements and responsibility for the construction and maintenance of wetland and buffers. The proposed project's land use designations under the SEADIP are discussed above.

Draft South East Area Specific Plan

The City is in the process of replacing the existing PD-1 with the SEASP, a new specific plan with conventional zoning on a few select parcels. The SEASP area consists of 1,472 acres and includes 1,381 acres currently zoned PD-1, SEADIP, 94 acres of the San Gabriel River and Los Cerritos Channel, and 6 acres along the southeast edge of the current PD-1 boundary. The proposed SEASP would be adopted as a City ordinance and would serve as the zoning for the plan area. In addition, as a part of the SEASP, an amendment to the City's General Plan and LCP would be required.

Given that the draft SEASP is not adopted as of publication of this Draft EIR, the analysis provided below and determination of the project's land use consistency impacts will rely on the project's consistency with the

goals and policies outlined in the currently in-place SEADIP; however, the draft SEASP guiding principles and development standards are provided here for informational purposes, and include the following:

- Implement projects within the Specific Plan that give equal consideration to planning, environmental and economic feasibility;
- Balance responsible growth with resource perseveration through a flexible land use plant that provides a greater mix of uses and through an implementation strategy that is tailored to the local economy;
- Provide clear standards and guidelines to encourage future development that respects the wetlands, protects views, and creates a sense of place through thoughtful building placement, form, and architectural design;
- Expand multi-modal transportation options through enhanced pedestrian and bicycle connectivity without compromising vehicular traffic flow;
- Provide options to increase public connectivity to open space, including the marina, other waterways, the wetlands, and parks; and
- Identify and plan for enhanced gateway and landmark locations that define the entrance to the City and contribute to a sense of place for the area.

Under the draft SEASP, the Synergy Oil Field and City Property sites would have a land use designation of Coastal Habitat, Wetlands, and Recreation (CHWR), and the Pumpkin Patch and LCWA sites would have a land use designation of Industrial, and would allow retail and hotel uses. The CHWR land use designation provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Public access to coastal water is encouraged and uses such as interpretive centers and public parking associated with coastal resources are permitted. The Industrial land use designation allows for industrial uses including utilities and oil extraction operations. Industrial uses within the SEASP area would be required to comply with LBMC Chapter 21.33, Industrial Districts.

To ensure that new development within the SEASP supports the guiding principles, a set of development standards has been established in the draft plan. For development within the CHWR land use designations and the Industrial land use designations, the following development standards apply:

CHWR

a. Building Setbacks
    - Building setbacks shall be measured from ultimate right-of-way (back of ultimate sidewalk).
    - Buildings shall build up to the required ultimate sidewalk shown on the street sections in Chapter 6, Mobility.
    - Additional setbacks for entry plazas, courtyards or outdoor dining patios may be permitted subject to the discretion of the Site Plan Review Committee.
    - Developer shall be responsible for adjacent impacts to right-of-way and constructing street segments to match cross-sections as provided in the SEASP.

b. Height
    - The intent of providing for two-story buildings is to allow for buildings that support coastal recreation uses or uses that are ancillary to the wetlands (interpretive center). For instance, two-story uses would allow for ground floor coastal recreation related uses (kayak rental, etc.) and the upper floor may be a small ancillary office or storage use to support the ground floor use. Office

uses must be related to the primary use or use on ground floor; standalone office uses are not permitted in this category.

Industrial

Provisions of Zoning Code Chapter 21.33, Industrial Districts (IG–General Industrial) shall apply with the following exception:

- The minimum front yard setback along Studebaker shall be 20 feet (of which at least 10 feet must be landscaped).

City of Long Beach Oil Map

City of Long Beach Municipal Code Chapter 12.08 defines the areas within the City where oil operations are permissible. It is unlawful to drill or conduct oil operations outside a designated oil operating area. All new well drilling will occur from these oil operating areas and any modification of an oil operating area requires approval by the City Council. The City's Municipal Code stipulates how close an oil well may be located to a public street, building, or school land. The City also dictates a time schedule when drilling operations may occur to minimize any potential impacts to the local community. The Synergy Oil Field and City Property sites are located in Area 8, Los Alamitos Heights and Flats, of the oil map. **Figure 3.9-2, Oil and Gas Map Amendment Area**, depicts the City of Long Beach oil map.

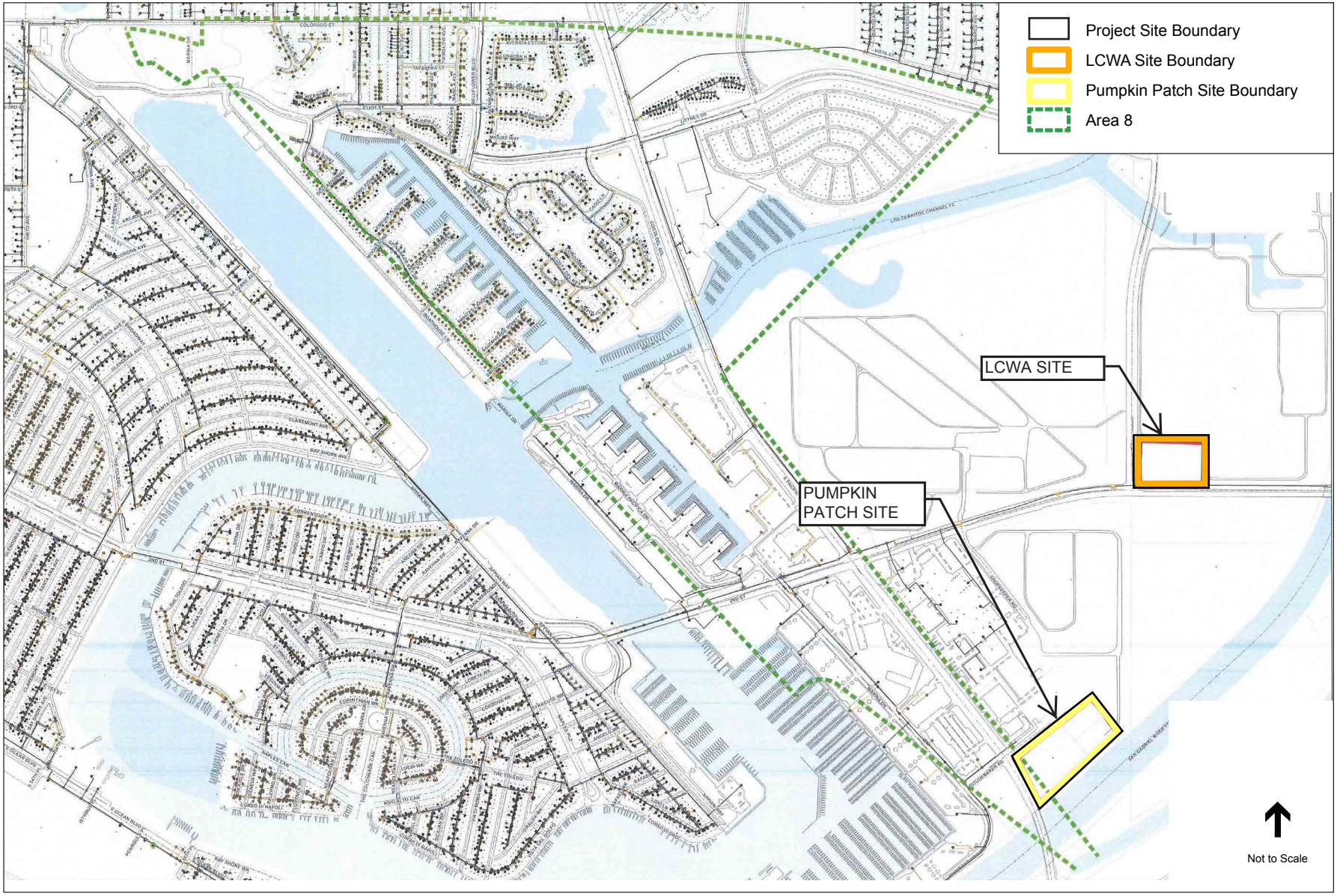
City of Long Beach Local Coastal Program

LCPs are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources in coastal cities and counties. The LCPs specify appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances) (CCC 2017). As described further below, the proposed project falls into the Los Cerritos Wetlands portion of the City's LCP; however, only the Pumpkin Patch and LCWA sites are included within the City's certified LCP. Both the Synergy Oil Field and City Property sites were excluded from the City's LCP and are considered areas of deferred certification.

Specific goals and policies that are applicable to the project and a discussion of consistency with those policies are described in Table 3.9-1, Consistency Analysis with Local Land Use Plans, beginning on page 3.9-19.

The City's LCP provides policies regarding public access, recreation, marine environment, land resources, development, and industrial development. It specifies the appropriate location, type, and scale of new or changed uses of land and water and includes a land use plan and measures to implement the plan.

The City adopted its LCP on February 12, 1980, and it was certified by the CCC on July 22, 1980. For each of its five subareas, the City's LCP provides a description, policy plan, and implementation plan. Because the project site is included as part of the SEADIP subarea and the SEADIP was adopted in April 1977, prior to the commencement of work on the City's LCP, the SEADIP was approved as a whole by the LCP Advisory Committee for inclusion in the LCP. The SEADIP and development ordinance were adopted by reference in the LCP and function as the current zoning for the project site.



SOURCE: City of Long Beach, 2015

Long Beach Cerritos Wetland . 150712

Figure 3.9-2

Oil and Gas Map Amendment Area

Prior to adoption, the unincorporated areas within the SEADIP—Subareas 11a, 11b, 25, 26a, 26b, 27, 28, 30, and 33—were deleted from the LCP. These areas represent wetland areas, existing oil operations, and the Los Alamitos Retaining Basin southeast of the San Gabriel River. As noted above, the Synergy Oil Field site (Subareas 11a and 33) and the City Property site (Subarea 25), have been deleted from the LCP; however, the Pumpkin Patch site (Subarea 25) and LCWA site (Subarea 19) were included in the LCP and, therefore, subject to its goals and policies.

Long Beach Bicycle Master Plan

Originally adopted in 2001, the City's Bicycle Master Plan was recently updated and approved on February 7, 2017. The new plan continues to guide future improvements to the City's bicycle network through the year 2040, including the development and maintenance of bicycle-friendly roads, bikeways, support facilities, and programs. The plan expands upon the Mobility Element of the Long Beach General Plan by providing further details on bicycle planning and design. It also recommends a series of projects and programs to be implemented by Long Beach in the next few decades (City of Long Beach 2017).

Airport Environs Land Use Plan for the Joint Forces Training Base at Los Alamitos

The Orange County Airport Land Use Commission (OCALUC) is responsible for reviewing projects near airports or related to air facilities to make sure they are consistent with approved compatibility plans. To provide guidance for land use recommendations, an airport land use compatibility plan was developed to promote compatibility between air facilities and the land uses that surround them. The plan includes policies by which the OCALUC operates and conducts compatibility reviews of proposed development actions, describes the overall context of airport land use compatibility planning in general and for airports in Orange County in particular, and defines the procedures that the OCALUC would follow in making compatibility determinations. The nearest public use airport is the Long Beach Airport, located approximately 4.45 miles northwest of the project site, at 4100 Douglas Drive in Long Beach; however, the proposed project is located within the Airport Environs Land Use Plan (AELUP) area for the Joint Forces Base Los Alamitos, which is a federally owned and operated airport facility (OCALUC 2002).

The AELUP for the Joint Forces Base Los Alamitos intends to safeguard the general welfare of the inhabitants within the vicinity of the airport and to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. Proposed development projects over 200 feet (above ground level) would be required to undergo Federal Aviation Administration (FAA) and ALUC review.

3.9.4 Analysis of Impacts

This section describes the impact analysis relating to land use and planning for the proposed project. It describes the methods and applicable thresholds used to determine the impacts of the proposed project.

3.9.4.1 Significance Criteria

CEQA Guidelines Appendix G provides that a project would have a significant land use and planning impact if it would:

- Physically divide an established community;

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

As determined in the NOP/ IS (see Appendix A), the proposed project would have no impact on applicable habitat conservation plans or natural community conservation plans because the project site is not located in an area where such plans are in effect. Therefore, this topic will not be discussed further in the EIR.

3.9.4.2 Methodology

The land use and planning analysis describes existing General Plan land use designations and regional and local land use plans, policies and is intended to fulfill the requirements of *CEQA Guidelines* Section 15125(d). The emphasis of the analysis is on potential plan inconsistencies and/or conflicts between the proposed project and existing land use plans and policies. A proposed project is considered consistent with the provisions of the identified regional and local plans if it meets the general intent of the applicable land use plans. A given project need not be in perfect conformity with each and every policy nor does State law require precise conformity of a proposed project with every policy or land use designation for a site. It follows that it is nearly, if not absolutely impossible for a project to be in perfect conformity with every policy set forth in the applicable plan. If the proposed project is determined to be inconsistent with specific individual objectives or policies of an applicable plan, but is largely consistent with the land use or the other goals and policies of that overall plan and would not preclude the attainment of the primary intent of the land use plan, the project would not be considered inconsistent with the plan. Furthermore, any such inconsistency would also have to result in a physical change in the environment, not analyzed in the other resource sections of this EIR, to result in a significant environmental impact. The analyses below provide a brief overview of the most relevant policies and development standards from the various planning documents; however, the City's consistency conclusions are based upon the planning documents as a whole.

As stated in Chapter 1, *Introduction*, on April 28, 2016, the City sent an NOP to responsible, trustee, and federal agencies, as well as to organizations, and individuals potentially interested in the project to identify the relevant environmental issues that should be addressed in the EIR. The CCC requested that the Draft EIR include all relevant CCA and LCP policies and that the Draft EIR also provide a consistency determination with the SEADIP. Additionally, it was determined in the NOP/IS there would be no impacts related conflicts with a habitat conservation plan or natural community conservation (CDFW 2015).

3.9.4.3 Impact Evaluation

Impact LU-1: The project would not physically divide an established community. (Less than Significant)

Generally, the area surrounding the project site is a mix of highly urban, commercial and industrial uses, and open space areas. Under the proposed project, the existing oil operations on the central and southern portion of the Synergy Oil Field and City Property sites would continue to operate, with 50 percent of the wells phased out over the first 20 years from the New Occupancy Date and the remaining 50 percent phased out by Year 40 from the New Occupancy Date. New oil operations would be constructed on the Pumpkin Patch and LCWA sites. The northern portion of the Synergy Oil Field site would be remediated and restored to a natural wetland area and operated as a wetlands mitigation bank. The southern portion of the Synergy Oil Field site would

include a visitors center and a public trail and the southern portion would remain as an operating oil field until all operations are phased out. All existing oil production facilities, including pipelines, tank farms, and numerous pads and roads, would be phased out and abandoned or removed.

The existing character of the project vicinity is a mixture of open space/wetland areas which includes industrial facilities, (energy facilities and oil extraction facilities), and commercial retail uses along PCH and portions of 2nd Street. The proposed structures, facilities, and surrounding walls on the Pumpkin Patch and LCWA sites would be of a similar scale to that which is present on adjacent properties and, thus, would not create an obstruction that would physically divide a community. The wall on the Pumpkin Patch site would be 18 feet along the north, west, and south, and 10 feet along the eastern border. The LCWA site would contain a wall that is 10 feet tall. In addition, abandonment of oil production facilities on the Synergy Oil Field, City Property, and Pumpkin Patch sites over a period of 40 years would create open space and wetlands areas that would create a more natural landscape for the area on those sites, consistent with their original habitat. By removing the existing facilities and consolidating them on two much smaller sites, both the Synergy Oil Field and City Property sites would be more compatible with and similar to the overall Los Cerritos Wetlands complex.

Furthermore, street, sidewalk, and landscaping improvements on and fronting the project site would make it easier and safer for the community to access the surrounding areas. Thus, it is not anticipated that the proposed project would physically divide, disrupt, or isolate an established community. Through the project's habitat restoration activities and the consolidation of existing oil extraction facilities onto a smaller footprint, the implementation of the project would provide more landscape continuity to the area. Therefore, impacts would be less than significant.

Mitigation Measures: None required.

Significance Determination: Less than Significant.

Impact LU-2: The project would not conflict with most applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)

As described in Section 3.9-3, Regulatory Framework, applicable local plans that direct or regulate development on the project site include the City SEADIP, LCP, and other elements of the General Plan, including the Conservation, Historic Preservation, Land Use, Scenic Vistas, Mobility, and the Open Space and Recreation Elements. Applicable regional and state plans that direct or regulate development include SCAG's 2016–2040 RTP/SCS and the CCA. The following analysis provides a brief overview of the project's consistency with these planning documents, and Table 3.9-1 includes a discussion of consistency with specific applicable goals and policies that apply to the proposed project. For goals and policies from the Air Quality Element, refer to Section 3.2, *Air Quality*. For goals and policies from the Seismic Safety Element, refer to Section 3.5, *Geology, Seismicity, and Soils*. For a discussion on the Noise Element and LCP measures related to noise, refer to Section 3.11, *Noise*.

Consistency with the Long Beach General Plan

Synergy Oil Field and City Property Site

The Synergy Oil Field and City Property sites are within the SEADIP; however, they are not assigned a specific land use designation under the City's General Plan. The SEADIP provides land use guidance and the proposed project's consistency with the policies and regulations contained in the SEADIP are discussed further under Consistency with the Long Beach Zoning Code, below. Given that there is no existing land use designation for these sites, a general discussion of consistency with the General Plan and its elements is included in Table 3.9-1. Implementation of the proposed project on the Synergy Oil Field and City Property sites would not conflict with the City's General Plan, and impacts would be less than significant.

The General Plan also discusses SEADIP in the section devoted to Neighborhood Plans. The General Plan description notes the existing of active oil operations in the SEADIP area located on the Synergy Oil Field and City Property sites (City of Long Beach 1989, 169).

Pumpkin Patch Site

The Pumpkin Patch site is designated as LUD No. 7, Mixed Uses under the General Plan, which allows retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services, and recreational facilities (City of Long Beach 1989, 65). Under the proposed project, the site would be developed with industrial and office uses. While the LUD No. 7 designation does not promote industrial uses, it also does not preclude the assignment of this district designation to areas for industrial, manufacturing, and/or warehousing uses if the site has a previous history of this use or is in an area where this use exists. The General Plan discusses the existing active oil operations on the Synergy Oil Field and City property sites (City of Long Beach 1989, 169). In these situations, the General Plan encourages appropriate accompanying land uses, including office use (City of Long Beach 1989, 66). LUD No. 7 is a mixed-use designation in the General Plan where residential, commercial, and industrial uses are allowed. The Pumpkin Patch site works well because it contains a commercial office component as well as industrial uses. While the 1989 General Plan Land Use Element is not entirely clear on this point, it has in practice been interpreted to allow industrial uses as part of a mix but discourage heavy industry such as standalone metal smelter. Given that the site has been used for oil production, development of industrial uses and accompanying office uses on the Pumpkin Patch site would be consistent with LUD No. 7 in light of the site's prior history of oil production and the adjacent oil production activities on the City Property site. Therefore, industrial development on this site would not conflict with the Long Beach General Plan.

LCWA Site

The LCWA site is also designated under the General Plan as LUD No. 7, Mixed Uses, and is surrounded by industrial uses and, thus, the area is considered industrial in nature or can be considered to have an industrial base. Similar to the discussion above, industrial uses would be developed on the LCWA site, which is not necessarily precluded from being developed on the site if the site has a previous history of such use or is in an area where such use exists. Given that the site has been used for storage of industrial manufacturing items and has a history of industrial use, the proposed industrial use on the LCWA site would be consistent with this land use designation. Similar to the Pumpkin Patch site, development of industrial uses on the LCWA site would be consistent with LUD No. 7 in light of the site's prior history of industrial uses and adjacency to a number of

industrial uses, including the Plain All American and AES Power Plant sites. Therefore, development on the LCWA site would not conflict with the City's General Plan, and impacts would be less than significant.

As with the Pumpkin Patch site, the LCWA site is also within the SEADIP and is addressed in the Neighborhood Plan section of the Land Use Element of the General Plan. The LCWA site, similar to the Pumpkin Patch site, is also near areas of active oil operations described in the General Plan.

Consistency with the Long Beach Zoning Code

Synergy Oil Field Site

As described above, the project has a zoning designation of PD-1 (SEADIP). A portion of the Synergy Oil Field site is within Subarea 11a, which allows for residential uses with a maximum density of approximately 15.3 units per acre, or a total of 767 units. A portion of the Synergy Oil Field site is also within Subarea 33, which designates the site for wetlands purposes, with 2 acres devoted as a least tern nesting site. The project proposes an amendment to the SEADIP that would establish both short-term industrial (oil production) uses and long-term open space and wetlands restoration uses for the two subareas that encompass the Synergy Oil Field site.

The proposed project would restore the northern 76.52-acre restoration area portion of the Synergy Oil Field site (Subareas 11a and 33) and would abandon and remediate existing oil production facilities over time within the southern portion. All of the restoration work within the northern portion of the site would take place within Subarea 33, which designates this area for wetlands purposes. The central portion of the site is entirely within Subarea 33 and the southern portion is split between Subarea 33 and Subarea 11a. As described in the SEADIP, there is only an indefinite boundary between Subarea 33 and Subarea 11a and development in Subarea 11a is contingent upon wetlands preservation in Subarea 33. Furthermore, oil extraction operations on the site predate the adoption of the SEADIP's PD-1 designation. As such, the current operation of oil extraction facilities is allowed under this zoning. The proposed project would amend the permitted uses under the SEADIP to allow for the continuation of oil field operations and the establishment of open space, recreation (i.e., the visitors center and recreational trail), and eventual wetlands restoration uses of the portion of the Synergy Oil Field site within Subarea 11a. The proposed project would implement a phasing out of oil operations on the southern portion of the Synergy Oil Field site, which could take up to 40 years to complete. As wells are plugged and abandoned, they would be remediated and revegetated in the immediate area around each well. Eventually, the southern portion of the site could be restored as a wetland area; however, as described above, that would not occur as a part of the proposed project. The planned restoration in the northern portion of the site and around the well plugging and abandonment that would occur under the proposed project would be consistent with the zoning on the Synergy Oil Field site and, thus, would not conflict with PD-1. Thus, impacts would be less than significant.

Currently, uses on the Synergy Oil Field site are not consistent with the uses identified in the SEADIP Subarea 11a, which identifies this portion of the project site for residential uses. Under the proposed SEASP, the Synergy Oil Field site would be given a land use designation of CHWR. The CHWR land use designation provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Under the proposed SEASP, public access to coastal water is encouraged and uses such as interpretive centers and public parking associated with coastal resources are permitted. As described above, under the proposed project, oil production facilities would be immediately removed from the northern 76.52 acres of the Synergy Oil Field site, and oil production activities would be phased out over time on the southern portion of the site. In addition, a visitors center and associated surface parking lot would be established

on the southern portion of the site. As such, all uses proposed on the Synergy Oil Field site would be consistent with the land use designations in the proposed SEASP.

City Property Site

The City Property site is in Subarea 25 of SEADIP, which allows business park (office commercial and light industrial), restaurant, and hotel uses. Under the proposed project, oil production facilities would be removed over time. In addition, a pipeline would be constructed along the central portion of the site to convey utilities between the Pumpkin Patch and LCWA sites. As the oil extraction operations on the site predate the adoption of the SEADIP's PD-1 designation, the current operation of oil extraction facilities is allowed to continue under this zoning. The project proposes an amendment to the SEADIP that would establish both short-term industrial (oil production) uses and long-term open space and wetlands restoration uses for this area of Subarea 25 that would allow for the continued oil operations, the construction of a new oil pipeline between the Pumpkin Patch site (also within Subarea 25), and the eventual use of the non-oil production areas of the City Property site for open space. With these amendments, the proposed project would not conflict with the existing PD-1 designation on the City Property site under SEADIP, and impacts would be less than significant.

Under the proposed SEASP, the land use designation on the City Property site would also be CHWR, which provides for coastal restoration, coastal access, visitor-serving recreation, and biological reserves, and, thus, the zoning would be the same as the land use. In addition, this designation provides for the continuation of an existing use. As described above, under the proposed project, oil production and extraction would be phased out on the site over a period of 40 years. As wells are plugged and abandoned the immediate areas around each well would be revegetated. A pipeline would be constructed through the central portion of the site along an existing dirt road would be considered a continuation of the existing oil production facilities and, thus, would be consistent with the uses proposed under the SEASP.

Pumpkin Patch Site

The Pumpkin Patch site is also in Subarea 25 of SEADIP. The proposed project would include development of office and industrial uses on the site, specifically oil production operations. Given that this subarea allows for light industrial uses, the uses proposed under the project would also be allowed on the Pumpkin Patch site. Therefore, the proposed project would not conflict with the existing PD-1 designation, and impacts would be less than significant. The project proposes an amendment to the SEADIP that would permit oil production uses for this area of Subarea 25. Because oil and gas activities are governed by Title 12 of the City's Municipal Code, in addition to the zoning standards, the project also proposes an amendment to the City's Oil Map that would allow oil operations on the Pumpkin Patch site. With these amendments, the project would not conflict with the existing PD-1 designation on the City Property site under SEADIP, the uses would be consistent with those allowed under the SEADIP and the City's Oil Code, and impacts would be less than significant.

Under the proposed SEASP, the land use designation on the Pumpkin Patch site would be industrial, and the zoning would, therefore, also be industrial. The SEASP would also allow for the retention of the office and industrial uses currently allowed under the SEADIP. Given the industrial uses proposed as part of the project, those uses would be consistent with the zoning in the proposed SEASP.

LCWA Site

The LCWA site is within Subarea 19, which allows industrial uses. Given the industrial uses proposed for this site as part of the proposed project, specifically oil production operations, those proposed uses would be

consistent with the existing zoning. The project proposes an amendment to SEADIP to clarify the applicability of height limits to oil storage facilities. There would be no conflict with the existing PD-1 designation. Because oil and gas activities are governed by Title 12 of the City's Municipal Code, in addition to the zoning, the project also proposes an amendment to the City's Oil Map that would allow oil operations on the LCWA site.

Under the proposed SEASP, the land use designation for the LCWA site would be industrial and the zoning would also be industrial. Given the industrial uses proposed as part of the project, those uses would be consistent with the zoning in the proposed SEASP.

Consistency with Municipal Code 12.08 the Oil Map

As described above, City of Long Beach Municipal Code Chapter 12.08 defines the areas within the City where oil operations are permissible. To be consistent with the oil map, the proposed project would amend the oil map to include the Pumpkin Patch and LCWA sites on the oil map.

Consistency with the California Coastal Act and Long Beach Local Coastal Program

Synergy Oil Field Site

As described above in Section 3.9-3, the Synergy Oil Field site (Subareas 11a and 33) has been removed from the LCP. Because it is not covered by the City's LCP, any development on the Synergy Oil Field site is reviewed for consistency with the Chapter 3 policies of the CCA, PRC Sections 30210–30265.5. The proposed project would restore the northern 76.52-acre restoration area portion of the Synergy Oil Field site and would remove and remediate existing oil production facilities within the southern portion to allow for the future reestablishment of wetland areas. Additionally, the proposed project would include a visitors center and a public trail. The trail would allow access to the eastern edge of the restored wetland areas in the northern portion of the site. In addition, these improvements would expand and enhance the existing pedestrian and bikeway network and improve public safety. These uses and activities would be consistent with the overall goals and policies of the CCA to provide public access and recreational opportunities within the coastal zone. Refer to Table 3.9-1 for further discussion for consistency with the CCA policies.

The proposed SEASP would replace the existing PD-1 zoning in its entirety. In order to do this, an amendment to the City's LCP would need to be processed through the CCC. Overall, the proposed SEASP would support the goals of the LCP by directing development away from the wetlands, parks, and open space areas in the coastal zone and towards the urban core where development is currently present. The proposed SEASP also encourages public access to the coastal zone by creating view corridors, pedestrian walkways to the wetlands and the marina, and bicycle access opportunities. As a part of the proposed project, sidewalk improvements would be made to PCH, adjacent to the Pumpkin Patch site and bikeway improvements would be on the streets that front all four individual sites that comprise the project site.

City Property Site

The City Property site is not within the City's certified LCP; therefore, any new development would be required to be consistent with CCA policies. Implementation of the proposed project would be consistent with CCA policies that provide for continued energy production, and encourage the restoration of wetlands and habitat areas. Specifically, the proposed project would remove and remediate existing oil production facilities in order to consolidate operations to the maximum extent feasible, as required by CCA Policy 30262. Refer to Table 3.9-1 for further discussion for consistency with CCA policies.

Pumpkin Patch Site

The Pumpkin Patch site (Subarea 25) is located within the LCP jurisdiction. The LCP provides policies regarding public access, recreation, marine environment, land resources, development, and industrial development. When the LCP was adopted, the PD-1 zoning regulations from the SEADIP were adopted by reference in the LCP and function as the current zoning for the project site. As described above, the proposed project includes an amendment to the SEADIP and the City's Oil Map that would allow for new oil production activities on the Pumpkin Patch site. The amendments would require an amendment to the City's LCP, and with implementation of the proposed amendments, there would be no significant impacts with respect to land use consistency.

Development on the Pumpkin Patch site would be consistent with the LCP because it would direct development away from the Synergy Oil Field and City Property sites and would consolidate oil production facilities and operations to a site that currently has adjacent development. In addition, this site would improve bicycle access by improving the existing bike lane on PCH.

LCWA Site

The LCWA site (Subarea 19) is within the LCP jurisdiction and is, therefore, subject to its goals and policies. The LCP provides policies regarding public access, recreation, marine environment, land resources, development, and industrial development. When the LCP was adopted, the PD-1 zoning regulations from the SEADIP were adopted by reference in the LCP and function as the current zoning for the project site. As described above, the proposed project is consistent with the existing zoning on the LCWA site and, therefore, would be consistent with the LCP. The proposed project includes an amendment to the City's Oil Map that would allow for new oil production activities on the LCWA site. The amendments would require an amendment to the City's LCP, and with implementation of the proposed amendments, there would be no significant impacts with respect to land use consistency.

Development on the LCWA site would be consistent with the LCP because it would direct development away from the Synergy Oil Field and City Property sites and would consolidate oil production facilities to a site that currently has adjacent industrial development. In addition, this site would improve bicycle access by improving the existing bike lane on Westminster Avenue/2nd Street.

Consistency with the Long Beach Bicycle Master Plan

As a part of the proposed project, improvements would be made to upgrade the existing bicycle lanes adjacent to all four of the individual sites that comprise the project site. There would also be enhancement and restriping of the bike line located on PCH near the Pumpkin Patch site to ensure it is safe in relation to the site. Thus, the proposed project would be consistent with the Bicycle Master Plan goal of identifying, developing, and maintaining a complete and convenient bicycle network and would be consistent with the overall Citywide Bicycle Master Plan. Impacts would, therefore, be less than significant.

Consistency with the AELUP

As described above, the proposed project is located within the AELUP area for the Joint Forces Base Los Alamitos, which is a federally owned and operated airport facility (OCALUC 2002). The AELUP for the Joint Forces Base Los Alamitos intends to safeguard the general welfare of the inhabitants within the vicinity of the airport and to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities

adversely affect navigable airspace. Adverse effects of aircraft noise are discussed in Section 3.11, *Noise*, and a discussion of safety hazards is discussed in Section 3.7, *Hazards and Hazardous Materials*. The Synergy Oil Field site is approximately 2.7 miles southeast of the Los Alamitos Joint Forces Base. According to the AELUP, notice to the FAA is required for any proposed structure more than 200 feet above ground level of its site within any jurisdiction. In addition, the project site is located approximately in the 300-foot height restriction contour (OCALUC 2008). Given that development under the proposed project would be constructed to a maximum height of 35 feet on the Pumpkin Patch site, it would not adversely affect navigable airspace or require review by the FAA or OCALUC. In addition, the proposed project would include the use of a 160-foot drilling rig on the Pumpkin Patch and LCWA sites and, given this height, would not adversely affect navigable airspace or require review by the FAA or ALUC. Therefore, the proposed project would be consistent with the AELUP and, thus, impacts would be less than significant.

Consistency with SCAG Policies

As described above, SCAG's 2016–2040 RTP/SCS builds off of the 2012–2035 RTP/SCS and continues the vision for creating more livable communities within Southern California. The 2016–2040 RTP/SCS establishes goals, objectives and policies with regard to High Quality Transit Areas, Livable Corridors, and Neighborhood Mobility Areas. **Table 3.9-1, Consistency Analysis with Local Land Use Plans**, includes a discussion of the proposed project's consistency with the applicable goals of the SCAG 2016–2040 RTP/SCS. As discussed in the table, the proposed project would be consistent with SCAG's goals to maximize mobility and accessibility, to protect the environment and health of residents by improving air quality and encouraging active transportation, and by actively encouraging energy efficiency. Therefore, the proposed project would be consistent with the SCAG 2016–2040 RTP/SCS, and impacts would, therefore, be less than significant.

Mitigation Measures: None required.

Significance Determination: Less than Significant.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
CITY OF LONG BEACH GENERAL PLAN		
SEADIP		
Goal 1 (c): Provision of community amenities including large open space, natural wetland area preservation and continuous trail systems for pedestrians and bicyclists.	Consistent	The proposed project would maintain, enhance, and/or restore wetland areas and would improve access to these areas by providing pedestrian access along the east side of the Synergy Oil Field site and improved sidewalks and bikeways on all four individual sites that comprise the project site. Therefore, the project would be consistent with this goal.
Goal 2 (c): Preservation, revitalization, and, if feasible, enlargement of the Cerritos wetlands as a wildlife reserve park.	Consistent	The proposed project would preserve and revitalize the Los Cerritos wetland areas on the Synergy Oil Field site. Furthermore, the proposed project would provide limited public access to portions of the restored wetlands areas. The enlargement of the Los Cerritos wetlands as a wildlife reserve park is not feasible given the property ownership constraints and the presence of existing development. However, the project would provide for the eventual conveyance of the Synergy Oil Field site to LCWA. The project would be consistent with this goal.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Goal 2 (j): Remediation of existing developments by landscape buffers or architectural transitions shall be a prime factor in planning for land use.	Consistent	The proposed project would maintain, enhance, and/or restore wetland areas and would provide landscaping as a part of development on the Pumpkin Patch and LCWA sites, which would result in improved beautification of these sites. Therefore, the project would be consistent with this goal.
1989 Land Use Element		
Land Use. The principal land use in SEADIP should remain low density residential. Commercial uses such as hotel, office, restaurants, shops and theaters located along the area's major traffic arteries of 2nd Street and Pacific Coast Highway, and the business park uses located along Studebaker Road and the San Gabriel River Channel, are provided for in the LCP. It may be appropriate in the future to restudy the business park areas for possible alternative uses more in keeping with the SEADIP theme. The ratio of dwelling units per acre for all of these villages is low. Retaining this overall low density is necessary for preserving the quality of the SEADIP environment.	Consistent	While the proposed project would not provide low-density residential land uses, it would provide for the continuation of existing uses of the Synergy Oil Field and City Property sites, which would be phased out over a period of 40 years. In addition, it would provide recreational opportunities on the Synergy Oil Field site, including a visitors center, overlook terrace, Studebaker Trail, and restored wetlands. As stated, this policy promotes consideration of alternative uses more in keeping with the SEADIP theme. As such, the uses that would be provided as a part of the project, specifically the restored wetlands and recreational opportunities, would be consistent with what the SEADIP envisions for the area. Therefore, the proposed project would be consistent with this policy.
Neighborhood Services, Facilities and Amenities. Amenities are high in the SEADIP neighborhood. Multiple recreational uses are located here. Marine Stadium and Recreation Park offer active and passive recreation opportunities. The Marina off the Los Cerritos Flood Control Channel provides recreational opportunities and is a visual amenity to the residents of Costa del Sol, Spinnaker Coves, and Marina Pacifica. Bixby Golf Course located along Loynes Drive is another recreational node. Los Cerritos Lagoon is a unique natural resource in SEADIP. It is the breeding ground for marine life and a habitat for shorebirds. Schools are abundant as well; Kettering Elementary, Hill Junior High, and the University at Long Beach are all close by. And, commercial neighborhood retail activities concentrated along Pacific Coast Highway and 2nd Street make shopping convenient and contribute to a positive image of this gateway neighborhood. A redesign of and new marketing plan for the Marina Pacifica center is needed to make it a viable commercial center.	Consistent	The proposed project would provide recreational opportunities, which would contribute to the positive image of the SEADIP neighborhood, through the development of a visitors center, overlook terrace, Studebaker Trail, and restored wetlands. The proposed project would preserve and revitalize the Los Cerritos wetland areas on the Synergy Oil Field site. Therefore, the proposed project would be consistent with this policy.
1973 Conservation Element		
Water Management Goal 7: To preserve and enhance the open space opportunities offered by inland waterways of the City through improved access and beautification.	Consistent	The proposed project would maintain, enhance, and/or restore wetland areas and would improve access to these areas by providing pedestrian access along the frontage of all four individual sites. The proposed project also would provide access to open space opportunities through the development of visitors center, overlook terrace, Studebaker Trail, and restored wetlands. In addition, the proposed project would provide landscaping as a part of development on the Pumpkin Patch and LCWA sites, which would result in improved beautification of these sites. Therefore, the project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
2010 Historic Preservation Element		
I.M.1.2: Alterations to historic properties will be reviewed according to the Secretary of Interior's Standards and in accordance with the California Environmental Quality Act.	Consistent	Historic resources impacts are evaluated in Section 3.4, *Cultural Resources*. As described therein, the Bixby Ranch Field Office is eligible for listing in the California Register under Criterion 3, as an example of property type (oil field office), and Criterion 1, for its historical importance in association with the Synergy Oil Field site. The Bixby Ranch Field Office would be moved 427 feet southwest of its current location, rotated 180 degrees so that the west façade will be facing the east, raised to address potential impacts of sea-level rise, and rehabilitated and adapted into a visitors center. This move would alter its relationship with its views, spatial relationships, and setting within the oil field Mitigation Measures CUL 1, CUL 2, CUL 3, and CUL 4 would reduce impacts to the resource identified as the Bixby Ranch Field Office to a level of less than a significant. These measures ensure that the building is properly documented in compliance with federal guidelines, and that relocation and re-use plans conform to the methodology recommended by the National Park Service (NPS) and Secretary of the Interior's Standards for Treatment of Historic Properties and other federal guidelines. Additionally, Mitigation Measures CUL 1, CUL 2, and CUL 4, which require retention of the well, documentation, and public interpretation, are included to reduce potential impacts to the resource identified as the Bixby No. 2 Discovery Well to a level of less than significant.
P.2.2: The City shall encourage and allow for adaptive reuse of historic buildings.	Consistent	As described above, the Bixby Ranch Field Office building, which has been on the project site since between 1924 and 1928, would be relocated on site and would be adaptively reused as a visitors center on the Synergy Oil Field site. Additionally, moving the Bixby Ranch Field Office would assist in its preservation as it would be moved further away from an earthquake fault that could otherwise damage the building. Given this reuse, the proposed project would be consistent with this City policy.
1975 Scenic Vistas Element		
Goal: Preserve and enhance natural and man-made aesthetic resources within and visible from scenic corridors.	Consistent	An evaluation of visual quality impacts is contained in Section 3.1, *Aesthetics*. As described therein, development of the proposed project would change views from public viewpoints; however, a majority of the viewpoints would be enhanced by the proposed project, and scenic quality would increase with the removal of oil production facilities and non-native, invasive palm trees and the restoration of native vegetation and wetland habitat. All other viewpoints would not substantially obstruct, alter, or degrade the quality of any scenic vistas. As described in Section 3.1, *Aesthetics*, while walls would be constructed on the Pumpkin Patch (18 feet) and LCWA (10 feet) sites, these walls would be buffered by landscaping and be visually consistent with its surroundings. Therefore, the project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
2013 Mobility Element		
MOP Policy 1-3: Improve auto-oriented streets (such as Pacific Coast Highway and Lakewood Boulevard) so pedestrians using the stores or services can walk comfortably and feel safer navigating the busy thoroughfare, regardless of their point of origin—from the surrounding neighborhoods or via transit.	Consistent	As a part of the proposed project, sidewalk improvements would be made on all four individual site frontages. With implementation of these improvements, public access and safety would be enhanced. Therefore, the project would be consistent with this policy.
MOP Policy 2-13: Continue to use innovative designs to expand and enhance the bikeway network and increase public safety.	Consistent	The proposed project would improve bikeways on the streets that front all four individual sites that comprise the project site. Implementation of these improvements would expand and enhance the existing bikeway network and improve public safety. Therefore, the project would be consistent with this policy.
MOP Policy 2-16: Close gaps in the existing bikeway system.	Consistent	The proposed project would include improve bikeways on the streets that front all four individual sites that comprise the project site. Implementation of these improvements would close an existing gap in the bikeway system. Therefore, the project would be consistent with this policy.
MOP Policy 2-17: Ensure safe, convenient, and adequate, on- and off-street bicycle parking facilities to accommodate and encourage residents to cycle for commuting and daily needs.	Consistent	New development at the Pumpkin Patch site would include off-street parking for both vehicles and bicycles. In addition, off-street bicycle parking would be provided at the new parking area for the visitors center at the Synergy Oil Field site. Given these facilities, the proposed project would be consistent with this policy and would encourage bicycle use to and from the project site.
MOP IM-17: Address bicycle safety and access in design and maintenance of all street projects.	Consistent	The proposed project would improve bikeways on the streets that front all four individual sites that comprise the project site. Implementation of these improvements would expand and enhance the existing bikeway network and improve public safety. Therefore, the project would be consistent with this policy.
2002 Open Space and Recreation Element		
Issue 1.1: Preservation and rehabilitation of the Los Cerritos Wetlands	Consistent	The proposed project would maintain, enhance, and/or restore wetland areas within the Los Cerritos Wetlands complex. Specifically, the proposed project would restore the northern 76.52-acre portion of the Synergy Oil Field site, and would, over time, remove existing oil production facilities within the southern portion to allow for the future reestablishment of wetland areas. In addition, the proposed project would, over time, remove and remediate oil production facilities within the City Property site. Given the reduction in oil production facilities and the rehabilitation of historic wetlands, the proposed project would be consistent with this goal.
Policy 1.1: Promote the creation of new and reestablished natural habitats and ecological preserves including wetlands, woodlands, native plant communities, and artificial reefs.	Consistent	As described above, the proposed project would maintain, enhance, and/or restore wetland areas within the Los Cerritos Wetlands complex and would, therefore, be consistent with this policy.
Program 1.3: Work to acquire and restore the Los Cerritos Wetlands.	Consistent	As described above, the proposed project would maintain, enhance, and/or restore wetland areas within the Los Cerritos Wetlands complex. The project also provides for the eventual transfer of the Synergy Oil Field site to LCWA. Therefore, the project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 1.4: Work to acquire and restore lands along the San Gabriel and Los Angeles Rivers, and wetland habitats and greenways.	Consistent	As described above, the proposed project would maintain, enhance, and/or restore wetland areas within the Los Cerritos Wetlands complex. Specifically, the proposed project would, over time, remove and remediate oil production facilities within the City Property site and would revegetate the well and pipeline areas on the Pumpkin Patch site, both adjacent to the San Gabriel River. Given this location and restoration activities, the project would be consistent with this policy.
Local Coastal Program		
I. Neighborhood Preservation. It is the intent of these mitigating measures to regulate the drilling and redrilling for and the production of petroleum so that these activities may be conducted in harmony with other uses of land within this City; to encourage the orderly development of the General Plan; and to minimize the economic effect of lessening land values in areas wherein drilling and redrilling for the production of petroleum constitutes an activity which is at variance with the land use. The Department of Oil Properties shall diligently pursue the feasibility of consolidating and unitizing any or all oil operations within the Coastal Zone to maintain sensitive land use areas. The City should locate wells intended for drilling under Marine Stadium in the existing City site at the southwest corner of Davies Bridge and Marina Drive, not from Parcel 32 in SEADIP.	Consistent	Consistent with this policy, the proposed project would consolidate existing oil production facilities from the Synergy Oil Field and City Property sites and establish new production facilities on the Pumpkin Patch and LCWA sites, both of which are within the coastal zone. This would result in a reduction of the oil production footprint on the project site to 10 acres. The project also proposes wetlands restoration on 76.52 acres on the northern portion of the Synergy Oil Field site, with the eventual phase-out of oil operations, and would provide the opportunity for restoration at the southern portion of the Synergy Oil Field site and the City Property site. In addition, as discussed under Impact LU-1, it is not anticipated that the proposed project would physically divide, disrupt, or isolate an established community. Also street, sidewalk, and landscaping improvements on and in front of all four individual sites would make it easier and safer for the community to access the surrounding areas. Thus, the development would be in harmony with other land uses within the City and would be consistent with the General Plan.
II. Safety. In order to maintain adequate fire safety standards, it is recommended that nowhere in the Coastal Zone should safety standards lower than the Uniform Fire Code be allowed.	Consistent	The proposed project would be required to comply with all applicable State fire and building code standards, including the Uniform Fire Code and California Building Code standards. Therefore, the project would be consistent with this policy.
California Coastal Act		
Public Resources Code 30000		
Section 30210: Access, recreational opportunities, posting	Consistent	Public access would be provided to the Synergy Oil Field site with the visitors center, overlook terrace, Studebaker Trail, and restored wetlands and would include the appropriate posting and consistent with public safety needs. In addition, public access would be provided via the new pedestrian access and bikeways on all four individual sites. There would be no public access to the remaining sites.
Section 30212: New Development Projects	Consistent	Public access from 2nd Street is being provided to the Synergy Oil Field site to allow the public access to the restored wetland areas on the northern portion of the Synergy Oil Field site. Access would be provided to the relocated visitors center, parking lot, overlook terrace, and Studebaker trail, which provides access to the Steamshovel Slough. While the City Property, Pumpkin Patch, and LCWA sites do not provide access to a shoreline or coast, it would be inconsistent to provide public access due to safety issues.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Section 30212.5: Public Facilities; distribution	Consistent	The Synergy Oil Field site is the only site that is available for public use. The parking area would be adjacent to the visitors center and the Studebaker Trail, and there would be no overcrowding or overuse by the public given its proximity to other public facilities and land uses in the area. Therefore, the proposed project would be consistent with this policy.
Section 30213: Lower Cost visitor and recreational facilities	Consistent	The visitors center, overlook terrace, and trail would be free to access by the public. In addition, bikeway improvements would be constructed. Thus, the proposed project would be consistent with this policy, which encourages that lower-cost visitor and recreational facilities be protected, encouraged, and provided.
Section 30214: Public Access	Consistent	The proposed project would provide public access to view the wetlands on the Synergy Oil Field site and would provide improved bikeways on the streets that front all four individual sites that comprise the project site. All other existing pedestrian and bike routes in the project vicinity would be maintained. Therefore, the project would be consistent with this policy.
Section 30221: Oceanfront land; protection for recreational use and development	Consistent	The Synergy Oil Field site would be developed with recreational uses including the visitors center, overlook terrace, and Studebaker Trail, which would provide access to the Steamshovel Slough and the restored wetlands in the northern portion of the site. In addition, bikeway improvements would be implemented on the streets that front the four individual sites that comprise the project site. No recreational access would be provided on the City Property, Pumpkin Patch, or LCWA sites for safety reasons; however, given the recreational opportunities provided on the Synergy Oil Field site, the proposed project would be consistent with this policy.
Section 30222: Private lands; priority of development purposes	Consistent	The proposed project would develop private lands with both recreational opportunities and coastal dependent industry—oil production uses. The Synergy Oil Field site would be developed with recreational uses including the visitors center, overlook terrace, and Studebaker Trail, which would provide access to the Steamshovel Slough and the restored wetlands in the northern portion of the site. In addition, bikeway improvements would be implemented on the streets that front the four individual sites that comprise the project site. The City Property, Pumpkin Patch, and LCWA sites would be developed with oil production facilities, which is considered a coastal dependent industry. Thus, the proposed project would be consistent with this policy.
Section 30223: Upland Areas	Consistent	The proposed project would provide for habitat restoration on upland portions of the Synergy Oil Field site that would complement restoration of wetlands in the northern lowland portions of the Synergy Oil Field site. In addition, the project would provide coastal recreation uses including the visitors center, overlook terrace, and Studebaker Trail on the upland portions of the site, which would provide access to the Steamshovel Slough and the restored wetlands. Thus, the proposed project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Section 30230: Marine Resources	Consistent	The proposed project would maintain, enhance, and/or restore tidal wetland areas, which can be considered marine resources, on the Synergy Oil Field site. As discussed in Section 3.3, *Biological Resources*, the proposed project would not adversely impact any special-status species or habitat within the wetland areas. Thus, the project would be consistent with this policy.
Section 30231: Biological Productivity	Consistent	The proposed project would maintain, enhance, and/or restore wetland areas, which could contribute to biological productivity, on the Synergy Oil Field site. As discussed in Section 3.3, *Biological Resources*, the proposed project would not adversely impact any special status species or habitat within the wetland areas. Furthermore, the proposed project would restore historic wetland areas, and address sea levels rise, which would improve the biological productivity and the quality of the area and could potentially contribute to the regeneration of marine organism populations in the project vicinity. Thus, the project would be consistent with this policy.
Section 30232: Oil and Hazardous Substance Spills	Consistent	During construction and operation, the proposed project would include the ongoing operation of oil production facilities and drilling of new oil production facilities. Given these uses, the proposed project would be required to comply with Title 12, Oil and Gas Production, of the Long Beach Municipal Code and Section 30262, Oil and Gas Development, of the CCA. Furthermore, as described in Section 3.7, *Hazards and Hazardous Materials*, the construction, operation, and plugging and abandonment of oil production and injection wells are regulated by the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR). For the installation of wells, regulations include measures to prevent the release of oil through blow-outs, leakage from well casing and piping, and spillage from oil well sumps. For the plugging and abandonment of wells, regulations include measures to prevent the release of oil as the wells are plugged and abandoned, the removal of associated production infrastructure, and the periodic inspection of plugged and abandoned wells. Furthermore, by project build-out, or within 40 years of the New Occupancy Date, the oil wells located on the Synergy Oil Field, City Property, and Pumpkin Patch sites would be removed. This would remove a hazard of legacy oil production facilities consisting of less-safe drilling equipment, tanks, etc., in a sensitive environment. In addition, the utility corridor located on the City Property site would be contained within an up to 18-inch earthen berm and would include fiber optic safety equipment that would detect leaks and shut down to prevent pressure surges. Also, the new equipment used at the Pumpkin Patch and LCWA sites would be located in less-sensitive locations and would utilized newer and safer equipment. Therefore, impacts related to hazardous materials through routine use or accidental release during construction and operation are not anticipated. Thus, the project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Section 30233: Diking, filling or dredging; continued movement of sediment and nutrients	Consistent	The proposed project would provide for wetland restoration on a portion of the Synergy Oil Field site, which would enhance the functional capacity of the Steamshovel Slough and adjacent Los Cerritos Wetlands. The project also proposes new coastal dependent industrial facilities (oil production/mineral extraction), which is an allowed use in wetlands pursuant to this section. Thus, the project would be consistent with this policy.
Section 30240: Environmentally Sensitive Habitat	Consistent	The proposed project would maintain, enhance, and/or restore wetland areas, which would restore and protect environmentally sensitive habitat areas. As discussed in Section 3.3, *Biological Resources*, the proposed project would not adversely impact any special status habitat within the wetland areas. Thus, the project would be consistent with this policy.
Section 30244: Archaeological or Paleontological Resources	Consistent	The proposed project would include ground disturbing activities during construction, which would have the potential to disturb archaeological and paleontological resources. As described in Section 3.4, *Cultural Resources*, in order to reduce impacts to archaeological and paleontological resources, Mitigation Measures CUL-5 through CUL-9 would be implemented, and would reduce impacts to less-than-significant levels. Also, consistent with State law, the City conducted tribal consultation with Native American tribal representatives. Thus, the project would be consistent with this policy.
Section 30250: Location within Existing Developed Area	Consistent	New oil production development proposed as a part of the project would be consolidated onto the Pumpkin Patch and LCWA sites. Development on the LCWA site would be located adjacent to industrial uses and development on the Pumpkin Patch site would be located adjacent to existing commercial uses and the City Property site, which has existing oil operations. In addition, there is one existing oil well on the Pumpkin Patch site. The proposed visitors center would be located within an area that has been previously disturbed as part of oil field development (i.e., it would be relocated to an area currently occupied by a tank farm). In addition, the proposed parking lot for the visitors center would be constructed on already disturbed areas, and the public access trail would utilize to the extent feasible, existing oil roads. Thus, the project would be located within close proximity to existing developed areas that are able to accommodate additional development. As such, the project would be consistent with this policy.
Section 30251: Scenic and Visual Qualities	Consistent	An evaluation of visual quality impacts is contained in Section 3.1, *Aesthetics*. As described therein, development of the proposed project would change views from public viewpoints; however, a majority of the viewpoints would be enhanced by the proposed project, and scenic quality would increase with the removal of oil production facilities and non-native, invasive palm trees, and the restoration of native vegetation and wetland habitat. The proposed development would not substantially obstruct, alter, or degrade the quality of any scenic vistas. Therefore, the project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Section 30252: Maintenance and Enhancement of Public Access	Consistent	The proposed project would provide new public access by constructing a new pedestrian trail along the perimeter of the wetlands that would be restored as part of the project. In addition, the project also would provide new pedestrian access and bikeways along the frontages of all four individual sites. A new parking area would be provided on for the visitors center on the Synergy Oil Field site, which would also include bicycle parking. Additionally, a bike-share station would be included in the public right-of-way at the Pumpkin Patch site.
Section 30253: Minimization of Adverse Impacts	Consistent	The proposed project would be consistent with this policy in that: a) Site preparation would address geologic conditions of the property designed to avoid flooding and fire hazards; b) For the reasons discussed in Section 3.8, *Hydrology and Water Quality*, and Section 3.5, *Geology, Seismicity, and Soils*, the project would not contribute to erosion, geologic instability, or geologic instability of project site; c) The proposed project would obtain permits from SCAQMD and comply with air quality requirements; d) Through implementation of the energy microgrid system, the project would minimize energy consumption; e) The project would provide access to the Los Cerritos wetlands with a new visitors center and public access trail.
Section 30260: Location or Expansion	Consistent	The project proposes new oil production facilities on two smaller sites and provides for the removal of oil facilities from wetlands areas that can be preserved and revitalized. Both of the new production sites have been used for industrial activities, including oil production, and are adjacent to other existing industrial uses. Therefore, the project would be consistent with this policy.
Section 30262: Oil and Gas Development	Consistent	Development of the proposed project would occur in accordance with the provisions set forth in CCA Section 30262, including: 1) The development would be addresses geologic conditions of the property designed to avoid flooding and fire hazards; 2) The proposed project would consolidate existing oil production activities from the Synergy Oil Field and City Property sites and relocate these uses to two smaller sites, the Pumpkin Patch and LCWA sites; 5) The proposed project would not contribute to subsidence hazards as described in Section 3.5, *Geology, Seismicity, and Soils*; 6) As a part of the project, water extracted during the oil production process would be reinjected into the ground per DOGGR standards.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Southeastern Area Development and Improvement Plan		
Provisions Applying to All Areas		
Policy 1. Homes and offices shall be oriented toward open space, green belts and water wherever possible. Vehicular access shall generally be provided from the side opposite these natural amenities.	Consistent	Vehicular access would be provided from major arterials opposite open space areas. The visitors center on the Synergy Oil Field site and the office on the Pumpkin Patch site would be appropriately sited and include attractive landscaping. Additionally, to minimize disturbance of habitat areas, new development would be oriented towards major arterials and buffered from habitat areas. The project would be consistent with this policy.
Policy 3. Prior to issuance of a building permit, all infrastructure, including street improvements, fire hydrants, water lines, storm drains, and sanitary sewers shall be constructed on a block basis in accordance with the approved plans. Such improvements, including engineering plans, shall be financed by subdivider(s) or by an assessment district or both.	Consistent	As described in Section 3.16, *Utilities and Service Systems*, the proposed project would include the development of all necessary infrastructure improvements in order to comply with City requirements for new development. Prior to the issuance of building permits, the City would ensure that all required infrastructure would be developed to support the project. The project would be consistent with this policy.
Policy 4. A minimum of 30 percent of the site shall be developed and maintained as usable open space (building footprint, streets, parking areas, and sidewalks adjacent to streets shall not be considered usable open space. Bicycle and pedestrian trails not included within the public right-of-way may be considered usable open space). All buildings shall be set back a minimum of 20 feet from all public streets and a wider setback may be required by individual subarea. Within this minimum twenty-foot setback area, a strip having a minimum width of 10 feet and abutting the street shall be attractively landscaped. *Zoning Code Section 21.15.3160 defines "usable open space" as "any space on a lot not enclosed within a building which is designed for specific recreational purposes, including active and passive recreational activities. Usable open space includes yards (except the required front yard setback), courtyards, balconies, decks, porches, roof decks, and patios. Usable open space does not include driveways, aisles, parking spaces or side or rear yards less than 8 feet in width or front yards unless permitted by the provisions of Section 21.31.242."*	Consistent	The project would consist of 195 acres (30 percent of which is approximately 59 acres). A minimum of 75 acres would be provided as natural open space that would be made available to the public through the construction of a new trail. In addition, the project proposes to remove existing oil facilities from the southern portion of the Synergy Oil Field site, City Property site, and the easternmost 2 acres of the Pumpkin Patch site over time. The project proposes bikeway and sidewalk improvements to promote non-vehicular access. All development on the Pumpkin Patch and LCWA sites would be set back a minimum of 20 feet from all existing public streets, and landscaping within the setback would be provided by the project. The project would be consistent with this policy.
Policy 5. The maximum height of buildings shall be 30 feet for residential and 35 feet for non-residential uses, unless otherwise provided herein.	Consistent	The proposed project would amend the SEADIP to exclude oil production and oil storage facilities from the overall height restrictions. Moreover, the office and warehouse on the Pumpkin Patch site would be less than 35 feet. The project would be consistent with this policy.
Policy 6. Minimum parking for each residential unit shall be the same as required Citywide by the zoning regulations; except that, in that part of SEADIP within the coastal zone, coastal zone standards shall apply. Minimum parking for commercial and industrial uses shall be provided in accordance with parking standards as specified in the zoning regulations.	Consistent	Parking on Pumpkin Patch site and at the visitors center on the Synergy Oil Field site would be compliant with City standards.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 7. Navigable waterways shall not be extended unless it can be demonstrated that such extension will not have an adverse impact on water quality and boat traffic.	Consistent	The project proposes extending the tidal reach of Steamshovel Slough as part of the wetlands restoration component. No adverse impacts to water quality or recreational opportunities would be anticipated. This discussion is included in both Section 3.3, *Biological Resources*, and Section 3.8, *Hydrology and Water Quality*. The project would be consistent with this policy.
Policy 8. All developments shall be open and inviting to the public; the public shall not be excluded from use of private streets and bicycle and pedestrian trails, although the public may be excluded from private yard areas, from private recreation areas designed for the use of residents of the development, and from private drives serving parking lots and garage structures reserved for residents and their guests.	Consistent	The project proposes constructing new bikeways and sidewalks along the street frontages of all four individual sites. The project also would provide a new visitors center and public trail that would make available to the public currently inaccessible privately owned property on the Synergy Oil Field site. The remainder of the individual sites that make up the project site are proposed for oil operations, which for public safety purposes would not be open to the public. The project would be consistent with this policy.
Policy 9. All development shall be designed and constructed to be in harmony with the character and quality of surrounding development so as to create community unity within the entire area.	Consistent	The project proposes to preserve the existing Bixby Ranch Field Office building and to restore 76.52 acres of the northern area of the Synergy Oil Field site, which would be consistent with the goals of the City and LCWA to promote restoration of the Los Cerritos Wetlands complex. The new buildings on the Pumpkin Patch site would be consistent with the City's existing height and setback requirements and would be compatible with the existing commercial and retail areas both north and west of the Pumpkin Patch site. The oil operations on the LCWA site would be similar in nature to the ongoing industrial operations that surround the LCWA site. The project would be consistent with this policy.
Policy 10. Developers shall construct public open space, trails, pathways and bicycle trails for each development in such a manner that they will be generally accessible to the public and that they will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting major points of destination.	Consistent	The project proposes constructing new bikeways and sidewalks along the street frontages of all four individual sites, the construction of which would provide connectivity to adjacent developments. Additionally, the project would include a bikeshare station in the public right-of-way at the Pumpkin Patch site. The project would be consistent with this policy.
Policy 11. Public access shall be provided to and along the boundaries of all public waterways as provided for in the wetlands restoration plan.	Consistent	A new public access trail would be provided on the Synergy Oil Field site consistent with the proposed IRT wetlands restoration plan. The project would be consistent with this policy.
Policy 12. Public views to water areas and public open spaces shall be maintained and enhanced to the maximum extent possible, consistent with the wetlands restoration plan.	Consistent	There are no current public views or open space on the project site. However, on the Synergy Oil Field site, the project would create public views to both open space and water areas by constructing a new trail along the perimeter of restored wetlands habitat and the Steamshovel Slough. The project would be consistent with this policy.
Policy 13. Adequate landscaping and required irrigation shall be provided to create a park-like setting for the entire area. A landscaped parkway area shall be provided along all developments fronting on Pacific Coast Highway, Westminster Avenue, Studebaker Road, Seventh Street and Loynes Drive	Consistent	The project proposes new landscaping along all setbacks of new development of Pumpkin Patch and LCWA sites fronting Studebaker Road, Westminster Avenue, and PCH. The project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 14. No additional curb cuts shall be permitted on Pacific Coast Highway, Westminster Avenue, Studebaker Road, or Seventh Street, unless it can be shown that inadequate access exists from local streets or unless specifically permitted by Subarea regulations provided herein. This restriction shall not preclude the provision of emergency access from these streets as may be required by the City.	Consistent	Two new curb cuts along Studebaker Road (for the Pumpkin Patch site) and Westminster Avenue (for the LCWA site) are proposed by the project in order to provide a secondary access point for the proposed oil operations. Neither property is adjacent to a local street that can provide access. A secondary point of access must be reviewed and approved by the City. In addition, these improvements would help to provide greater access in the event of an emergency. The project would be consistent with this policy.
Policy 15. All utility lines shall be placed underground and utility easements shall be provided as required unless waived by the Commission on the advice of the Director of Public Works.	Consistent	The project would not include the construction of new utility poles, and where geotechnically feasible, utility lines connecting the Pumpkin Patch and LCWA sites would be placed underground.
Policy 16. Developers shall construct, in accordance with plans approved by the Director of Public Works, all necessary sanitary sewers to connect with existing public sewers, and shall provide easements to permit continued maintenance of these sewers by the City where the City accepts responsibility for such maintenance.	Consistent	Any necessary connections to the sewers would be constructed by the project. A relocated easement would be provided for the Synergy Oil Field site to connect the relocated visitors center to the sanitary sewer system, and a new easement to connect the Pumpkin Patch site (new office and warehouse) to the sanitary sewer system would be provided.
Policy 17. Developers shall construct, in accordance with plans approved by the Director of Public Works, all new streets and ways within the area. All streets and ways will include: a. Roadway pavement, curbs and sidewalks approved by the Director of Public Works. The sidewalk requirement may be waived or the sidewalk may be combined with an enlarged bicycle trail in such cases where the Commission and the Director of Public Works determine that an independent sidewalk is not required for pedestrian convenience and safety. b. Water lines approved by the General Manager of the Water Department. c. Fire hydrants approved by the Fire Chief and the General Manager of the Water Department. d. Street lighting using low energy luminaries as approved by the Director of Public Works. e. Storm drainage approved by the Director of Public Works. f. Street trees approved by the Manager of the Park Bureau. g. Street signs and pavement traffic markings approved by the Director of Public Works. h. All traffic control devices required by the Director of Public Works.	Consistent	The project proposes to construct new sidewalks and bicycle trails along the frontages of the individual sites that comprise the project site. Utilities, such as water lines, fire hydrants, storm drains, and street lights would be installed per approval by the City. Landscaping along Studebaker Road, Westminster Avenue, PCH, and the San Gabriel trail is proposed.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 18. Developers shall improve and dedicate to the City certain streets, recreation areas and other public facilities necessary to support the proposed private development, as specified by area in subsequent paragraphs. If any such required improvements are found by the Commission to be infeasible or undesirable for engineering, legal or other reasons, the Commission may accept alternative improvements proposed by the developer so long as they meet the intent of the original requirements and are consistent with the overall goals and objectives of the adopted Specific Plan. Developers shall make such improvements or furnish security in connection with such improvements prior to commencement of construction of adjacent areas, which the improvements are designed to support; improvements may be phased with the phased construction of such adjacent areas. In those cases where the developer is to dedicate land area for subsequent improvement by the City, the developer shall not be required to convey such area until the City has budgeted funds for the improvements.	Consistent	The project proposes to construct new sidewalks and bicycle trails along the frontages of the individual sites that comprise the project site. The new public access trail, visitors center, and parking area would be dedicated to the LCWA.
Policy 19. Developers shall make provision for the continued private maintenance of all common areas that are not to be dedicated and accepted by the City, and of all ways not to be dedicated and accepted by the City, including maintenance of street lighting, walks, curbs, storm drainage, water lines, fire hydrants, and street trees. Such provisions shall be perpetuated by their inclusion in the covenants, conditions, and restrictions of the property owners.	N/A	The project would have no common areas. The Applicant shall maintain the maintain the parking lot/landscape areas of the Pumpkin Patch site and also the visitor's center/trails on Synergy Oil Field site, until conveyed to the LCWA.
Responsibility for Construction and Maintenance of Wetlands and Buffers		
The Wetlands		
Policy 1. The wetlands and associated habitats, and all fresh, brackish and tidal water supply and control systems, shall be constructed at the expense of the developers of Areas 11a, 25 and 26, unless otherwise provided for by agreements between land owners and the managing agency. The developer(s) of Areas 11a and 25 shall be responsible for wetlands development of Areas 23 and 33. The developer(s) of Area 26 shall be responsible for wetlands development of Area 27.	Consistent	The project proposes restoration of the wetlands in Subarea 33. Subarea 25 would continue to be operated for oil production. The easternmost 2 acres of the Pumpkin Patch site, which is also in Subarea 25, would be protected. Urban development on Subareas 11a and 26 would not be proposed as a part of this project. The project would include limited development and substantial restoration activities funded by the Applicant. The project would be consistent with this policy.
Policy 2. Owing to the need to make connections with the existing tidal marsh, the major wetlands restoration project between Los Cerritos Channel and Westminster Boulevard shall be accomplished at one time. Restoration of wetlands north of the Los Cerritos Channel and south of the San Gabriel River need not be accomplished concurrently with the major restoration project, or with each other. Prior to the issuance of permits for residential, commercial or industrial development, each applicant shall develop a detailed phasing plan that assures that restoration of wetlands will be completed prior to or concurrently with the completion of urban development on related parcels as specified above. Said detailed phasing plans shall be submitted for approval to the agency responsible for granting the coastal permit.	Consistent	The project would include wetland restoration on the Synergy Oil Field site and would be consistent with the LCWA CRP. A phasing plan for the restoration activities would be included as part of this project. The project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 3. The standard of wetlands restoration is that it shall be completed prior to or concurrently with upland development on related areas. This standard may be satisfied by using one of the following options: a. Percentage Option. Whenever part of the development acreage is built upon, an equal percentage of the future wetland acreage will be developed as wetlands; and b. Acre-for-Acre Option. For every acre of wetland identified for fill and/or consolidation under the Local Coastal Plan that will be covered by the development, the developer shall improve 1 acre of wetland.	Consistent	See above. In addition, if any wetlands would be impacted by new development, they would be mitigated pursuant to regulatory agencies requirements. The project would be consistent with this policy.
Policy 6. Overall custodial and interpretive management and financial responsibility for maintenance of Los Cerritos Wetlands shall be vested in an appropriate governmental agency or private non-profit corporation upon the initiation of the first wetlands restoration project. Prior to issuance of any permits for any projects related to wetlands construction, nomination of the managing agency shall be made by the City of Long Beach with the concurrence of the State Department of Fish and Game.	Consistent	The restored wetlands on the Synergy Oil Field site (Subarea 33) would be managed and owned by the LCWA, which would also have the right to obtain title to the southern area of the Synergy Oil Field site. The project would be consistent with this policy.
The Buffers		
Policy 1. The wetlands are to be separated from urban developments by "buffers". In the context of this LCP, the buffers are treated as a part of the adjacent urban developments, as they will form a part of the amenities. Construction and maintenance of the buffers, therefore, falls entirely on the developers and their successors in interest. The reader should note that buffers are constructed only north of Westminster Boulevard. The restored wetlands south of Westminster Boulevard will have no buffers, owing to the fact that they will be separated from other uses by natural barriers.	Consistent	A 100-foot buffer would be provided between the oil operations on the Pumpkin Patch site and the wetland area on the eastern portion of the Pumpkin Patch site. Wetland restoration on the northern portion of the Synergy Oil Field site would be implemented in accordance with a plan approved by the IRT, which would include buffering as appropriate. The project would be consistent with this policy.
Policy 2. Buffers between Subareas 11a and 33 shall be created by developer(s) of Subarea 11a prior to or concurrently with development of upland areas. The berm between wetlands and development shall be created as a part of the grading operation of the wetland. If build out is phased over a period longer than two years, then the landscaping and irrigation system for the buffer can be phased with each phase of landscaping for the development with this exception; that at the beginning of each phase, prior to finish grading for that phase, a row of shrubs shall be planted at the top of the berm to offer protection during construction. Provisions must be made to deny public access to all portions of areas not included in the current building program. Design of the buffers must conform to the standards set forth in the certified Local Coastal Plan for the Los Cerritos Wetlands.	Consistent	The only development that would occur on Subarea 11a would be the relocation of the Bixby Ranch Field Office Building and construction of new parking areas and overlook terrace. This area would be buffered from the restored wetland on the northern portion of the Synergy Oil Field site. The project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 3. If urban developments remain the property of landowners and/or developers, they shall be responsible for continuous maintenance of the buffers. This responsibility shall run with the land. If urban developments become condominiums, the buffers shall become a part of the area held in common, and continuous maintenance shall be the responsibility of the property owner's association(s). The agency in charge of the management of the restored wetlands may provide comments and recommendations to those responsible for maintenance of the buffers if lack of proper maintenance is causing the buffers to fail in their primary mission to prevent visual and physical access to the wetlands habitats. Breeches in the buffer which seriously threaten habitat values in the wetlands, and which have been reported by the wetlands management agency and have not been repaired in a timely fashion by the individual or agency responsible for maintenance, may be repaired by the wetlands management agency. Costs for such repairs shall be collected from the property owner's association.	Consistent	This project would not contain residential development but would include urban development. The property owner would maintain buffer areas, if any, in perpetuity. The project would be consistent with this policy.
Policy 5. The primary mission of the buffer is to prevent physical access into the wetlands and to prevent visual disturbances of wetland wildlife. The buffer, as shown in the Local Coastal Plan, consists of a berm of mounded soil, a fence, and plant material. Plant material will be chosen to be (in descending order of priority): a. of a growth form that supports the primary mission (i.e., of assistance in preventing access and/or screening development from the wetlands); b. compatible with soil, water and climate conditions of the immediate site; c. fast growing; d. compatible with adjacent development; e. low maintenance; and f. of wildlife food and/or cover value.	Consistent	Wetland restoration on the northern portion of the Synergy Oil Field site would be implemented in accordance with a plan approved by the resource agencies. The buffer on the Synergy Oil Field site would include bermed areas. Any access to the restored wetland area would be controlled by the LCWA in consultation with the appropriate regulatory agencies. The project would be consistent with this policy.
Specific Development Standards: Subarea 33 (Synergy Oil Field Site)		
a. This area has been expanded in area to 96.1 acres and shall be devoted entirely to wetland purposes. An additional 2.0 acres shall be devoted to Least Tern nesting site. See *Marine Environment* of the Local Coastal Plan for description. The developer shall dedicate this area to the Management Agency and restore the wetlands in accordance with plans approved by the State Coastal Commission for continued public use and maintenance. b. The recently established least tern site shall be designated as habitat area and preserved as such unless or until the Department of Fish and Game may determine that it is appropriate to experiment with enhancing least tern habitat and allow up to 2 acres within Parcel 33.	Consistent	The northernmost 76.52 acres of the Synergy Oil Field site would be restored as wetlands pursuant a plan approved by the IRT. Pursuant to Section 3.3, *Biological Resources*, although the least tern has been observed foraging within Steamshovel Slough, there are no potential breeding areas on the Synergy Oil Field site. The southern area would be revegetated as oil facilities are removed.
Specific Development Standards: Subarea 11a (Synergy Oil Field Site)		
Policies 11a–j.	N/A	These policies assumed residential development on Subarea 11a; as the project does not propose any residential development, the polices would not be applicable and are not addressed.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Specific Development Standards: Subarea 19 (LCWA Site)		
a. Use: Industrial b. This area is fully developed in accordance with the provisions of the MG zone. c. Commercial storage/self-storage (21.15.570) shall be allowed by Conditional Use Permit (21.52.219.5).	Consistent	Subarea 19 would be developed for oil production uses. The project would be consistent with this policy.
Specific Development Standards: Subarea 25 (City Property and Pumpkin Patch Sites)		
Policy 25.a. Use: (Area 25) Business Park (Office Commercial and light Industrial); restaurants and hotel. Commercial / Self-storage (defined by 21.15.570) is a prohibited land use.	Consistent	Activities in Subarea 25 would include removal of existing wells and oil infrastructure; the project would develop the utility corridor and a warehouse building and office building. The proposed office building fronts PCH consistent with Policy 25.g. The uses and total floor area would be consistent with the square footage limits consistent with his policy. The project proposes an amendment to SEADIP to allow oil operation uses on Subarea 25 on the Pumpkin Patch site. A new warehouse would be constructed on the Pumpkin Patch site. The site would be surrounded by a wall, which would screen the industrial uses. The project proposes an amendment to provide for fair-share contributions to fund the improvements identified in Policies 25.m, 25.o, 25.p, and 25.q. Final improvement street designs have been updated based on applicable City and Caltrans policies and requirements.
Policy 25.b. Use of Area 26		
Policy 25.c: Noise/Odors. The City Planning Commission shall approve development of specific office commercial and light industrial uses which will not emit noise, odor, or air pollutants beyond the boundaries of their parcels.		
Policy 25.d: Performance Standards. The Commission may adopt specific performance standards or a specific list of permitted uses to guide developers and the Commission.		
Policy 25.e: Outdoor Storage. No outdoor storage of materials and equipment shall be permitted. Loading and service areas shall not be permitted within required yard setback areas and all such loading and service areas shall be enclosed or screened so as not to be visible from the street.		
Policy 25.f: Floor Area. No more than 40,000 square feet of floor area for medical/dental offices, and no more than 16,000–20,000 square feet of floor area shall be restaurant use.		
Policy 25.g: Density. The business park shall be predominantly office commercial uses, and no less than 75 percent of the area shall be devoted to office commercial use. No light industrial uses shall front on Pacific Coast Highway or Westminster Avenue.		
Policy 25.h: Lot Coverage. Not more than 35 percent of the area of each office commercial lot shall be occupied by a building or buildings and not more than 50 percent of the area of each light industrial use shall be occupied by a building or buildings.		
Policy 25.i: Landscaping. All improved building sites shall have a minimum landscaped coverage of 15 percent of the area of each lot and shall be provided with an irrigation system. Boundary landscaping shall be provided on all internal property lines. Parking areas shall be landscaped with a minimum of one tree per each five parking stalls. The proposed retention basin in Area 25 shall be developed in a park like manner.		
Policy 25.j: Setbacks. Required yard areas: 30 feet front; 10 feet side (except 30 feet side when a side yard abuts a street and except that the internal side yard may be 0 feet provided the main building on the same lot line on the abutting lot is set back 0 feet and both lots are developed at the same time).		

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 25.k: San Gabriel River Setback. A 30-foot-wide landscaped setback shall also be required along the San Gabriel River Channel property line to create a park-like setting for the bicycle trail along the river bank. (This substitutes for the park in the former Area 30).		
Policy 25.l: PCH Curb Cuts. One access from Westminster Avenue shall be allowed to Area 26; no additional curb cuts shall be permitted on Westminster Avenue or Pacific Coast Highway. All other vehicular access shall be from Studebaker Road or Shopkeeper Drive.		
Policy 25.m. The developer of Area 25 shall construct a widening of Pacific Coast Highway in accordance with a plan approved by the Director of Public Works, an extension of Studebaker Road, and dedicate the same to the City.		
Policy 25.n. The developer of Area 25 shall construct, in accordance with plans approved by the Director of Public Works, a bicycle trail along the south side of Westminster Avenue and along the north side of Pacific Coast Highway, south of Studebaker Road. The developer shall dedicate the same to the City.		
Policy 25.o. The developers of Areas 25 and 26 shall provide for the construction of any improvements necessary to cross the San Gabriel River Regional Bikeway from the east levee to the west levee of the river at Westminster Avenue. These should be limited to on-street pavement markings.		
Policy 25.p. The developers shall participate in the cost of constructing the Studebaker Road extension between Westminster Avenue and Pacific Coast Highway, the amount of that participation to be calculated to be the length in feet of property fronting on each side of said roadway multiplied by the average cost per linear foot of constructing one lane of said roadway.		
Policy 25.q: San Gabriel River Improvements. The developers shall improve that portion of the San Gabriel River bank adjacent to their property with a pedestrian walk, bicycle trail and related landscaping, such development to continue one-half of the distance under the Pacific Coast Highway bridge to join with similar facilities in Area 29.		
SCAG 2016–2040 RTP/SCS		
RTP/SCS G2: Maximize mobility and accessibility for all people and goods in the region.	Consistent	The proposed project would include pedestrian access and bikeway improvements on the streets all four individual site frontages. Implementation of these improvements would expand and enhance the existing bikeway network and improve public safety. Therefore, the project would be consistent with this policy.

Table 3.9-1 Consistency Analysis with Local Land Use Plans

Goals and Policies	Consistency Determination	Consistency Analysis
RTP/SCS G6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent	The proposed project would include pedestrian access and bike lane improvements on all four individual site frontages. Implementation of these improvements would expand and enhance the existing bike lane network and improve public safety. The project also proposes to reduce existing baseline oil production by 75 percent upon issuance of building permits, which would further reduce air emissions in the project vicinity. Additionally, the state-of-the-art microgrid technology, as well as the rooftop photovoltaic system, would reduce dependency on the SCE electrical grid and would reduce air emissions in the project area. Moreover, the electric car charging stations, and the bike-share station would also encourage use of non-fuel dependent vehicles. Therefore, the project would be consistent with this policy.
RTP/SCS G7: Actively encourage and create incentives for energy efficiency, where possible.	Consistent	As described in Chapter 2, *Project Description*, the proposed project would include a microgrid energy system that would manage the interaction of all energy production/supply and energy-consuming equipment on the Pumpkin Patch and LCWA sites. Implementation of this system would ensure increased energy efficiency for the life of the project. Specifically, the microgrid would consist of four natural-gas turbines, a photovoltaic system, and an electrical vehicle charging station. This system would reduce the overall energy use on the project site. Since the project would actively encourage energy efficiency, it would be consistent with this goal.

3.9.4.4 Cumulative Impacts

Cumulative impacts occur when effects of a proposed project combine with similar effects from other past, present, or reasonably foreseeable projects in a similar geographic area to result in significant impacts. As described in Chapter 3, *Environmental Setting, Impacts, and Mitigation Measures*, the adopted growth projections used for the cumulative analysis in this EIR are derived from the SCAG Integrated Growth Forecast of the 2016–2040 RTP/SCS, for the City. As discussed above, the proposed project would be consistent with the applicable state, regional and local plans and policies, including the General Plan as described above, and, thus, is consistent with the SCAG Integrated Growth Forecast of the 2016–2040 RTP/SCS. Therefore, cumulative impacts with regard to land use would be less than significant.

3.9.5 References

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