INITIAL STUDY

LOS CERRITOS WETLANDS RESTORATION PLAN

LOS CERRITOS WETLANDS AUTHORITY

Los Cerritos Wetlands Authority

Submitted to:

Los Cerritos Wetlands Authority
100 North Old San Gabriel Canyon Road
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ESA

Project No. D170537

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INITIAL STUDY

1. Project Title:	Los Cerritos Wetlands Restoration Plan
2. Lead Agency Name and Address:	Los Cerritos Wetlands Authority 100 N. Old San Gabriel Canyon Road Azusa, CA 91702
3. Contact Person and Phone Number:	Sally Gee Los Cerritos Wetlands Authority 100 N. Old San Gabriel Canyon Rd. Azusa, California 91702 (626) 815-1019 sgee@rmc.ca.gov
4. Project Location:	The program area is located in the North Seal Beach area and East Long Beach area, straddling the border of Orange County and Los Angeles County in southern California. **Figure 1 s**hows the regional location of the proposed program and **Figure 2** shows a localized view of the program area.
5. Project Sponsor's Name and Address:	Sally Gee Los Cerritos Wetlands Authority 100 N. Old San Gabriel Canyon Road Azusa, CA 91702
6. General Plan Designation(s):	Community Facilities, Industrial-Oil Extraction, Open Space, Commercial Service, Unassigned, Land Use District No.7 Mixed Uses
7. Zoning:	Specific Plan Regulation, Open Space Natural, Oil Extraction, Planned Development District 1

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SOURCE: ESRI

Los Cerritos Wetlands Restoration Plan Program EIR

Figure 1
Regional Location

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SOURCE: Mapbox, LCWA

Los Cerritos Wetlands Restoration Plan Program EIR

Figure 2

Project Site and Local Vicinity

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8. Description of Project:

a) Introduction

The Los Cerritos Wetlands Authority (LCWA), as the Lead Agency pursuant to CEQA, is proposing to implement the Los Cerritos Wetlands Restoration Plan. The Los Cerritos Wetlands Restoration Plan is a planning document that identifies restoration designs for 503 acres of land. The program area contains large expanses of open space, including wetland habitat, as well as other uses described in more detail below.

b) Background

The LCWA, founded in 2006, is a joint powers authority consisting of the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), State Coastal Conservancy (SCC), and Cities of Long Beach and Seal Beach. The LCWA currently owns 165 acres within the program area.

The LCWA previously developed the Los Cerritos Wetlands Final Conceptual Restoration Plan, a restoration alternatives analyses report that provides the LCWA with a roadmap for habitat enhancement and improved public access. Adopted by the LCWA Board of Directors in August 2015, the Los Cerritos Wetlands Final Conceptual Restoration Plan identifies three restoration design alternatives with varying degrees of alterations to existing site conditions. This plan is supported by eight technical reports that provide baseline information for numerous topics including hydrology and hydraulics, soils, watershed, and habitat.

A portion of the program area has been evaluated as part of a project-level Environmental Impact Report for the Los Cerritos Wetlands Oil Consolidation and Restoration Project. The EIR evaluated the environmental impacts associated with the consolidation of existing oil operations and implementation of a wetlands habitat restoration project. The EIR was certified by the City of Long Beach City Council on January 16, 2018.

c) Project Objectives

As documented in the Los Cerritos Wetlands Final Conceptual Restoration Plan, the goals and objectives of the proposed program are presented here (Moffatt & Nichol, 2015):

1) Restore tidal wetland process and functions to the maximum extent possible

    a) Increase estuarine habitat with a mix of tidal channels, mudflat, salt marsh, and brackish/ freshwater marsh and ponds.

    b) Provide adequate area for wetland-upland ecotone and upland habitat to support wetlands.

    c) Restore and maintain habitat that supports important life history phases for species of special concern (e.g., federal and state listed species), essential fish habitat, and migratory birds as appropriate.

2) Maximize contiguous habitat areas and maximize the buffer between habitat and sources of human disturbance.

a) Maximize wildlife corridors within the LCW Complex and between the LCW Complex and adjacent natural areas within the region.

b) Incorporate native upland vegetation buffers between habitat areas and human development to mitigate urban impacts (e.g., noise, light, unauthorized human encroachment, domestic animals, wastewater runoff) and reduce invasion by non-native organisms.

c) Design the edges of the LCW Complex to be respectful and compatible with current neighboring land uses.

3) Create a public access and interpretive program that is practical, protective of sensitive habitat and ongoing oil operations, economically feasible, and will ensure a memorable visitor experience.

a) Build upon existing beneficial uses.

b) Minimize public impacts on habitat/wildlife use of the LCW Complex.

c) Design interpretive concepts that promote environmental stewardship and the connection between the wetlands and the surrounding community.

d) Solicit and address feedback from members of the surrounding community and other interested parties.

4) Incorporate phasing of implementation to accommodate existing and future potential changes in land ownership and usage, and as funding becomes available.

a) Include projects that can be implemented as industrial operations are phased out and other properties are acquired over the near-, mid- and long-term (next 10 years, 10-20 years, and 20+ years).

b) Investigate opportunities to restore levels of tidal influence that are compatible with current oil leases and neighboring private land holdings.

c) Remove/realign/consolidate existing infrastructure (roads, pipelines, etc.) and accommodate future potential changes in infrastructure, to the maximum extent feasible.

5) Strive for long-term restoration success.

a) Implement an adaptive management framework that is sustainable.

b) Restore habitats in appropriate areas to minimize the need for long-term maintenance activities that are extensive and disruptive to wildlife.

c) Design habitats that will accommodate climate changes, e.g., incorporate topographic and habitat diversity and natural buffers and transition zones to accommodate migration of wetlands with rising sea levels.

d) Provide economic benefit to the region.

6) Integrate experimental actions and research into the project, where appropriate, to inform restoration and management actions for this project.

a) Include opportunities for potential experiments and pilot projects to address gaps in information (e.g., effect of warm river water on salt marsh ecosystem) that are protective of sensitive habitat and wildlife and that can be used to adaptively manage the restoration project.

7) Include areas on the site, where appropriate, that prioritize research opportunities (such as those for adaptive management) over habitat sensitivities.

d) Project Location and Existing Characteristics

Project Site

The proposed program area is composed of 4 areas (South, Isthmus, Central, and North) and 17 individual sites (Figure 2). Each area's location and ownership is provided in more detail below:

- South Area: The South Area is bounded by the Isthmus and Island Village to the north, industrial and residential development to the east, residential development to the south, and the Pacific Coast Highway to the west. It includes the **Haynes Cooling Channel** owned by the City of Los Angeles Department of Water and Power, along with two small upland parcels owned by the City of Long Beach and the State of California, **State Lands Parcel** site owned by the State of California, the **South LCWA** site owned by the LCWA, the **Hellman Retained** site owned by Hellman Properties, LLC, and the **Los Alamitos Pump Station** and **Los Alamitos Retarding Basin** sites, both owned by the County of Orange Flood Control District. The South area is within the city of Seal Beach with the exception of the Haynes Cooling Channel and Los Alamitos Retarding Basin site which are within both Seal Beach and Long Beach, and Los Alamitos Pump Station site which is within Long Beach. (Assessor's Parcel Numbers: 7237-020-902, 7237-020-900, 7237-020-275, 7237-020-276, 7237-020-280, 7237-020-281, 7237-020-282, 7237-020-282, 0431-603-6, 0431-605-3, 0431-604-5, 0950-106-3, 0950-106-4, 0950-106-7, 0950-106-8, 0950-103-6, 7237-020-277, 7237-020-278, and 7237-020-279)
- Isthmus Area: The Isthmus area is bounded by the San Gabriel River and 2nd Street to the north, Haynes Cooling Channel to the east and south, and Pacific Coast Highway to the west. It includes the **Callaway Marsh** site owned by the City of Los Angeles Department of Water and Power, **Isthmus LCWA** site owned by the LCWA (surface rights only), **Zedler Marsh** site owned by the LCWA, and **Isthmus Bryant** site owned by Bryant Dakin, LLC. The Isthmus area is within the city of Long Beach. (Assessor's Parcel Numbers: 7237-020-275, 7237-020-276, 7237-020-901, 7237-020-054)
- Central Area: The Central area is bounded by 2nd Street to the north, the Isthmus to the east and south, and commercial-retail uses at the Marketplace Long Beach development to the west. It includes the **Central LCWA** site owned by the LCWA (surface rights only), **Central Bryant** site owned by Bryant Dakin, LLC, the **Long Beach City Property** site owned by the City of Long Beach, the **Pumpkin Patch** site owned by Lyon Housing Pumpkin Patch, and the **San Gabriel River.** Portions of 2nd Street and Shopkeeper Road adjacent to the individual sites are also part of the Central area. The portion of the San Gabriel River that is located within the program boundary is owned by the LCWA. The Central area is within the city of Long Beach. (Assessor's Parcel Numbers: 7237-020-901, 7237-020-903, 7237-020-053, 7237-020-044, 7237-020-045, and 7237-020-043)

- North Area: The North area is bounded by the Los Cerritos Channel to the north, Studebaker Road to the east, 2nd Street to the south, and Pacific Coast Highway to the west. It includes the **Northern Synergy Oil Field** site and **Southern Synergy Oil Field** site owned by Los Cerritos Wetlands Partners, LLC, and **Alamitos Bay Partners** site owned by Alamitos Bay Partnership, LLC. The North area is within the city of Long Beach. (Assessor's Parcel Numbers: 7237-022-012, 7237-017-010, 7237-017-011, 7237-017-012, 7237-017-013, 7237-017-014, 7237-017-018, and 7237-017-019)

Existing Land Management and Site Conditions

The existing use of each of the sites in the South, Isthmus, Central, and North program areas are described below. All 17 individual sites within the four program areas support a variety of wetland flora and fauna, including special-status plants and animals, as documented in the *Los Cerritos Wetlands Habitat Assessment Report: Habitat Types and Special Status Species* prepared by Tidal Influence in 2012.

South Area

The Haynes Cooling Channel is a waterway used by the Haynes Generating Station located north of the program area to bring in water from the Pacific Ocean via seven culverts in the Alamitos Bay Marina to cool the power plant through a method called once-through cooling. Once the water is used, it is discharged into the San Gabriel River slightly upstream of where the River crosses under 2nd Street. The Haynes Generating Station is a natural gas and steam power plant that was built in the mid-1960s. The Haynes Generating Station is undergoing a modernization project that would eliminate the use of ocean water to cool the power plant by 2029. The State Lands Parcel site contains the remnant building foundation of what was once a music venue called the Airport Club and Marina Palace. The South LCWA site is currently owned and maintained by the LCWA and contains multiple former sumps, landfills, and contaminated areas from prior oil operations. The Hellman Retained site is an active oil field owned and operated by Hellman Properties, LLC and contains substantial oil operation infrastructure (pipelines, pumps, tanks, and roadways). The Los Alamitos Retarding Basin site is a 30-acre depressed basin surrounded by an earthen berm and access road that receives stormwater runoff and other drainage from a 3,600-acre area in Seal Beach. The site is owned and operated by the County of Orange Flood Control District. The Los Alamitos Pump Station site includes a pump station, which moves the stormwater runoff from the Los Alamitos Retarding Basin, under the San Gabriel River Levee, and into the San Gabriel River.

The South Area is adjacent to the Hellman Ranch Trail, Gum Grove Park, and Gum Grove Trail.

Isthmus Area

The Callaway Marsh and Isthmus Bryant sites are vacant and not currently in use. The Zedler Marsh site is a 12-acre restoration site operated and managed by the LCWA, and is currently being enhanced and restored. The Isthmus LCWA site is an active oil field with oil operation infrastructure, maintained and operated by Signal Hill Petroleum, Inc. who own the mineral rights.

Central Area

The Long Beach City Property site is an active oil field with oil storage tanks, and associated oil production infrastructure, such as pipelines and tanks, which are maintained and operated by Synergy Oil and Gas, LLC. The Central LCWA site is an active oil field with oil operation infrastructure (roadways, wells, power lines, pipelines, and pumps) which are maintained and operated by Signal Hill Petroleum, Inc. who own the mineral rights. The Central Bryant site is a vacant parcel with no oil operations on the surface.

There are levees along the north and south banks of the San Gabriel River within the program boundary. LCWA owns the levees as part of their property that extends from the Central Area into the Isthmus Area (APN #7237-020-901). The Class 1 San Gabriel River Trail runs on the levee on the south bank which extends upstream beyond the program area to the Azusa Wilderness Park located about 38 miles inland.

North Area

The Northern Synergy Oil Field site contains Steamshovel Slough, an area of tidally-influenced salt marsh, tidal channels, and mud flats. Steamshovel Slough contains no active oil operations and is separated from the oil operations areas to the south by an earthen berm approximately 6 feet high and varying expanses of open space. The Southern Synergy Oil Field site is an active oil field with oil production and wells, tank farms, and a network of roads, pipelines, and other oil field-related amenities including the Bixby Ranch Field Office. The oil operation is maintained and operated by Synergy Oil and Gas, LLC. The Alamitos Bay Partners site is an active oil field with oil wells and associated oil production infrastructure, such as pipelines and tanks, which are maintained and operated by the Termo Company.

e) Land Use and Zoning Designations

The program area is located entirely within the California Coastal Zone, which means it is subject to the California Coastal Act and the City of Long Beach Local Coastal Program, adopted in 1980.

The Seal Beach General Plan designates the portion of the program area within Seal Beach city boundaries as Community Facilities, Industrial – Oil Extraction, Open Space, and Commercial Service (see **Figure 3, General Plan Land Use Designations)**.

According to the Seal Beach zoning map, and as shown in **Figure 4, Zoning Districts**, the properties within Seal Beach are zoned as Specific Plan Regulation, Open Space Natural, and Oil Extraction. The Hellman Ranch Specific Plan applies to the entire portion of the program area within Seal Beach.

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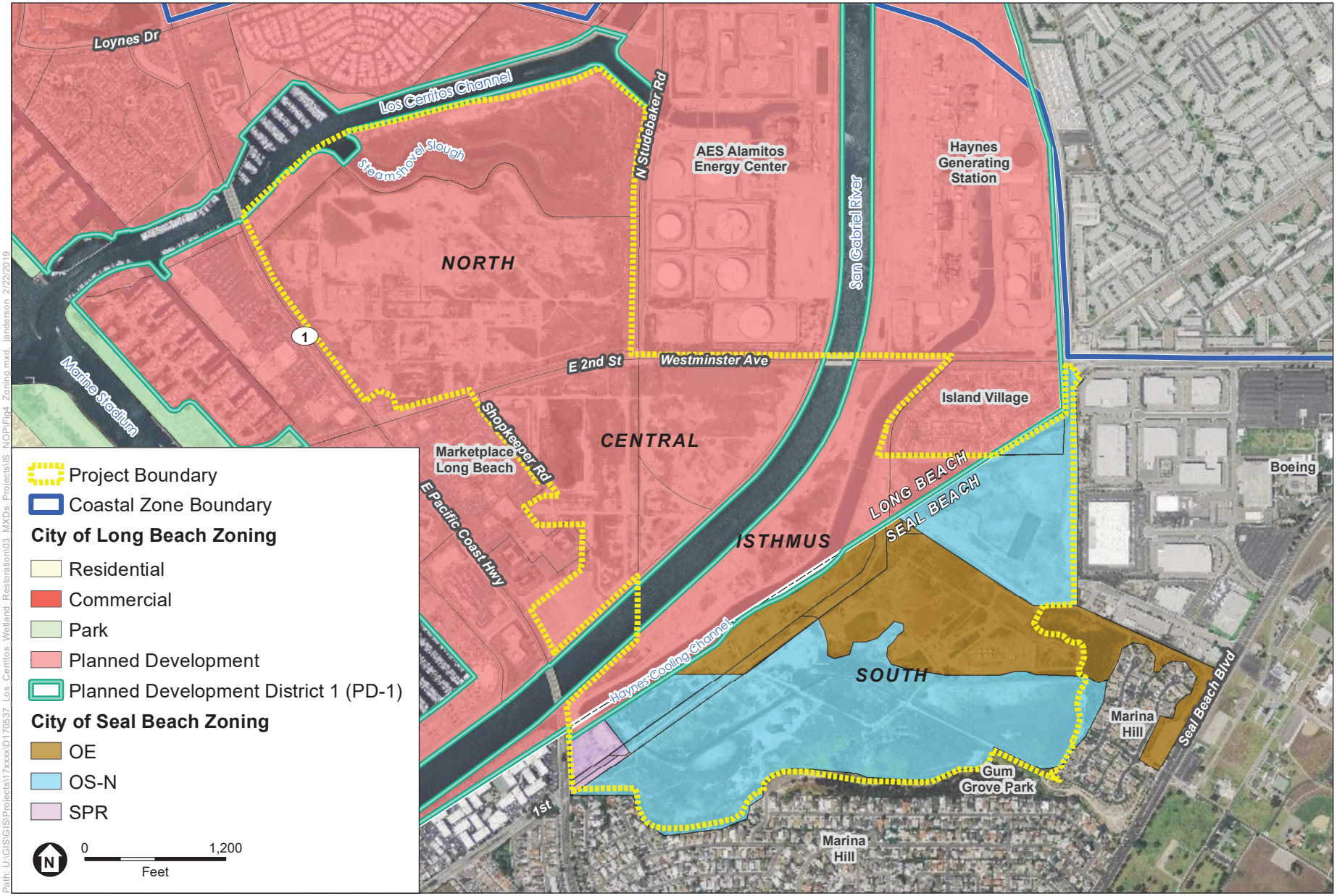
SOURCE: Mapbox, LCWA, City of Long Beach, City of Seal Beach, ESA

Los Cerritos Wetlands Restoration Plan Program EIR

Figure 3

General Plan Land Use Designations

ESA



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SOURCE: Mapbox, LCWA, City of Long Beach, City of Seal Beach

Los Cerritos Wetlands Restoration Plan Program EIR

Figure 4
Zoning Districts

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According to the City of Long Beach General Plan Land Use Designations map, and as shown in Figure 3, the properties within Long Beach are not assigned a specific General Plan Land Use District, with the exception of the Alamitos Bay Partners site and Pumpkin Patch site, and portions of the Northern Synergy Oil Field, Long Beach City Property, Pumpkin Patch, and Callaway Marsh sites which have a designation of Land Use District No. 7, Mixed Uses. The City of Long Beach is currently updating their General Plan and once adopted would change the land use designations to an Open Space PlaceType with a Specific Plan Overlay.

The properties within Long Beach are subject to the South East Area Development and Improvement Plan (SEADIP), a specific plan which zones the program area as Planned Development District 1 (PD-1) (see Figure 4).

The City of Long Beach is in the process of replacing the SEADIP specific plan with the Southeast Area Specific Plan 2060, which would change the zoning of the site and introduce new development standards (setbacks, densities, heights, buffers, etc.) and design guidelines.

f) Proposed Program

Overview

The proposed program would restore wetland and upland habitats throughout the program area. This would involve remediation of contaminated soil, grading, revegetation, construction of new public access opportunities (including trails, visitor centers, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities.

The construction activities would be phased over time as properties become available for acquisition by LCWA. The timing of construction at each site is dependent on multiple variables, including property acquisition, removal of oil infrastructure, wells, and related facilities, availability of funding, and permit approvals. Construction on properties currently under the ownership of LCWA or in the process of being transferred to the LCWA is expected to occur in the **near-term** (within approximately 10 years). Construction on properties that would be connected to or are associated with operation of the Haynes Cooling Channel or that may require more time than the near-term time frame, is expected to occur in the **mid-term** (between approximately 10-20 years), once the channel is decommissioned. The timing of the **long-term** phase depends on decommissioning of existing oil operations and could vary from 20 years (where agreements are already in place) to longer time frames. For oil operations that do not have agreements in place with LCWA, it is expected that overall level of oil and natural gas production would continue until production decreases to below economically viable levels, after which oil production would stop. LCWA considered the possibility of purchasing mineral rights from oil operators, and decommissioning existing oil operations in order to implement wetland restoration on a faster timeline; however, sufficient public funding was not available to pay for the additional cost.

The description of each of the program areas is broken down into the following elements: ecosystem restoration, flood risk and stormwater management, public access and visitor facilities, infrastructure and utility modification, implementation and restoration process, monitoring and adaptive management, and operation and maintenance activities. An overview of each of these elements is provided below.

Ecosystem Restoration

Ecosystem restoration includes actions that will restore more natural ecosystem processes (physical and biological) to disturbed habitats within the program area. Restoration of more natural ecosystem processes through actions like grading, modifying tidal connections, and revegetation, will lead to more extensive and higher functioning wetland, transition and upland habitats. Habitat types that would be restored or enhanced within the program area include subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, freshwater marsh, native grassland, coastal sage scrub, and riparian scrub. Restored habitat distribution and acreages would vary by area.

The restored salt marsh areas would be re-vegetated through a combination of seeding and installation of nursery stock. Successful re-vegetation will likely require soil amendments (to alter soil texture and nutrients), irrigation, and weed control, all under a carefully laid out adaptive management approach. Revegetation activities in non-tidal areas would include removing or controlling invasive plant species and seeding/planting native plant species. Appropriate conditions will need to be restored in order to support target plant communities. Potential disturbances to sensitive habitats and species during operation of the proposed program would be minimized through effective design of public access areas to keep people on trails and out of habitat areas, and predator management. The success of restoration efforts would be measured based on established performance criteria focusing on the abundance and diversity of native vegetation and the wildlife that use Los Cerritos Wetlands.

Flood Risk and Stormwater Management

The flood risk and stormwater management elements of the proposed program would allow for habitat restoration through improved connection of wetlands to tidal flows while maintaining or improving existing flood risk and stormwater management. Potential flood risk and stormwater management would include modifications to project structures within the program area by removing portions of the existing levee adjacent to the program boundary along the San Gabriel River and constructing new flood risk management levees, restoring the wetland floodplain, and constructing new water-control structures, such as gated culverts, that allow for increased tidal connections. The proposed program would also include modifications to existing operations and maintenance practices for flood risk and stormwater management structures.

Public Access and Visitor Facilities

Potential public access improvements and visitor amenities would include construction of new pedestrian trails and bike paths, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor centers. These improvements would develop and enhance public access, recreation,

and educational opportunities within the program area, while balancing protection of sensitive habitats.

Infrastructure and Utility Modification

Potential infrastructure and utility modifications include oil well and associated pipeline abandonment and relocation, and electric and water line relocation. These modifications would allow for increased connectivity of habitat restoration within the program area and protection of existing utilities that are not otherwise abandoned or relocated.

Implementation and Restoration Process

Implementation would potentially include: clearing and grubbing, grading and soil transport across and off-site, soil remediation, levee lowering and breaching, revegetation, construction of flood risk and stormwater management facilities, access roads/trails, and utility modifications.

Monitoring and Adaptive Management

The goal of monitoring would be to document trends in habitat development and assess progress toward meeting restoration objectives. Monitoring would focus on the major biotic and abiotic factors that drive habitat development and ecosystem function—in particular, those factors that can be manipulated and managed or those parameters that can be used to gauge habitat development and ecosystem function (Thom et al. 2010).

Successful adaptive management would first require baseline monitoring in order to fill data gaps and refine the restoration design. Consistent with the U.S. Department of Interior Technical Guide for Adaptive Management (2009), an adaptive management plan would be prepared prior to project implementation to track restoration success relative to performance criteria and determine when criteria have been met and the restoration would proceed to its next phase.

Operation and Maintenance Activities

Ongoing activities to ensure restoration success and management of public access features would potentially include the following:

- Planting and seeding of restored areas after earthmoving is completed
- Vegetation maintenance, irrigation, weeding, and invasive species removal in restored habitats
- Trash removal from restored wetlands and installation of trash booms in flood control channels
- Annual and post-storm event inspection of levees and berms
- Periodic repaving of access roads and trails, repair and replacement of overlook or educational equipment, trash collection, and vandalism repair
- Operation and maintenance of water control structures
- Maintenance of bio-swales
- Creation of a schedule of hours of operation for public use of the new parking lots, trails and visitor centers

9. Surrounding Land Uses and Setting

The proposed program is located within the cities of Seal Beach and Long Beach. The city of Seal Beach is within the northwestern portion of Orange County, California. The city of Long Beach is within the southeastern portion of Los Angeles County, California.

The city of Seal Beach is bounded by the city of Long Beach to the west; the city of Los Alamitos and the neighborhood of Rossmoor to the north; and the cities of Huntington Beach, Westminster and Garden Grove to the east. The Pacific Ocean borders the city of Seal Beach to the south. The U.S. Navy Naval Weapons Station Seal Beach is located within Seal Beach city boundaries to the southeast of the program area.

Long Beach is bounded 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 of Long Beach to the south.

10. Other Public Agencies Whose Approval is Required

Subsequent to the preparation of a programmatic EIR, the LCWA would develop more detailed designs that would serve to implement the proposed Restoration Plan. Restoration activities associated with the more detailed design would require discretionary approval from the following agencies. The specific permits/approvals necessary for each project activity will vary depending on the nature and location of the activity.

- Los Cerritos Wetlands Authority
- City of Long Beach
- City of Seal Beach
- City of Los Angeles Department of Water and Power
- Los Angeles County Department of Public Works
- Orange County Public Works
- South Coast Air Quality Management District
- Santa Ana Regional Water Quality Control Board
- Los Angeles Regional Water Quality Control Board
- California Department of Fish and Wildlife
- California State Lands Commission
- California Department of Conservation, Division of Oil, Gas and Geothermal Resources
- California Coastal Commission
- California Coast Guard
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. National Marine Fisheries Service

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

LCWA will be conducting consultation with California Native American tribes who are traditionally and culturally affiliated with the project area pursuant to Public Resources Code section 21080.3.1. LCWA will consult with tribes on the identification of tribal cultural resources within the program area, and in determining significance of any identified tribal cultural resources. If tribal cultural resources meeting the definition provided in Public Resources Code section 21074 are identified, LCWA will consult with tribes in assessing impacts and developing mitigation, consistent with Public Resources Code section 21080.3.2. LCWA will ensure that information submitted to LCWA during the environmental review process is not included in the environmental document or otherwise disclosed without the prior written consent of the tribe that provided the information in accordance with Public Resources Code section 21082.3(c).

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Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☒ Mineral Resources
☒ Noise	☐ Population/Housing	☒ Public Services
☒ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is requi red

Signature 03/07/19

Date

Signature

Date

Back of Signed Determination

Environmental Checklist

Aesthetics

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☒	☐	☐	☐

Discussion

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The existing visual environment mainly includes large expanses of open space, areas developed with oil operations and associated infrastructure, a large stormwater basin, roads and overhead utilities, and channelized waterways. Although restoration of wetlands within the program area would likely improve the visual character and/or quality of the area, the proposed program's potential to have a substantial adverse effect on scenic vistas will be evaluated in the Programmatic Environmental Impact Report (PEIR). Mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant aesthetic impacts.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the nearest eligible scenic highway is State Route 1, also known as the Pacific Coast Highway (PCH). The PCH is located directly west of the program area and is currently designated as an Eligible State Scenic Highway - Not Officially Designated. There are no State-designated scenic highways in the cities of Seal Beach or Long Beach. However, given its proximity to PCH, the proposed program's impacts to Eligible State Scenic Highways, as well as any scenic resources identified in relevant City Plans, will be identified in the

PEIR. Mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant aesthetic impacts.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact The program is located in a largely urbanized area, surrounded by the Los Cerritos Channel, the AES Alamitos Energy Center and Haynes Generation Station to the north, Pacific Coast Highway and commercial-retail strip mall to the west, residential development to the south, and residential and industrial development to the east, including a Boeing office complex. The San Gabriel River bisects the program area. Although restoration of wetlands within the program area would likely improve the visual character and/or quality of the area, the proposed program's potential to conflict with applicable zoning and other regulations governing scenic quality will be evaluated in the PEIR. Mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant aesthetic impacts.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Potentially Significant Impact. The proposed program would restore wetland habitats throughout the program area, which would involve construction activities for remediation of contaminated soil and groundwater, grading, revegetation, construction of new public access opportunities (including trails, visitor centers, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities. The proposed program is not expected to create any reflective surfaces or the potential for light/glare during the day. However, some lighting may be needed during construction and maintenance activities, as well as nighttime lighting to provide minimum illumination needed for safety, security and wayfinding for the visitor centers and parking lots. Because the proposed program may include new sources of light, the proposed program's potential to create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area will be evaluated in the PEIR. Mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant aesthetic impacts.

References

Caltrans, California Scenic Highway Mapping System Los Angeles County, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed February 7, 2019.

Agriculture and Forestry Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
II. AGRICULTURE AND FORESTRY RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The program area is located within a highly urbanized area primarily used as privately owned or leased oil fields, wetland habitat areas, or a stormwater basin. No farmland, agricultural uses, or related operations are present within the program area or surrounding areas. According to the California Department of Conservation (CDC) Los Angeles County Important Farmland 2016 Map, pursuant to Farmland Mapping and Monitoring Program (FMMP), there are no farmlands located within the vicinity of the program area (CDC, 2016). Therefore, the project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, and no impact would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Williamson Act of 1965 allows local governments to enter into contract agreements with local landowners with the purpose of trying to limit specific parcels of land to agricultural or other related open space use. According to the California Department of Conservation (CDC) Los Angeles County Williamson Act Fiscal Year 2015/2016 Map, the program area is not zoned for agricultural use nor is it subject to a Williamson Act Contract or located within the vicinity of a property subject to a Williamson Act Contract (CDC, 2016). Therefore, the proposed program would not conflict with any zoning for agricultural uses or a Williamson Act Contract and, thus, no impacts would occur. This topic will not be evaluated in the PEIR and no mitigation measures would be required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The program area is largely developed with facilities associated with oil extraction and located in a highly urbanized area. The program area is located entirely within the California Coastal Zone, which means it is subject to the California Coastal Act and the City of Long Beach Local Coastal Program, adopted in 1980. The Seal Beach zoning map designates the program area within the Seal Beach boundaries as Specific Plan Regulation, Open Space Natural, and Oil Extraction. The Hellman Ranch Specific Plan applies to the entire portion of the program area within Seal Beach. According to the City of Long Beach General Plan Land Use Designations map, the portion of the program area within the City of Long Beach boundaries has a zoning designation of Planned Development District 1 (PD-1) within the Southeast Community Plan Area (SEADIP). The City of Long Beach is in the process of replacing the SEADIP specific plan with the Southeast Area Specific Plan 2060, which would change the zoning of the site and introduce new development standards (setbacks, densities, heights, buffers, etc.) and design guidelines. However, given the current zoning and uses, the program area is not expected to be rezoned as forest land or timberland zoning in the Southeast Area Specific Plan 2060. Thus, the program area is not zoned as forest land or timberland, and as such would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land or timberland to non-forest uses. Therefore, no impact would occur, and no mitigation measure would be necessary. This topic will not be evaluated in the PEIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to Response (c), above. This topic will not be evaluated in the PEIR.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As discussed above, the program area is not expected to contain farmland, forest land, or timberland. Accordingly, the project would not result in the conversion of farmland to non-agricultural uses or forest land to non-forest uses. The program area is located in a highly urbanized area and is not adjacent to existing farmland or forest lands. Therefore, no impacts would occur, and no mitigation measures would be necessary. This topic will not be discussed in the EIR.

References

CDC, Los Angeles County Important Farmland Map, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf, 2016, accessed February 7, 2019.

CDC, Los Angeles County Williamson Act FY 2015-2016 Map, ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf, 2016, accessed February 7,2019.

Air Quality

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☒	☐	☐	☐

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The program area is located within the jurisdiction of the South Coast Air Quality Control District (SCAQMD) within the South Coast Air Basin (SCAB), which consists of the urbanized areas of Los Angeles, Riverside, San Bernardino and Orange Counties. SCAQMD is designated as a nonattainment area for national ambient air quality standards (NAAQS) for ozone (O_3), lead (Pb), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and is designated as a maintenance area for particulate matter less than 10 microns in diameter (PM_{10}), carbon monoxide (CO) and nitrogen dioxide (NO_2). The SCAB is designated as a nonattainment area under the California ambient air quality standards (CAAQS) for O_3, Pb, $PM_{2.5}$, and PM_{10}. The SCAQMD and Southern California Association of Governments (SCAG), in cooperation with the California Air Resources Board (CARB) and USEPA, have developed air quality management plans (AQMP) designed to bring the SCAB into attainment of the national and state ambient air quality standards. The latest version of the AQMP was adopted by the SCAQMD Governing Board in March 2017 (SCAQMD, 2016).

The proposed program would involve construction and operation activities for remediation of contaminated soil and groundwater, grading, revegetation, construction of new public access facilities (including trails, visitor centers, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities. Thus, implementation of the proposed program could result in increases in pollutants and alter long-term local and regional air quality on and in the vicinity of the program area. The proposed program's potential to conflict with or obstruct implementation of the applicable air quality plan will be evaluated in the PEIR. Mitigation measures, to the

extent necessary and available, will be recommended to reduce potentially significant air quality impacts.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. Short-term construction activities and long-term operation of the proposed program may generate emissions that could result in an increase of existing emission levels of criteria pollutants and/or contribute to the nonattainment status for these criteria pollutants in the SCAB. Due to the elevated concentrations of air pollutants that currently occur in the SCAB, when combined with past, present, or reasonably foreseeable future projects in the area, the net increase of criteria pollutants could cumulatively contribute to the nonattainment of criteria pollutants in the SCAB, including O_3, as well as ozone precursor emissions of volatile organic compounds (VOC) and nitrogen oxides (NO_X), and particulate matter ($PM_{2.5}$ and PM_{10}). The generation of these compounds during and after construction could potentially exceed the SCAQMD's significance thresholds for such emissions (including quantitative thresholds for ozone precursors). Operation of the proposed program may result in increased emissions of air pollutants from the potential in increased vehicle trips accessing the proposed program area and operational maintenance activities. The proposed program's potential to result in a cumulative considerable net increase of any criterial pollutant for which the program region is nonattainment under an applicable federal or state ambient air quality threshold will be evaluated in the PEIR. Mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant air quality impacts.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). Examples of land uses that can be classified as sensitive receptors include residences, schools, daycare centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities. Development of the proposed program may have the potential to expose sensitive receptors to substantial concentrations of criteria air pollutants and toxic air contaminants (TACs) as a result of emissions generated during construction. The proposed program's potential to expose sensitive receptors to substantial pollutant concentrations will be evaluated in the PEIR. Mitigation measures will be recommended to reduce potential significant air quality impacts to sensitive receptors.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Potentially Significant Impact. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD

Rule 1113 (Architectural Coatings) limits the amount of VOCs from architectural coatings and solvents. According to the SCAQMD CEQA Air Quality Handbook, construction equipment is not a typical source of odors. Odors from the combustion of diesel fuel would be minimized by complying with the CARB Air Toxics Control Measure (ATCM) that limits diesel-fueled commercial vehicle idling to 5 minutes at any given location, which was adopted in 2004. Program-related construction would also comply with SCAQMD Rule 402 (Nuisance), which prohibits the emissions of nuisance air contaminants or odorous compounds. Through adherence with mandatory compliance with SCAQMD Rules and State measures, construction activities and materials would not result in other emissions that create objectionable odors.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed program would not involve elements related to these types of uses. Trash removal would occur as needed within the restored wetlands. The Los Angeles County Flood Control District operates and maintains trash booms and nets in other flood control channels and a similar boom/net could be installed upstream of the Central Area across the San Gabriel River. If a trash boom/net was installed, the Los Angeles County Flood Control District would inspect the trash net weekly and remove trash from the boom/net as necessary. Although the proposed program is not expected to include any stationary sources or equipment located on-site that would generate objectionable odors, the PEIR will discuss the program's potential to result in other emissions, including odor. Mitigation measures, to the extent necessary and available, will be recommended to reduce potentially significant air quality impacts related to other emissions.

References

California Air Resources Board (CARB), *Area Designation Maps/State and National*, http://www.arb.ca.gov/desig/adm/adm.htm/, 2019, accessed February 6, 2019.

Biological Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. All 17 individual sites within the four program areas can potentially support special-status species that could be affected under the proposed program. The proposed program's potential to have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or otherwise special-status species in local or regional plans or regulations by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to biological resources.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. Sensitive natural communities are considered rare in the region by the USFWS, CDFW, or local regulatory agencies and are known to provide habitat for special-status plant and wildlife species. Within the program area, sensitive natural communities include riparian, wetland, and limited upland habitats such as pickleweed (*Salicornia pacifica*) mats and black willow (*Salix gooddingii*) thickets. Development of the proposed program would ultimately restore the wetlands within the program area; however, the proposed program's potential to have a substantial adverse effect on any riparian habitat or other sensitive natural community during construction and operation will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to biological resources.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. State or federally protected wetlands or waters in the program area include those protected under the Clean Water Act, Porter-Cologne Water Quality Control Act, California Coastal Act, and Section 1602 of the Fish and Game Code. Aquatic and wetland habitats in the program area such as Steamshovel Slough, mudflats, as well as the tidal channels surrounding the program area, could be removed, filled or otherwise disturbed. While implementation of the proposed program would ultimately restore the wetlands within the program area, the proposed program could have a potentially significant impact on the state or federally protected wetlands during construction and operation. The proposed program's potential to have a substantial adverse effect on state or federally protected wetlands will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to biological resources.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. Implementation of the proposed program may significantly affect habitat linkages (i.e., wildlife and riparian corridors). While the proposed program would ultimately restore the wetlands, the program's potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to biological resources.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. Existing local policies or ordinances protecting biological resources may potentially be impacted by the development of the proposed program. The PEIR will include a review of all relevant policies and ordinances and the proposed program's potential conflict with the City of Seal Beach and the City of Long Beach's policies or ordinances protecting biological resources, and any conflicts with potential Environmentally Sensitive Habitat Area (ESHA) pursuant to the California Coastal Act, will be evaluated in the PEIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. Based on a review of the California Department of Fish and Wildlife California Regional Conservation Plans, there are no Habitat Conservation Plans or other approved habitat conservation plans prepared for the program area (CDFW 2017). Given that the program area is not subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, no impacts would occur, and no further discussion is needed in the PEIR.

References

California Department of Fish and Wildlife (CDFW), California Regional Conservation Plans, https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline, October 2017, accessed February 6, 2019.

Cultural Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Potentially Significant Impact. The program boundary totals approximately 503 acres, including areas extensively developed with oil operations and associated infrastructure. A cultural resources assessment will be conducted to identify potential historical resources within the program area, which will include archival research and a site visit. The proposed program's potential to cause a substantial adverse change in the significance of historical resources will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. The program area is in the vicinity of known archaeological resources and may have the potential to contain undocumented prehistoric and historic-period archaeological resources. Archaeological evidence from the Channel Islands indicates that the first people migrated down the California Coast as early as 12,000 years ago (Cassidy et al. 2004; Erlandson et al. 2007), with permanent settlements established between 8,000 and 3,000 years ago (Douglass et al. 2015; Glassow et al. 1988; Grenda and Altschul 2002; Koerper et al. 2002; Macko 1998). From 1,000 years before present to approximately 1542 A.D., Los Angeles County and Northern Orange County were occupied by the Gabrielino people (named after the Spanish Mission where many of them were baptized). Approximately 50 major villages were located along the coast and inland prairies. The Gabrielino used the local wetlands, rivers, and streams to hunt and fish, to gather reeds and willows to build homes, and as a reliable water source McCawley, 1996). Nearby Native American sites are known to be located at California State University Long Beach, Rancho Los Alamitos Historic Ranch, and Heron Point (California Coastal Commission, 2018). Development of the proposed program would result in ground-disturbing activities, such as grading and excavation, that could uncover previously unidentified subsurface archaeological resources. Additional background

research on the program area, including a records search at the South Central Coastal Information Center (SCCIC), review of historic topographic maps and aerial photographs, site visit, and geoarchaeological study will be conducted. The proposed program's potential to cause an adverse change in the significance of an archaeological resource will be evaluated in the PEIR. Mitigation measures will be recommended to reduce potential significant impacts to cultural resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. Native American burials have been encountered at sites in the vicinity of the program area (California Coastal Commission, 2018). Since the proposed program would require excavation and grading in some portions of the program area, ground-disturbing activities could unearth subsurface human remains. The proposed program's potential to disturb any human remains, including those interred outside of formal cemeteries will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to cultural resources.

References

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Energy

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. The implementation of the proposed program would result in construction and operational and maintenance activities on the site that would increase energy consumption associated with electricity, natural gas and transportation fuel. Although the increase in energy consumption is not anticipated to be wasteful, inefficient, or unnecessary and would comply with existing energy conservation plans, it is recommended that this topic be evaluated further in an PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to energy.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The proposed program would be required to comply with the California Green Building Standards (CALGreen) pursuant to Title 24, Part 11 of the California Code of Regulations for any new development, including the construction of the visitor centers, parking lots, and modification of existing infrastructure and utilities. In conformance with these requirements, the program would be designed to incorporate various energy and resource conservation measures. In addition, the proposed program would implement applicable energy and resource conservation measures such as those described in California Air Resources Board AB 32 Climate Change Scoping Plan and supporting documents. However, further evaluation in the PEIR is required to determine if the proposed program would achieve consistency with state or local plans for renewable energy or energy efficiency. If necessary, mitigation measures will be recommended to reduce potential significant impacts to energy.

References

None.

Geology and Soils

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
VII. GEOLOGY AND SOILS — Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

Less than Significant Impact. Seismically-induced surface or ground rupture occurs when movement on a fault deep within the earth breaks through to the surface as a result of seismic activity. Fault rupture almost always follows preexisting faults, which are zones of weakness. Under the Alquist-Priolo Earthquake Fault Zoning Act of 1972, the California State Geologist (CGS) identifies areas in the state that are at risk from surface fault rupture. This requires CGS to establish regulatory zones, known as Alquist-Priolo

Earthquake Fault Zones, around the surface traces of active faults and to issue appropriate maps that identify these areas. The program area is located within a trace of the active Newport-Inglewood Fault, as identified by the California Department of Conservation, Earthquake Zones of Required Investigation-Los Alamitos Quadrangle Map (CDC, 1986). Currently, active oil and natural gas operations are located on several properties along the fault and in the project area. Over time, the proposed program would result in the reduction and removal of some of these operations, and the consolidation of others in smaller footprints with modern equipment. The overall surface footprint of oil production operations would be reduced, while the footprint of restored wetland habitat would be increased. The overall level of oil and natural gas production would continue at about current levels until production decreases to below economically viable levels, after which oil production would decrease. The oil and natural gas operations would continue to maintain subsurface pressures by the legally required pumping of produced water back into the production zones to maintain existing pressures.[1] Thus, the oil production operations would not be significantly changed in the short term and would be reduced over the long term. Maintaining subsurface pressures and the long-term reduction of movement of oil, natural gas, and fluids from and back into the subsurface would reduce the potential to initiate movement along the fault, resulting in a beneficial impact and no mitigation measures would be required.

The proposed program consists of wetland habitat restoration. To facilitate the restoration, levees and tidal channels would be removed and constructed as needed to restore the natural tidal functions. Although this action would not directly or indirectly cause fault movement, it is recognized that fault rupture along the Newport-Inglewood Fault could breach a levee and result in the risk of damage to nearby structures or injury to people maintaining or visiting the site. Therefore, for informational purposes, this topic will be evaluated in the PEIR. If needed, mitigation measures will be recommended to reduce potential significant impacts relative to fault rupture.

ii) Strong seismic ground shaking?

Less than Significant Impact. The program area is located in the seismically active region of Southern California and the active Newport-Inglewood Fault crosses the program area (CDC, 1986). The program area would be subject to shaking during earthquake events. The level of ground shaking that would be experienced at the program area from the Newport-Inglewood Fault or any other active faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture and propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography and site geology. As discussed above in the criteria on fault rupture, the proposed program would not directly or indirectly cause seismic shaking. The proposed program consists of wetland habitat restoration that would include the construction of levees and tidal channels as needed to restore the natural tidal functions. Although this

[1] The extraction of oil also results in the extraction of saline water, referred to as produced water. To maintain the existing pressures in the subsurface and prevent subsidence, the produced water is injected back into the production zone.

action would not directly or indirectly cause a seismic event, it is recognized that seismic shaking could breach a levee and result in the risk of damage to nearby structures or injury to people. Therefore, for informational purposes, the proposed program's potential to be affected by strong seismic ground shaking will be evaluated in the PEIR. If needed, mitigation measures will be recommended to reduce potential significant impacts to geology and soils.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a form of earthquake induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. According to the California Department of Conservation, the program area is located in Seismic Hazard Zone for liquefaction (CDC, 1999). As discussed above, the proposed program would not directly or indirectly cause seismic shaking or seismic-induced ground failure, such as liquefaction. The proposed program consists of wetland habitat restoration that would include the construction of levees and tidal channels as needed to restore the natural tidal functions. Although this action would not directly or indirectly cause a seismic-induced ground failure, it is recognized that a seismic-induced ground failure could breach a levee and result in the risk of damage to nearby structures or injury to people. Therefore, for informational purposes, the proposed program's potential for seismic-induced ground failure, including liquefaction, will be evaluated in the PEIR. if needed, mitigation measures will be recommended to reduce potential significant impacts to geology and soils.

iv) Landslides?

No Impact. The program area is located in an area of relatively flat topography, with little likelihood of being subject to landslides or earthquake-induced landslides. According to the CDC, the program area is not expected to be located within a State-designated hazard zone for landslides under the Seismic Hazards Zoning Act of 1990 (CDC 2017). Therefore, no impact would occur. Therefore, no further discussion is warranted, and this topic will not be evaluated in the PEIR.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The proposed program would restore wetland habitats throughout the program area, which would involve grading that could potentially disturb native soil and expose the soil to erosion. The proposed program's potential to result in substantial soil erosion or the loss of topsoil will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to geology and soils.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. Impacts related to liquefaction and landslides are addressed above in Responses a.iii and a.iv, respectively. Lateral spreading results from earthquake-induced liquefaction, causing landslides associated with gentle slopes that flow laterally, like water. Land subsidence occurs when large amounts of groundwater have been withdrawn from certain types of sediments, causing the land to subside. When water is withdrawn the sediments collapse on themselves. The program area lies in a relatively flat topography where lateral spreading and subsidence and collapse are unlikely to occur. Therefore, no impact would occur. Therefore, no further discussion is warranted, and this topic will not be evaluated in the PEIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of a highly expansive soil can result in severe distress to structures constructed on or against the soil. There is a potential for expansive soils to exist within the program area given the presence of fine-grained soils deposited in the currently and previously existing wetlands area and its location near waterways. The proposed program's potential to be located on expansive soil creating direct or indirect substantial risks to life or property will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to geology and soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed program would not be expected to involve the use of septic tanks or alternative water disposal systems. Implementation of the proposed program is anticipated to connect to the City's existing sewer lines and wastewater disposal systems. Therefore, no impact would occur. Therefore, no further discussion is warranted, and this topic will not be evaluated in the PEIR.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. No paleontological resources are known be located within the program area, but there are records of vertebrate fossil localities from older Quaternary deposits near the program area (Rieboldt, 2016). Portions of the program area are underlain by Artificial Fill and Undivided Young Alluvial Fan and Channel Deposits

(Saucedo et al. 2003). Artificial Fill has no paleontological sensitivity. The Undivided Young Alluvial Fan and Channel Deposits have low paleontological sensitivity in the uppermost layers; however, these deposits increase in age with depth and fossil-bearing sediments may be encountered in deeper excavations (Rieboldt, 2016). The project would require excavation and grading in some portions of the site and ground-disturbing activities could unearth undocumented subsurface paleontological resources. Additional research will be conducted to assess the potential for the proposed project to encounter paleontological resources, which will include a database locality search at the Natural History Museum of Los Angeles County and a review of geologic maps. The proposed project's potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to paleontological resources.

References

CDC, Earthquake Fault Zones and Seismic Hazard Zones Map: Los Alamitos Quadrangle, http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/LOS_ALAMITOS_EZRIM.pdf, 1989 and 1999, February 9, 2019.

CDC, CGS Information Warehouse: Landslides, http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps, accessed February 7, 2019.

Rieboldt, Sarah. 2016. *Paleontological Resources Assessment: Los Cerritos Oil Consolidation and Wetland Restoration Project, City of Long Beach, County of Los Angeles, California*. Prepared for Lyon Communities, Newport Beach. Prepared by LSA Associates, Inc., Irvine, California.

Saucedo, G.J., H.G. Greene, M.P. Kennedy, and S.P. Bezore. 2003. Geologic Map of the Long Beach 30′ x 60′ Quadrangles, California. Version 1.0. California Geological Survey. Map Scale 1:100,000.

Greenhouse Gas Emissions

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
VIII. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Greenhouse gas (GHG) emissions emitted by human activity are implicated in global climate change or global warming. The GHGs defined in State law are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). The temporary construction activities associated with the proposed program, which would involve operation of heavy off-road equipment, on-road trucks (for deliveries and hauling), construction worker commute trips, as well as visitor trips during operations would generate GHGs. The proposed program may include potential carbon sequestration in the form of additional net new vegetation and sequestration in restored salt marsh soils. As discussed previously in the Proposed Program Overview, potential infrastructure modifications include oil well and associated pipeline abandonment and relocation. The decommissioning of existing oil operations could vary from 10 years (where agreements are already in place) to longer time frames. For oil operations that do not have agreements in place with LCWA, it is expected that overall level of oil and natural gas production would continue at about current levels until production decreases to below economically viable levels, after which oil production would stop. LCWA considered the possibility of purchasing mineral rights from oil operators, and decommissioning existing oil operations in order to implement wetland restoration on a faster timeline; however, sufficient public funding was not available to pay for the additional cost. As decommissioning of the existing oil operations would occur over time, the existing site GHG emissions would decrease. Nonetheless, implementation of the proposed program would result in the generation of GHG emissions that may directly or indirectly have potential significant impacts. Potential impacts associated with GHG emissions generated during construction and operation of the proposed program will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant GHG impacts.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32) requires California Air Resource Board (CARB) to design and implement emissions limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). The proposed program has the potential to increase GHG emissions and as such, has the potential to result in levels of emissions that may conflict with applicable local air quality/greenhouse gas plans and policies. The PEIR will discuss the applicable plans, policies and regulations adopted for the reduction of GHG emissions and determine whether the proposed program may have the potential to conflict with AB 32 and other regulations adopted for the purpose of reducing GHG emissions. If necessary, mitigation measures will be recommended to reduce potential significant GHG impacts.

References

California Legislative Information. Division 25.5. California Global Warming Solutions Act of 2006. Available athttp://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?lawCode=HSC&division=25.5.&title=&part=3.&chapter=&article=&goUp=Y; accessed on March 6, 2019.

Hazards and Hazardous Materials

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☒	☐	☐	☐

Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. The proposed program would restore wetland habitats throughout the program area, which would involve construction activities for remediation of contaminated soil and groundwater, extensive grading, revegetation, construction of new public access opportunities (including trails, visitor centers, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities. Implementation of the proposed program's short-term construction activities would involve transport, use, and disposal of hazardous materials such as solvents, oils, grease, and cleaning fluids. In addition, hazardous materials may be needed for fueling and servicing construction equipment in the program area. The proposed program's potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials will be evaluated in the PEIR. If

necessary, mitigation measures will be recommended to reduce potential significant hazardous impacts.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Construction and operation of the proposed program may include the accidental release of hazardous materials associated with the remediation of contaminated soil and groundwater in areas with former oil fields. There are certain hazards associated with petroleum production operations including, but not limited to spills, blowouts, fires, and explosions (OSHA, 2019). The proposed program's potential to create a significant hazard to the public or environment involving the release of hazardous materials into the environment will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant hazardous impacts.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The nearest existing schools to the program area are Rosie the Riveter Charter High School, located approximately 0.25-mile northeast of the program area on 690 Studebaker Road in Long Beach; Seal Beach Playgroup Preschool, located 0.35 mile west of the program area on 151 N Marina Drive in Seal Beach; J.H. McGaugh Elementary School, located approximately 0.4-mile south of the program area on 1698 Bolsa Avenue in Seal Beach, and Charles F. Kettering Elementary School, located approximately 0.7-mile north of the program area on 550 Silvera Avenue in Long Beach. No new schools are proposed in the vicinity of the program area. Given the proposed program's proximity to Riveter Charter High School, the proposed program's potential to emit hazardous emissions or handle hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant hazardous impacts.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities, hazardous waste discharges for which the State Water Quality Control Board (SWQCB) has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. Given that large portion of the program area have or are actively used as oil operating facilities, the proposed program's potential to be located on a site which is

included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant hazardous impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant. The nearest public use airport is the Long Beach Airport, located approximately 4 miles northwest of the program area, at 4100 Douglas Drive in Long Beach. According to the Los Angeles County Airport Land Use Commission Airports Interactive Map, the program area is not within the Long Beach Airport Influence Area (Los Angeles County, 2019). The program area is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Base Los Alamitos, which is a federally owned and operated private airport facility approximately 2.5 miles northeast from the program area (Orange County, 2019). However, implementation of the proposed program is not anticipated to significantly increase the population in the program area or result an aircraft safety hazard or excessive noise due to the program area's distance from the existing airport. Note that the proposed program would not result in the construction of structures that could intersect flight paths. Therefore, the impact would be less than significant. Given the proposed program is located within the AELUP for the Joint Forces Base Los Alamitos, the proposed program's potential to result in a safety hazard or excessive noise for people residing or working in the program area will be evaluated in the PEIR but will result in a less than significant impact. No mitigation measures will be necessary.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. the City of Seal Beach Emergency Operations Plan provides emergency response and evacuation procedures for the city in lieu of firm routes of evacuation. These procedures are based on the number of people to be evacuated, the road capacity, and which roads may be blocked or have their capacity reduced by disaster conditions (City of Seal Beach, 2017). Similarly, the City of Long Beach General Plan Public Safety Element does not establish firm routes of evacuation, rather it provides emergency response and emergency evacuation procedures for the City based on availability of through streets, multiple access routes and bridges depending on the disaster and the street conditions at the time (City of Long Beach, 1975). The proposed program would not expect to stage or store construction materials or construction equipment on public roadways. The program would not propose any public road closures or rerouting of the existing public roadway network. Although the proposed program may generate traffic trips during construction and operation, the traffic trips would be minimal and would not interfere with an adopted emergency response plan. Therefore, the program would not substantially impair an adopted emergency response plan or emergency evacuation plan,

and no impact would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Potentially Significant Impact. Although the program area is located in a highly urbanized area, there are wetlands located within the area that have been subject to wildfires, therefore, the proposed program's potential to expose people or structures, directly or indirectly, to significant risk or loss, injury or death involving wildland fires will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant hazardous impacts.

References

City of Long Beach, *General Plan Public Safety Element*, http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2545, 1975, accessed February 7, 2019.

Airport Land Use Commission Airports Interactive Map, http://planning.lacounty.gov/assets/obj/anet/Main.html, accessed February 7, 2019.

Occupational Safety and Health Administration, *Safety Hazards with Oil and Gas Extraction Activities*, https://www.osha.gov/SLTC/oilgaswelldrilling/safetyhazards.html, accessed February 7, 2019.

Orange County Airport Land Use Commission, *Airport Land Use Commission for Orange County Airport Planning Areas Figure 1*, http://www.ocair.com/commissions/aluc/docs/airportlu.pdf, accessed February, 2019.

Hydrology and Water Quality

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of imperious surfaces, in a manner which would:	☒	☐	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii) create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk or release of pollutants due to project inundation?	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Potentially Significant Impact. Construction activities associated with the proposed program, including clearing and grubbing, grading, excavation, and revegetation, could introduce sediment and other pollutants to surface water or groundwater, potentially impacting water quality and/or violating surface water and groundwater quality standards or waste discharge requirements. Operational activities of the proposed program, such as vegetation maintenance and periodic maintenance of access roads and trails, also have the potential to introduce sediment and other pollutants to surface water or groundwater, thereby impacting water quality such that water quality standards or waste discharge requirements are violated. Post-restoration, the new flow patterns could increase erosion from the wetlands during a large storm event, which could re-suspend sediment and potential constituents such as metals (e.g., copper, zinc, silver, and lead) and organic compounds (e.g., PAHs, pesticides, and PCBs) within the estuary. Additionally, post-

restoration, contaminated water and sediment from the watershed could be transported into the restored marsh resulting in areas of accumulated contaminated sediments. Lastly, water quality degradation could occur at ocean disposal sites if excavated program site sediments are placed there. The proposed program's potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The proposed program would involve grading and excavation and, depending on the depth to groundwater, may require dewatering. While dewatering would not likely remove a substantial amount of groundwater from the basin, further analysis is necessary to determine its potential impacts to groundwater supply. The proposed program would add impervious surfaces to the program area, including bike paths, viewing areas with overlooks, parking facilities, and visitor centers, thereby reducing the potential ground surface area capable of groundwater recharge. The increase of the extent of tidal inundation could increase infiltration of salt water into the groundwater table resulting in the inland advancement of sea water intrusion. The proposed program's potential to decrease groundwater supplies or interfere substantially with groundwater recharge such that the program may impede sustainable groundwater management of the basin will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would:

i) result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. The existing drainage pattern of the proposed program area is determined by a variety of factors, including its topography, soil type, vegetation cover, and impervious surface cover. Proposed program construction activities, including clearing, grubbing, grading, soil remediation, and revegetation could temporarily alter drainage patterns such that substantial erosion or siltation occurs either on- or off-site. Once operational, the proposed program would permanently alter the existing drainage pattern of the program area through the lowering and breaching of existing levees, as well as the installation of new levees, berms, and water control structures. Permanent drainage pattern alterations could also result in erosion or siltation on- or off-site. Erosion could result in significant loss of habitat and/or levee destabilization. The proposed program's potential to substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would result in substantial erosion or siltation on- or off-site,

will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Potentially Significant Impact. Permanent drainage pattern alterations could result in increased flooding on- or offsite. The proposed program's potential to substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which could result in flooding on- or offsite, will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. The existing drainage pattern of the proposed program area is determined by a variety of factors, including its topography, soil type, vegetation cover, and impervious surface cover. The proposed program area drains via surface runoff to the San Gabriel River and the Los Cerritos Channel, both of which are considered part of the Los Angeles County storm drain system (LADPW, 2019). Proposed program construction activities, including clearing, grubbing, grading, soil remediation, and revegetation could temporarily alter drainage patterns such that stormwater drainage system capacity is exceeded. Construction activities also have the potential to result in polluted runoff. Once operational, the proposed program would permanently alter the existing drainage pattern of the program area through the lowering and breaching of existing levees, as well as the installation of new levees, berms, and water control structures. Permanent drainage pattern alterations could also exceed stormwater drainage system capacities. As discussed in Impact (a), the proposed program has the potential to violate water quality standards during construction and operation; therefore, the proposed program has the potential to introduce pollutants to surface waters and generate sources of polluted runoff. The proposed program's potential to substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

iv) impede or redirect flood flows?

Potentially Significant Impact. The existing drainage pattern of the proposed program area is determined by a variety of factors, including its topography, soil type, vegetation cover, and impervious surface cover. Proposed program construction activities, including clearing, grubbing, grading, soil remediation, and revegetation could temporarily alter

drainage patterns such that flood flows are impeded or redirected. Once operational, the proposed program would permanently alter the existing drainage pattern of the program area through the lowering and breaching of existing levees, as well as the installation of new levees, berms, and water control structures. Permanent drainage pattern alterations could also impede or redirect flood flows. The proposed program's potential to substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that impedes or redirects flood flows, will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Potentially Significant Impact. The majority of the proposed program area is located within Flood Zone X, which is designated as an area of reduced flood risk due to levees. Some portions of the proposed program areas are located within Flood Zone A, meaning they have a 1% annual chance of flooding. A small segment of the program area is located within Flood Zone AE, which has a 1% annual chance of flooding at 9 feet NAVD (FEMA, 2019). However, increasing on-site flooding is one of the primary goals of the restoration and a desired beneficial effect of reconnecting the floodplain. Portions of the Central Area and North Area are located in an identified tsunami inundation area (State of California and Los Angeles County, 2009). The proposed program area is located adjacent to two partially enclosed bodies of water, including the San Gabriel River and Los Cerritos channel, and would be creating additional areas that would be inundated and is thus at risk for seiche. As discussed in Impact (a), the proposed program has the potential to violate water quality standards during construction and operation and could thus release pollutants if inundated by tsunami or seiche. The proposed program's potential to risk release of pollutants due to program inundation in tsunami or seiche zones will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The proposed program is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB), and therefore must meet the requirements of the LARWQCB Water Quality Control Plan (or Basin Plan) for the Coastal Watersheds of Los Angeles and Ventura Counties. The Basin Plan designates beneficial uses for surface water and groundwater, sets water quality objectives that must be attained or maintained, and describes implementation programs to protect all waters within its jurisdiction. As described in Impact (a), the proposed program has the potential to degrade water quality during construction and operation. Therefore, the proposed program could conflict with the Basin Plan. The proposed program's potential to conflict with or obstruct implementation of a water quality control

plan will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

The proposed program site is underlain by three groundwater basins. The Coastal Plain of Los Angeles (Central) and the Coastal Plain of Los Angeles (West Coast) are designated as very low priority groundwater basins by the State, while the Coastal Plain of Orange County is designated as a medium priority groundwater basin by the State (DWR, 2018), but is not critically overdrafted (DWR, 2019). The State of California plans to manage all high and medium priority groundwater basins per a groundwater management plan by January 31, 2022 (LACWD, 2019). As described in Impact (b), the proposed program has the potential to degrade groundwater quality during construction and operation. Therefore, the proposed program has the potential to conflict with implementation of a sustainable groundwater management plan. The proposed program's potential to conflict with or obstruct implementation of a sustainable groundwater management plan will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts.

References

State of California Department of Water Resources (DWR), 2018. Statewide Map of 2018 SGMA Basin Prioritization Results, December 17, 2018. Available athttps://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Basin-Prioritization/Files/2018-SGMA-Basin-Prioritization-Results_Dec17_2018_tabloid.pdf?la=en&hash=0B983B16080967D1FB3203032B8D223953225DBD; accessed on February 22, 2009.

DWR, 2019. "Bulletin 118 Groundwater Basins Subject to Critical Conditions of Overdraft–Update based on 2018 Final Basin Boundary Modifications," published February 11, 2019. Available at https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Critically-Overdrafted-Basins/Files/2018CODBasins.pdf?la=en&hash=3014D2F2299AA503C469D41BBC0E8DCFCE0267F8; accessed on February 22, 2019.

Federal Emergency Management Agency (FEMA), 2019. "FEMA Flood Map Service Center: Search By Address." Available at https://msc.fema.gov/portal/search; accessed on February 22, 2019.

Los Angeles County Department of Public Works (LADPW), 2019. "Los Angeles County Storm Drain System." Available at https://dpw.lacounty.gov/fcd/StormDrain/index.cfm; accessed on February 22, 2019.

Los Angeles County Waterworks District (LACWD), 2019. "Sustainable Groundwater Management Act." Available at https://dpw.lacounty.gov/wwd/web/about/SGMA.aspx; accessed on February 22, 2009.

State of California and Los Angeles County, 2009. Tsunami Inundation Map for Emergency Planning: Los Alamitos Quadrangle, Seal Beach Quadrangle. March 1, 2009. Available at https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_LosA; lamitosSealBeach_Quads_LosAngeles.pdf; accessed on February 22, 2009.

Land Use and Planning

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Discussion

a) Physically divide an established community?

Less Than Significant. The program area contains large expanses of open space, oil operations and associated facilities and infrastructure, a large stormwater basin and pump station, roads and overhead utilities, and waterways. The program is located in a largely urbanized and generally built out area with a fully developed roadway system, surrounded by the Los Cerritos Channel, the AES Alamitos Energy Center and Haynes Generation Station to the north, Pacific Coast Highway and commercial-retail strip mall to the west, residential development to the south, and residential and industrial development to the east, including a Boeing office complex. The San Gabriel River bisects the program area. The proposed program would restore wetlands within the program area and construct new public access opportunities that would increase access through/along the program area. Although the program is not expected to physically divide an established community, the proposed program's relationship to adjacent existing uses will be addressed in the PEIR.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The program area is located entirely within the California Coastal Zone, which means it is subject to the California Coastal Act and the City of Long Beach Local Coastal Program, adopted in 1980.

The Seal Beach General Plan designates the portion of the program area within Seal Beach city boundaries as Community Facilities, Industrial – Oil Extraction, Open Space, and Commercial Service. The Seal Beach zoning map designates the program area within the Seal Beach boundaries as Specific Plan Regulation, Open Space Natural, and Oil Extraction. The Hellman Ranch Specific Plan applies to the entire portion of the program area within Seal Beach.

According to the City of Long Beach General Plan Land Use Designations map, the majority of the program area within Long Beach is not assigned a specific General Plan Land Use District, with the exception of the Alamitos Bay Partners site, and portions of the Long Beach Property and Callaway Marsh sites which have a designation of Land Use District No. 7, Mixed Uses. The City of Long Beach is currently updating their General Plan and once adopted would change the land use designations of the properties within Long Beach to an Open Space PlaceType with a Specific Plan Overlay. The portion of the program area within the City of Long Beach boundaries has a zoning designation of Planned Development District 1 (PD-1) within the Southeast Community Plan Area (SEADIP). The City of Long Beach is in the process of replacing the SEADIP specific plan with the Southeast Area Specific Plan 2060, which would change the zoning of the site and introduce new development standards (setbacks, densities, heights, buffers, etc.) and design guidelines.

The proposed program's potential to conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the program will be evaluated in the PEIR.

References

None.

Mineral Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☒	☐	☐	☐

Discussion

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Potentially Significant Impact. The program area is largely developed with past and present oil fields. Development of the proposed program would result in the eventual removal and abandonment per DOGGR standards of the existing oil wells and restoration of the wetlands. When completed, the proposed program would preclude the ability in the future to extract subsurface resources from the program area. Because the Los Cerritos Restoration Plan is a long-term program that would be implemented in phases, and oil resources are located in vast subsurface deposits that can be withdrawn from various locations, the program is not expected to prevent the loss of availability of a known mineral resource of value to the region and state. However, the proposed program's impacts on the ability to extract a known mineral resource that is of value to the region and the state will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to mineral resources.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact. According to the California Geological Survey, the program area has been in an area identified as a Mineral Resource Zone 3 (MRZ-3), which indicates the area contains mineral deposits the significance of which cannot be evaluated from available data (CGS, 1982). The program's potential to result in the loss of availability of a locally important mineral resource recovery site will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to mineral resources.

References

California Geological Survey (CGS), *Generalized Aggregate Resource Classification Map San Gabriel Valley and Adjacent Production –Consumption Regions*, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_143/PartIV/Plate_4-1.pdf, 1982, accessed February 8, 2019.

Noise

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIII. NOISE — Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

Discussion

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The program area is within a predominantly urbanized area that contains various sources of noise, including noise associated with traffic from roadways and noise from maintenance activities and other noises associated with the operation of oil fields. During program-related construction activities, the use of heavy-duty equipment would generate noise on a temporary basis. The proposed program may generate additional vehicle trips from the establishment of the visitor centers and public access enhancements that could contribute to noise levels on a permanent basis. The proposed program's potential to result in exposure to noise levels in excess of standards established in the Seal Beach and Long Beach General Plans, noise ordinances, or applicable standards of other agencies will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to noise.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The proposed program would have the potential to generate and expose people to excessive groundborne vibration and noise levels during short-term construction activities. The proposed program's potential to result in the generation of excessive vibration or groundborne noise levels during construction and operation will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to noise.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact. The program area is not located within the vicinity of a public airport or public use airport. However, the Boeing Seal Beach (rooftop) Heliport is located within the program area. Further, the proposed site is located within the airport influence area of the Joint Forces Training Base Los Alamitos. Therefore, the proposed program's potential to expose people working in the program area (at the proposed visitor centers or as part of wetland restoration maintenance activities) to excessive noise due to proximity to a private airstrip will be evaluated in the PEIR. If necessary, mitigation measures will be recommended to reduce potential significant impacts to noise.

References

None.

Population and Housing

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The proposed program would provide temporary new employment to the area during the construction activities for remediation of contaminated soil and groundwater, extensive grading, revegetation, construction of new public access opportunities (including trails, visitor centers, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities. Construction jobs are anticipated to be filled by residents in the local area or by commuters within the larger Los Angeles Metropolitan Area.

Employment opportunities during operation of the proposed program would be mainly maintenance workers and operation of the visitors' centers and volunteers; these are not anticipated to directly increase the population or housing in the area, as positions are anticipated to be filled by local residents or regional commuters.

Indirect growth from extension of roads and infrastructure would not be anticipated, as the proposed program would not add any new roadways and would be served by existing infrastructure with minor proposed upgrades and connections to accommodate the proposed program.

Therefore, the program would not induce substantial unplanned population growth in an area, either directly or indirectly, and no impact would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed program is not sited on lands that contain people or housing units. On occasion, homeless individuals camp in the program area. The Cities of Seal Beach and Long Beach actively work on an ongoing basis with homeless individuals to identify appropriate shelters off-site. Therefore, implementing the proposed program would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The proposed program's potential to displace substantial numbers of housing units will not be evaluated in the PEIR.

References

None.

Public Services

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XV. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	☒	☐	☐	☐
ii) Police protection?	☒	☐	☐	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☒	☐	☐	☐
v) Other public facilities?	☐	☐	☐	☒

Discussion

a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

i) Fire protection?

Potentially Significant Impact. Local fire protection and prevention services (and paramedic services) within the program area would be provided by the City of Long Beach Fire Department (LBFD) and the Orange County Fire Authority (OCFA) (City of Long Beach, 2016). New development within the proposed program would be designed to meet modern fire safety codes, including access requirements and fire suppression and emergency response systems. The LBFD and OCFA would check and review site design plans for compliance with appropriate safety codes prior to construction within their jurisdictions. Implementation of the proposed program would increase the daytime visitor and employee population. The proposed program's potential to adversely impact fire protection services will be evaluated in the PEIR.

ii) Police protection?

Potentially Significant Impact. Police protection and emergency services within the program area would be provided by the Seal Beach Police Department and Long Beach Police Department (LBPD). Implementation of the proposed program would increase the daytime visitor and employee population. The proposed program's potential to adversely impact police protection services will be evaluated in the PEIR.

iii) Schools?

No Impact. The proposed program would not include the development of any residential land uses. However, during construction of the proposed program, it is expected that most of these workers would live in the region and would commute to the program area from where their children are already enrolled in school. Even if these workers came from out of the area, they would likely return to their out-of-town residences once the facilities were built and would not take their children out of their current schooling situation. Therefore, substantial temporary increases in population that would adversely affect local school populations are not expected. During operation of the proposed program, the number of employees is not expected to increase significantly over existing operations, and no impact on schools is anticipated. The proposed program's potential to adversely impact schools will not be evaluated in the PEIR.

iv) Parks?

Potentially Significant Impact. Recreational facilities and programs in the City of Seal Beach are provided by the Community Services and Recreation Department and in the City of Long Beach area by Long Beach Parks, Recreation and Marine Department (PRM). Within the City of Seal Beach there are 18 parks, four community centers, one tennis center, one gymnasium, and one aquatics facility (City of Seal Beach, 2013). Within the City of Long Beach there are 170 parks with 26 community centers, two historic sites, two major tennis courts and five golf courses (PRM, 2019). The proposed program would restore wetland habitats throughout the program area and create new public access opportunities and viewpoints. Potential public access improvements and visitor amenities would include construction of new pedestrian trails and bike paths, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor centers. These improvements would connect to existing trails in and around the program area, including the San Gabriel River Trail located on the south bank of the river, develop and enhance public access, recreation, and educational opportunities within the program area. Restoration of the program area would attract visitors to the site and has the potential to attract additional visitors to nearby parks as well. The proposed program's potential to adversely impact park services will be evaluated in the PEIR.

v) Other public facilities?

No Impact. The Orange County Public Libraries provides library services to the City of Seal Beach, while the Long Beach Public Library provides library services to the City of Long Beach. The proposed program would not include any residential land uses or any land uses that would induce a substantial permanent population. Thus, the proposed program's potential to adversely impact libraries will not be evaluated in the PEIR.

References

City of Long Beach Fire Department, official website, http://www.longbeach.gov/fire/, accessed February 8, 2019.

City of Long Beach Police, official website, http://www.longbeach.gov/police/contact-us/contact-us/, accessed February 8, 2019.

City of Long Beach Parks, Recreation and Marine (PRM), official website, http://www.longbeach.gov/park/, accessed February 8, 2019.

City of Seal Beach, official website, http://www.sealbeachca.gov/About-Us/New-Residents, accessed February 9, 2019.

City of Seal Beach, Parks and Community Services Master Plan, http://www.sealbeachca.gov/Portals/0/Documents/APPROVED%20MASTER%20PLAN%20-%20Website.pdf, accessed February 8, 2019.

OC Public Libraries, official website, http://www.ocpl.org/libloc/sb, accessed February 9, 2019.

Recreation

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVI. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

Discussion

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. The proposed program would restore wetland habitats throughout the program area and create new public access opportunities and viewpoints. Potential public access improvements and visitor amenities would include construction of new pedestrian trails and bike paths, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor centers. These improvements would develop and enhance public access, recreation, and educational opportunities within the program area. Although no new housing is proposed that would increase the residential population, restoration of the program area would attract visitors to the site and has the potential to attract additional visitors to nearby sites as well. The proposed program's potential to increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facilities would occur or be accelerated will be evaluated in the PEIR.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Potentially Significant Impact. The proposed program would include the construction of new pedestrian trails and bike paths, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor centers. The proposed recreational facilities' potential to have an adverse physical effect on the environment will be evaluated in the PEIR.

References

None.

Transportation

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Implementation of the proposed program has the potential to affect the transportation system and increase traffic through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, and travel by construction workers to and from the program area. Although program operation will introduce new trips due to the visitor centers and pedestrian trails, these trips are not anticipated to occur during peak commuting hours. The program area is served by several public transit options, including Long Beach Transit and Orange County Transit Authority (OCTA). Long Beach Transit operates bus routes 121, 131, and 171 along the Pacific Coast Highway, adjacent to the program area. OCTA operates bus route 1 along the Pacific Coast Highway adjacent to the project area. The City of Long Beach General Plan Mobility Element identifies a Class II Bike Lane along the Pacific Coast Highway, which runs along the western boundary of the program area and the Class 1 San Gabriel Bike River Trail, which runs along the south bank of the river within the program boundary (City of Long Beach, 2013). Sidewalk improvements would be implemented in accordance with the Cities of Seal Beach and Long Beach along adjacent streets in the program area, improving public access around the perimeter and to the program area. A crosswalk would be installed on 2nd Street to provide access to the proposed visitor center. Program construction would not likely require the temporary closure of any streets, bus stops, the Class II bike lane, or the Class 1 San Gabriel River Bike Trail, but the proposed program's potential to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities will be evaluated in the PEIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. Implementation of the proposed program has the potential to affect the transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, and travel by construction workers to and from the program area. Program operation would also introduce new trips due to the visitor centers and pedestrian trails. The program also proposes sidewalk enhancements and crosswalks. As described above, the program area is served by several public transit options, including Long Beach Transit and Orange County Transit Authority. Per CEQA Guidelines, Section 15064.3(b), the program's transportation impacts would be evaluated in the PEIR based on vehicle miles traveled compared to existing conditions and proximity to existing transit.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The proposed program would involve changes to sidewalks and crosswalks. New driveways would be constructed to access the parking lots for the proposed visitor centers. The program's potential to increase hazards due to a geometric design feature or incompatible uses will be evaluated in the PEIR.

d) Result in inadequate emergency access?

No Impact. The proposed program would not expect to stage or store construction materials or construction equipment on public roadways. The program would not propose any public road closures or rerouting of the existing public roadway network. Although the proposed program may generate traffic trips during construction and operation, the traffic trips would be minimal and would not interfere with emergency access. Therefore, the program would not substantially impair emergency access, and no impact would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

References

City of Long Beach, *General Plan Mobility Element*, http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=4112, 2013, accessed February 8, 2019.

Tribal Cultural Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVIII. TRIBAL CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Discussion

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. The program area is considered sensitive for Native American cultural resources. The coastal and inland areas have been occupied by Native American groups since as early as 12,000 years ago. Consultation conducted as part of another project within the Los Cerritos Wetlands identified a potential Tribal Cultural Landscape that may be eligible for the National Register as a Tribal Cultural Property

(California Coastal Commission, 2018). According to Native American representatives, the Los Cerritos Wetlands are located between the village sites of Puvungna and Motuucheyngna and is considered by them to be part of the larger cultural landscape of Puvungna and the surrounding villages. Therefore, potential significant impacts may occur. Additional background research on the program area, including California Native American Heritage Commission Sacred Lands File Search and consultation with Native Americans who are traditionally and cultural affiliated with the geographic area of the program area, will be conducted. The proposed program's potential to cause a substantial adverse change in the significance of a tribal cultural resource will be evaluated in the PEIR. Mitigation measures will be recommended to reduce potential significant impacts to tribal resources.

References

California Coastal Commission. 2018. Staff Report: Regular Calendar – Application No. 9-18-0395 (Beach Oil Minerals [BOM] and the Los Cerritos Wetlands Authority [LCWA]). State of California Natural Resources Agency, Sacramento, California.

Utilities and Service Systems

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and responsibly foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. The proposed program would restore wetland habitats throughout the program area, which would involve construction activities for remediation of contaminated soil and groundwater, extensive grading, revegetation, construction of new public access opportunities (including trails, visitor centers, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities. Implementation of the program may increase the demand for water services compared to the existing water demand. Additionally, temporary construction activities and long-term operations could require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The proposed program's potential to result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, or telecommunications facilities will be evaluated in the PEIR.

b) Have sufficient water supplies available to serve the project and responsibly foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. The potable water supply for the program area would be provided by the Seal Beach Utility Services or Long Beach Water Department, or other local water purveyor which uses groundwater, imported surface water and recycled supplies. Construction of the proposed program would use water for various purposes, such as dust suppression, mixing and pouring concrete, and other construction related activities. Typically, the majority of water used during construction is associated with dust suppression during grading and trenching, which is generally performed by water trucks. Water usage during construction would be temporary and not substantial and would not exceed the existing supply. The proposed program would introduce new visitor centers which would also require water for their operations. The proposed program's potential to have sufficient water supplies available to serve the program area and responsibly foreseeable future development during normal, dry and multiple dry years will be evaluated in the PEIR.

c) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. The proposed program would introduce public access opportunities (including trails, visitor centers, parking lots, and viewpoints) that would induce additional population (e.g., volunteers and users of the visitor centers) on-site, which may increase wastewater generated from the program area. Therefore, the PEIR will analyze the potential impacts associated with the program's wastewater generation and wastewater treatment capacity in the region.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Construction of the proposed program would generate solid waste, including short-term construction debris. The materials that would be removed would be disposed of at a local recycling facility equipped to handle construction debris in a timely manner and in accordance to all applicable laws and regulations. Further, debris associated with the removal and abandonment of the oil wells would be in accordance with the terms of the Surface Use Agreement which requires abandonment to a standard acceptable to the State of California Division of Oil, Gas, and Geothermal Resources. Trash removal would occur as needed within the restored wetlands. The Los Angeles County Flood Control District operates and maintains trash booms and nets in other flood control channels and a similar boom/net could be installed upstream of the Central Area across the San Gabriel River. If a trash boom/net was installed, the Los Angeles County Flood Control District would inspect the trash net weekly and remove trash from the boom/net as necessary. The proposed program would

introduce a new land use to the site, two visitor centers and public access opportunities, which would increase the daytime population of visitors on-site. As a result of this increase in the daytime population, the generation of solid waste on the program area would increase. Therefore, the PEIR will evaluate waste generated by the project and planned solid waste disposal capacity for the region.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact. The proposed program would be required to comply with all applicable federal, state, County, and City statutes and regulations pertaining to solid waste disposal. This includes compliance with AB 939, the California Solid Waste Management Act, which requires each city in the state to divert at least 50 percent of their solid waste from landfill disposal through source reduction, recycling, and composting. AB 341 builds upon AB 939 and requires jurisdictions to implement mandatory commercial recycling with a statewide 75 percent diversion rate (from landfill disposal) by 2020. The proposed program's potential to conflict with federal, state, and local statutes and regulations related to solid waste will be evaluated in the PEIR.

References

City of Long Beach Water Department, official website, http://www.lbwater.org/sewage-treatment, accessed February 8, 2019.

Wildfire

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The program area is not located in a very high fire hazard severity zone (CAL FIRE, 2019). The City of Seal Beach Emergency Operations Plan provides emergency response and evacuation procedures for the city in lieu of firm routes of evacuation. These procedures are based on the number of people to be evacuated, the road capacity, and which roads may be blocked or have their capacity reduced by disaster conditions (City of Seal Beach, 2017). Similarly, the City of Long Beach General Plan Public Safety Element does not establish firm routes of evacuation, rather it provides that emergency response and emergency evacuation procedures for the City will be based on availability of through streets, multiple access routes and bridges depending on the disaster and the street conditions at the time (City of Long Beach, 1975). The proposed program would not expect to stage or store construction materials or construction equipment on public roadways. The program would not propose any public road closures or rerouting of the existing public roadway network. Although the proposed program may generate traffic trips during construction and operation, the traffic trips would be minimal and would not interfere with an adopted emergency response plan. Therefore, the program would not substantially impair an adopted emergency response plan or emergency evacuation plan, and no impact would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The program area is not located in a very high fire hazard severity zone (CAL FIRE, 2019). The program area is located in a highly urbanized area with an overall flat terrain. Therefore, the program would not exacerbate wildfire risks due to slope, prevailing winds or other factors, and thereby expose program occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and no impact would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The program area is not located in a very high fire hazard severity zone (CAL FIRE, 2019). The proposed program would not involve the installation or maintenance of roads, fuel breaks, emergency water sources, or other utilities. Although work on power lines would occur, it would involve raising existing overhead electrical lines which would not exacerbate fire risk. Therefore, the program would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, and no impacts would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The program area is not located in a very high fire hazard severity zone (CAL FIRE, 2019). Therefore, the program would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and no impacts would occur, and no mitigation measures are required. This topic will not be evaluated in the PEIR.

References

City of Long Beach, *General Plan Public Safety Element*, http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2545, 1975, accessed February 7, 2019.

City of Seal Beach, Emergency Operations Plan, *http://www.sealbeachca.gov/Portals/0/Documents/LinkClick.aspx?fileticket=RCGspjGTVtw%3D&portalid=0*, accessed February 21, 2019.

Mandatory Findings of Significance

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XXI. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion

a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As discussed above, the proposed program could impact the habitat of fish or wildlife spaces, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of rare or endangered plant or animal. The proposed program could also result in potentially significant impacts with regard to historic and cultural resources. The PEIR will analyze and document such potentially significant impacts.

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the proposed program are combined with impacts from other developments to result in impacts that are greater than the impacts of the proposed program alone. Located within the vicinity of the program area are other current and reasonably foreseeable projects whose development, in conjunction with that of the

proposed program, may contribute to potential cumulative impacts. Impacts of the program's construction and implementation on both an individual and cumulative basis will be addressed in the PEIR for the following subject areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public services (fire protection, police protection and parks), recreation, transportation and traffic, tribal cultural resources, and utilities and service systems.

With regard to cumulative effects for the issues of agriculture and forest resources, population and housing, and other public services (schools and libraries) as well as parks and recreation and wildfire, the proposed program would not combine with related projects or other cumulative growth to result in significant cumulative impacts. With regard to agricultural and forest resources, the proposed program would have no impact to these resources and would not combine with other projects to result in cumulative impacts. With regard to population and housing, schools, and libraries, the proposed program would not include permanent or temporary housing, and thus would not increase the permanent population of the area, and would not directly contribute to population growth, and the need for schools and libraries within the program area vicinity. With regard to wildfire, the program area is not located within a very high fire hazard severity zone and would have no effect on the potential risk of wildfire and would not combine with other projects to result in cumulative impacts. Therefore, cumulative impacts for these subject areas would be considered less than significant and will not be evaluated in the PEIR.

c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The proposed program could result in potentially significant impacts with regard to aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public services (fire protection, police protection and parks), recreation, transportation and traffic, tribal cultural resources, and utilities and service systems. Implementation of the proposed program could result in significant impacts that may result in substantial adverse effects on human beings. These potential effects will be analyzed in the PEIR.

References

None.