

SECTION 3.9

Land Use and Planning

3.9.1 Introduction

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

Data used in this section includes information obtained from the California Coastal Act of 1976 (CCA), the Southern California Association of Governments (SCAG) *2016–2040 Regional Transportation Plan and Sustainable Communities Strategy* (RTP/SCS), the *City of Seal Beach General Plan*, Seal Beach Municipal Code, *City of Long Beach General Plan*, and the City of Long Beach ~~Zoning~~ Municipal Code. All information sources used are included as citations within the text; sources are listed in Section 3.9.7, *References*.

3.9.2 Environmental Setting

3.9.2.1 Surrounding Land Uses

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.

The City of 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.

The portions of the proposed program located within the City of Seal Beach are subject to the Hellman Ranch Specific Plan.

The portions of the proposed program located within the City of Long Beach are subject to the South East Area Development and Improvement Plan (SEADIP). The City of Long Beach is in the process of replacing the SEADIP with the Southeast Area Specific Plan (SEASP) 2060, which would change the zoning of the site and introduce new development standards (setbacks, densities, heights, buffers, etc.) and design guidelines. Note that at the time of writing this PEIR, the California Coastal Commission (CCC) has yet to certify the proposed SEASP 2060; however, it is anticipated that the SEASP 2060 will be completed and issued in its final form within the lifetime of the proposed program. The adopted SEADIP and proposed SEASP 2060 area is in the southeast corner of the City of Long Beach. It borders the County of Orange to the east and south and the Pacific Ocean to the southwest. The area encompasses 1,472 acres and consists of land south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of the City of Long Beach's southern boundary.

The proposed program is located entirely within the California Coastal Zone,¹ which means it is subject to the California Coastal Act and portions of the proposed program are subject to the City of Long Beach Local Coastal Program (LCP), adopted in 1980. As such, the proposed program is subject to the CCC's permitting authority and the City of Long Beach's permitting authority (for those areas in the proposed program within the City of Long Beach subject to the City of Long Beach's LCP).

3.9.2.2 Program Area Land Uses

The following provides a summary of the existing land uses on the South Area, Isthmus Area, Central Area, and North Area that make up the program area. These individual areas are discussed in further detail in Chapter 2, *Project Description*, of this Program Environmental Impact Report (PEIR).

South Area

The South Area includes the following individual sites: Haynes Cooling Channel, State Lands Parcel, South LCWA, Hellman Retained, Los Alamitos Pump Station, and Los Alamitos Retarding Basin. 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 7 culverts in the Alamitos Bay Marina to cool the power plant through a method called once-through cooling. 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 contains multiple former sumps, landfills, and contaminated areas from prior oil operations, and is currently owned and maintained by the LCWA. The Hellman Channel runs through the South LCWA site. The Hellman Retained site is an active oil field with substantial oil operation infrastructure (pipelines,

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

pumps, tanks, and roadways). There are 43 active oil wells and 11 idle oil wells on the Hellman Retained site. 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 Los Alamitos Pump Station moves the stormwater runoff from the Los Alamitos Retarding Basin, under the San Gabriel River Levee and Hayes Cooling Channel, and into the San Gabriel River.

Isthmus Area

The Isthmus Area includes the following individual sites: Callaway Marsh, DWP, Zedler Marsh, Isthmus LCWA, and Isthmus Bryant. The Callaway Marsh site is a vacant site with a heavily degraded perched salt marsh, tidally connected to the San Gabriel River by a three-foot-wide culvert, which mutes the water levels reaching the site. The DWP site is a vacant site that contains upland wetland habitat types. The Zedler Marsh site is a 12-acre restoration site operated and managed by the LCWA, and is currently being enhanced and restored as part of the LCWA Stewardship Program. The Isthmus LCWA site is an active oil field with disturbed habitat and oil operation infrastructure, including four active oil wells, one well for water injection, and one idle oil well.

Central Area

The Central Area includes the following individual sites: Pumpkin Patch, Long Beach City Property, Central LCWA, Central Bryant, and the San Gabriel River. The Pumpkin Patch site is an active oil field with an oil well and associated pipeline. There is one active oil well and one plugged oil well on-site. 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. There are 11 active oil wells and 2 idle oil wells on-site. Aboveground pipelines and dirt access roads traverse the site. The Central LCWA site is an active oil field with oil operation infrastructure (roadways, wells, power lines, pipelines, and pumps), which severely fragment the site ecologically and hydrologically. The oil wells are accessed via raised dirt roads that vary from 10-30 feet in width. There are 7 active oil wells on-site. The Central Bryant site is a vacant site not currently in use by oil operators.

North Area

The North Area includes the following individual sites: Northern Synergy Oil Field, Southern Synergy Oil Field, and Alamitos Bay Partners. The Northern Synergy Oil Field site is an undeveloped, vacant site with no active oil operations. The Northern Synergy Oil Field site contains Steamshovel Slough, an area of tidally influenced salt marsh, tidal channels, and mudflats, located in the central portion of the site. 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. There are 22 active oil wells and 17 idle oil wells on-site. The Alamitos Bay Partners site is an active oil field with oil wells and associated oil production infrastructure, such as pipelines and tanks. There are three active oil wells and one idle oil well on-site. Dirt access roads traverse the site.

3.9.2.3 Land Use and Zoning Designations

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. According to the Seal Beach zoning map, the properties within Seal Beach are zoned as Specific Plan Regulation, Open Space Natural, and Oil Extraction.

The properties within the City of Seal Beach subject to the Hellman Ranch Specific Plan are included in Conservation Planning Area Nos. 1 (land use designation Saltwater Wetlands), 2 (land use designation Freshwater Wetlands), 4 (land use designation Hellman Ranch Reserve Gold Course), and 5 (land use designation Los Alamitos Retarding Basin), and within Development Planning Areas No. 6 (land use designation Recreation Serving Commercial) and 9 (land use designation Mineral/Production Future Development).

The properties within the City of 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, and Callaway Marsh sites which have a designation of Land Use District No. 7, Mixed Uses. The City of Long Beach recently adopted ~~the~~ an updated General Plan Land Use Element on December 2019. The land use designations under the updated General Plan Land Use Element for the program area are Open Space (OS) PlaceType with a Specific Plan Overlay, with the exception of the Pumpkin Patch site and a portion of the Long Beach City Property site, which have a Regional-Serving Facility (RSF) PlaceType with a Specific Plan Overlay. The City of Long Beach is currently in the process of obtaining CCC certification of the coastal portions of the updated General Plan Land Use Element. Once the City obtains certification, the updated General Plan land uses designations will go into effect.

The individual sites within the City of Long Beach subject to the adopted SEADIP are zoned as Planned Development District 1 (PD-1). Under the proposed SEASP 2060, properties would be zoned as Coastal Habitat/Wetlands/Recreation (CHWR), Public, and Dedicated Right of Way (not built).

Refer to Figure 2-9, *General Plan Land Use Designations*, and Figure 2-10, *Zoning Districts*, within Chapter 2, *Project Description*, of this PEIR, for further information regarding the land uses and zoning designations of the program area.

3.9.3 Regulatory Framework

3.9.3.1 Federal

Federal Coastal Zone Management Act of 1972

The Coastal Zone Management Act of 1972 (CZMA), administered by National Oceanic and Atmospheric Administration's (NOAA) Office of Ocean and Coastal Resource Management, provides for management of the nation's coastal resources, including the Great Lakes, and balances economic development with environmental conservation. The CZMA is intended to encourage coastal states, Great Lake States, and United States territories and commonwealths to

develop comprehensive programs to manage and balance competing uses of and impacts to coastal resources. The CZMA emphasizes the primacy of state decision-making regarding the coastal zone. CZMA Section 307 (16 USC Section 1456), called the federal consistency provision, is a major incentive for states to join the national coastal management program and is a tool that states use to manage coastal uses and resources and to facilitate cooperation and coordination with federal agencies. The CCA, discussed below, constitutes California's coastal zone management program for the purposes of the CZMA.

3.9.3.2 State

California Coastal Act of 1976

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

The CCA created a unique partnership between the state (acting through the CCC) and local government entities (15 coastal counties and 61 coastal cities) to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program. This is accomplished primarily through the preparation of sets of policies and regulations adopted by coastal local governments to carry out CCA policies at the local level, known as Local Coastal Programs (LCPs). Upon CCC certification of an LCP, authority for issuance of Coastal Development Permits is transferred from the state (via the CCC) to the certified local government. Until such time, responsibility for issuance of Coastal Development Permits remains with the CCC. The agency also retains jurisdiction over certain coastal areas, such as tidelands and public trust lands. (Note that the City of Seal Beach has not adopted an LCP as of the writing of this PEIR. The City of Long Beach LCP policies applicable to the proposed program are discussed below.)

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

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

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

The proposed program is located within the coastal zone, but only a portion of the proposed program is covered under the City of Long Beach's LCP. In particular, only the Pumpkin Patch site, Long Beach City Property site, and Northern and Southern Synergy Oil Field sites, are located within the City of Long Beach's LCP. For the individual sites not located within the City of Long Beach's LCP, the jurisdiction under the CCA rests with the CCC. In addition, as the City of Seal Beach does not have an adopted LCP, the individual sites that make up the South Area that are located within the City of Seal Beach would also be under the jurisdiction of the CCC.

3.9.3.3 Regional

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

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

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

The 2016–2040 RTP/SCS was adopted on April 7, 2016 by the SCAG Regional Council with the primary goal of reducing emissions from transportation sources to comply with Senate Bill (SB) 375, improve public health and meet the National Ambient Air Quality Standards (NAAQS) as set forth by the federal Clean Air Act. The 2016–2040 RTP/SCS contains a regional commitment for the broad deployment of zero- and near-zero emission transportation technologies and establishes clear steps to achieve this objective. The 2016–2040 RTP/SCS builds off of the 2012–2035 RTP/SCS and continues the vision for creating more livable communities within Southern

California. The 2016–2040 RTP/SCS establishes goals, objectives and policies with regard to High Quality Transit Areas, Livable Corridors, and Neighborhood Mobility Areas. These key features would create communities in which people benefit from increased mobility, more active lifestyles, increased economic opportunities and overall higher quality of life (SCAG 2016).

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

3.9.3.4 Local

City of Seal Beach General Plan

The General Plan is a comprehensive planning document which serves as the officially adopted statement of local policy regarding each individual community's development, pursuant to California Government Code Section 65300, for all cities and counties within the state of California. The General Plan serves as a blueprint for development and land use activities within the City of Seal Beach and establishes goals, policies, and land use designations that are intended to facilitate orderly and planned growth and other development related issues with the City of Seal Beach. The City of Seal Beach's General Plan was first adopted in 1973, with the latest General Plan adopted in 2003. It contains the goals, policies, and directions that guide the City of Seal Beach in managing its future. The General Plans consists of eight elements: Land Use, Circulation, Open/Space/Recreation/Conservation, Safety, Housing, Noise, Cultural Resources, and Growth Management.

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.

Seal Beach Municipal Code

The City of Seal Beach Municipal Code regulates development in the City of Seal Beach through zoning designations and development standards. As discussed above and as illustrated in Figure 2-10, *Zoning Districts*, within Chapter 2, *Project Description*, of this PEIR, the properties within Seal Beach are zoned as Specific Plan Regulation (SPR), Open Space Natural [OS-N (SPR)], and Oil Extraction [OE (SPR)]. In particular, the State Lands Parcel site within the South Area is zoned SPR. As stated in the Seal Beach Municipal Code, all property in the SPR Zone shall only be used for the purposes permitted by the general plan and specific plan adopted for such property. In this case, the State Lands Parcel site would be governed by the Hellman Ranch Specific Plan. The Hellman Ranch Specific Plan designates this parcel as Development Planning Area No. 6 (land use designation Recreation Serving Commercial). The South LCWA site and the Los Alamitos Retarding Basin site are both designated OS-N (SPR) and the Seal Beach Municipal Code limits permitted uses to those that maintain the property in its natural state. The intent of this zoning designation is to preserve publicly owned parklands, environmentally sensitive lands and habitats in their natural state. Finally, the Hellman Retained site is zoned OE (SPR), which allows for the oil extraction and related production storage and processing,

maintenance facilities, and related operational and maintenance facilities, as described further in the Seal Beach Municipal Code. As the SPR zone is also provided on the individual sites zoned OS-N and OE, according to the Seal Beach Municipal Code, the more restrictive provisions shall control, unless otherwise specified.

Hellman Ranch Specific Plan

The Hellman Ranch Specific Plan is one of the five specific plans that govern various portions of the City of Seal Beach. The Hellman Ranch Specific Plan was first adopted by the City of Seal Beach City Council on June 19, 1981, with the latest updated specific plan adopted in 1996. The Hellman Ranch Specific Plan complies with the California Government Code 65500-65507 and Articles 17 and 29.5 of the Seal Beach Municipal Code and the regulations are pursuant to Article 8, Authority and Scope of Specific Plans for the Planning and Zoning Law of the Government Code. The Hellman Ranch Specific Plan covers a 231-acre area located in the City of Seal Beach and divides the specific plan area by five conservation planning areas and 5 development planning areas. One of the main goals of the Hellman Ranch Specific Plan is to preserve open space and achieve wetlands restoration and flood control.

Proposed Seal Beach Local Coastal Program

As discussed above in Section 3.9.3.2, *State*, to manage the conservation and development of coastal resources, LCPs are adopted at a local level and include a set of policies and regulations to carry out CCA policies. The City of Seal Beach prepared an LCP in 2003, and again in 2008. The 2008 LCP as was prepared by the City of Seal Beach staff and submitted to the CCC for review. However, City of Seal Beach staff were unable to attain certification due to limited staff time and resources. The City of Seal Beach has reinitiated preparation of an LCP and finished the last of three community workshops on August, 21, 2019. At this time, the City of Seal Beach is currently conducting a Sea Level Rise Vulnerability Assessment, in accordance with the 2015 California Coastal Commission Sea Level Rise Policy. It is unknown at this time when the City of Seal Beach LCP will be certified. However, at the time the Seal Beach LCP is certified by the CCC, this document will be applicable to the portions of the proposed program within the City of Seal Beach.

City of Long Beach General Plan

The General Plan is a comprehensive planning document which serves as the officially adopted statement of local policy regarding each individual community's development, pursuant to California Government Code Section 65300, for all cities and counties within the state of California. The General Plan serves as a blueprint for development and land use activities within the City of Long Beach and establishes goals, policies, and land use designations that are intended to facilitate orderly and planned growth and other development related issues with the City. Adopted in 1973, the City of Long Beach General Plan contains the goals, policies, and directions that guide the City in managing its future. The General Plan consists of 12 elements: Air Quality, Conservation, Historic Preservation, Housing, Land Use, Mobility, Noise, Open Space and Recreation, Public Safety, Seismic Safety, Scenic Routes, ~~Seismic Safety~~, and LCP (described in more detail below).

The properties within the City of 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, and Callaway Marsh sites which have a designation of Land Use District No. 7, Mixed Uses. The City of Long Beach recently adopted an updated the General Plan Land Use Element on December 2019. The land use designations under the updated General Plan Land Use Element for the program area to are Open Space (OS) PlaceType with a Specific Plan Overlay, with the exception of the Pumpkin Patch site and a portion of the Long Beach City Property site, which have a Regional-Serving Facility (RSF) PlaceType with a Specific Plan Overlay. The City of Long Beach is currently in the process of obtaining CCC certification of the coastal portions of the updated General Plan Land Use Element. Once the City obtains certification, the updated General Plan land uses designations will go into effect.

City of Long Beach Municipal Code

The City of Long Beach Municipal Code regulates development in the City of Long Beach through zoning designations and development standards. As discussed above and as illustrated in Figure 2-10, *Zoning Districts*, within Chapter 2, *Project Description*, of this PEIR, the properties within the City of Long Beach are zoned as PD-1. The proposed SEASP 2060 would change the zoning designation of the properties within the City of Long Beach to Coastal Habitat/Wetlands/Recreation (CHWR), Public, and Dedicated Right of Way (not built). Further discussion of both the adopted SEADIP and proposed SEASP 2060 is provided below.

Adopted Southeast Area Development and Improvement Plan and Proposed Southeast Area Specific Plan

Adopted Southeast Area Development and Improvement Plan

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

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

SEADIP and are zoned as PD-1. Subareas within PD-1 define the allowable uses that are permitted to be development on each site, and include the following:

- **Subarea 11A (Southern Synergy Oil Field Site)**—Residential, maximum density of approximately 15.3 units per acre, 764 units;
- **Subarea 11B (Alamitos Bay Partners Site)**—Residential, maximum density of 8.4 units per acre;
- **Subarea 25 (Long Beach City Property Site and Pumpkin Patch Site)**—Business Park (Office Commercial and Light Industrial); restaurants, and hotel;
- **Subarea 26A and 26B (Central LCWA Site and Central Bryant Site)**—Business Park (Office Commercial and Light Industrial);
- **Subarea 27 (Callaway Marsh Site, Zelder Marsh Site, Isthmus Bryant Site, DPW Site, Haynes Cooling Channel, and Los Alamitos Pump Station Site)**—wetlands restoration;
- **Subarea 28 (Los Alamitos Retarding Basin Site)**—retention basin utilized by Orange County; and
- **Subarea 33 (portions of the Northern and Southern Synergy Oil Field sites)**—Wetland (96.1 acres have been designated entirely for wetland purposes. An additional 2 acres shall be devoted as least tern nesting site).

Proposed South East Area Specific Plan 2060

The City is in the process of replacing the existing PD-1 with the proposed SEASP 2060, a new specific plan. The proposed SEASP 2060 area consists of 1,472 acres and includes 1,381 acres currently zoned PD-1 (SEADIP), 94 acres of the San Gabriel River and Los Cerritos Channel, and 6 acres along the southeast edge of the current PD-1 (SEADIP) boundary.

The proposed SEASP 2060 guiding principles and development standards include the following:

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

Under the proposed SEASP 2060, a majority of the individual sites would have a land use designation of Coastal Habitat, Wetlands, and Recreation (CHWR). In addition, the Los Alamitos

Pump Station site and the portion of the Los Alamitos Retarding Basin site within the City of Long Beach would have a land use designation of Public. Furthermore, a portion of the Long Beach Property site is designated as Dedicated Right of Way (not built). The CHWR land use designation provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Public access to coastal water is encouraged and uses such as interpretive centers and public parking associated with coastal resources are permitted. The Public land use designation provides more public and institutional uses such as elementary schools, museums, and interpretive centers, parking, water tanks and retention basis. Uses in this designation shall comply with provisions of Long Beach Municipal Code Chapter 21.34, Institutional Districts. The Dedicated Right of Way (not built) designation is intended for the extension of Shopkeeper Road which currently dead-ends into the Pumpkin Patch site in the Central Area. The proposed SEASP 2060 indicates that the ultimate alignment of Shopkeeper Road shall be designed to avoid impacting a delineated wetland.

To ensure that new development within the proposed SEASP 2060 supports the guiding principles, a set of development standards has been established in the proposed SEASP 2060. For development within the CHWR land use designation, the following development standards apply:²

Coastal Habitat, Wetlands, and Recreation (CHWR)

a. Building Setbacks

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

b. Height

- The intent of providing for two-story buildings is to allow for buildings that support coastal recreation uses or uses that are ancillary to the wetlands (interpretive center). For instance, two-story uses would allow for ground floor coastal recreation related uses (kayak rental, etc.) and the upper floor may be a small ancillary office or storage use to support the ground floor use. Office uses must be related to the primary use or use on ground floor; standalone office uses are not permitted in this category.

Given that the SEASP 2060 has not been adopted, the consistency analysis below focuses on the proposed program's consistency with the adopted SEADIP. Note that at the time of writing this PEIR, the California Coastal Commission has yet to certify the proposed SEASP 2060; however, it is anticipated that the SEASP 2060 will be completed and issued in its final form within the

² No specific development standards are established for the Public designation and Dedicated Right of Way (not built) designation.

lifetime of the proposed program. As such, a consistency analysis is also provided for the proposed SEASP 2060, for informational purposes.

City of Long Beach Local Coastal Program

LCPs are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the CCC. LCPs contain the ground rules for future development and protection of coastal resources in coastal cities and counties, and specify the appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances) (CCC 2017). As described further below, the proposed program falls into the Los Cerritos Wetlands portion of the City of Long Beach's LCP; however, a majority of the individual sites under the proposed program were not included in the adopted LCP, and are considered areas of deferred certification and permitting, with the exception of the Pumpkin Patch site, Long Beach City Property site, and Northern and Southern Synergy Oil Field sites, which do fall under the jurisdiction of the City of Long Beach's LCP.

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

The City of Long Beach adopted its LCP on February 12, 1980, and it was certified by the CCC on July 22, 1980. For each of its five subareas, the City of Long Beach's LCP provides a description, policy plan, and implementation plan. Because the program area is included as part of the SEADIP subarea and the SEADIP was adopted in April 1977, prior to the commencement of work on the City of Long Beach's LCP, the adopted SEADIP was approved as a whole by the LCP Advisory Committee for inclusion in the LCP. The adopted SEADIP and development ordinance were adopted by reference in the LCP and function as the current zoning for the program area. Portions of the Long Beach Municipal Code and City of Long Beach General Plan, including the Mobility Element, Open Space and Recreation Element, and Scenic Routes Element, in whole or in part, are part of the Long Beach LCP.

Prior to adoption, the unincorporated areas within the adopted SEADIP—Subareas 11A, 11B, 25, 26a, 26b, 27, 28, 30, and 33—were deleted from the LCP. These areas represent wetland areas, existing oil operations, and the Los Alamitos Retaining Basin southeast of the San Gabriel River. As such, all individual sites within the City of Long Beach, with the exception of the Pumpkin Patch site, Long Beach City Property site, and Northern and Southern Synergy Oil Field sites, have been deleted from the LCP and are not subject to its goals and policies.

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

The Orange County Airport Land Use Commission (OCALUC) is responsible for reviewing projects near airports or related to air facilities to make sure they are consistent with approved compatibility plans. To provide guidance for land use recommendations, an airport land use compatibility plan was developed to promote compatibility between air facilities and the land

uses that surround them. The plan includes policies by which the OCALUC operates and conducts compatibility reviews of proposed development actions, describes the overall context of airport land use compatibility planning in general and for airports in Orange County in particular, and defines the procedures that the OCALUC would follow in making compatibility determinations. The nearest public use airport is the Long Beach Airport, located approximately 4.45 miles northwest of the program area, at 4100 Douglas Drive in Long Beach; however, the proposed program is located within the Airport Environs Land Use Plan (AELUP) area for the Joint Forces Base Los Alamitos, which is a federally owned and operated airport facility (OCALUC 2002).

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

3.9.4 Significance Thresholds and Methodology

3.9.4.1 Significance Thresholds

For the purposes of this PEIR and consistency with Appendix G of the *CEQA Guidelines*, the proposed program would have a significant impact on land use and planning if it would:

- a) Physically divide an established community; or
- 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.

As detailed in the NOP/IS (refer to Appendix A of this PEIR), the proposed program would result in less than significant impacts to threshold “a.” Although not required, evaluation of the proposed program’s impact to threshold “a” is conducted in this section.

3.9.4.2 Methodology

The land use and planning analysis describes existing General Plan land use designations as well as regional and local land use plans and policies, and is intended to fulfill the requirements of *CEQA Guidelines* Section 15125(d). The emphasis of the analysis is on potential plan inconsistencies and/or conflicts between a project and existing land use plans and policies. A project is considered consistent with the provisions of the identified regional and local plans if it meets the general intent of the applicable land use plans. A given project need not be in perfect conformity with each and every policy nor does state law require precise conformity of a project with every policy or land use designation for a site. It follows that it is nearly, if not absolutely, impossible for a project to be in perfect conformity with every policy set forth in the applicable plan. If a project is determined to be inconsistent with specific individual objectives or policies of an applicable plan, but is largely consistent with the land use or the other goals and policies of that overall plan and would not preclude the attainment of the primary intent of the land use plan,

a project would not be considered inconsistent with the plan. Furthermore, any such inconsistency would also have to result in a physical change in the environment, not analyzed in the other resource sections of this PEIR, to result in a significant environmental impact. The analyses below provide a brief overview of the most relevant policies and development standards from the various planning documents; however, the consistency conclusions are based upon the planning documents as a whole.

As stated in Chapter 1, *Introduction*, of this PEIR, on March 8, 2019, the Los Cerritos Wetlands Authority sent the Notice of Preparation to responsible, trustee, and federal agencies, as well as to organizations and individuals potentially interested in the program to identify the relevant environmental issues that should be addressed in the PEIR. The CCC requested that the PEIR include all relevant CCA and LCP policies, an analysis of the proposed program's conformity with the identified policies, and any identification of mitigation measures necessary to bring the proposed program into conformity with the CCA and LCP; include a thorough discussion of the regulatory jurisdictions of the various program sites and components and include a list of permits required by federal, state, and local agencies to implement the proposed program; and clarify how the evaluation and possible approval of the proposed program fits in with the City of Long Beach's ongoing efforts to update and certify SEAPSP 2060.

3.9.5 Program Impacts and Mitigation Measures

Impact LU-1: The proposed program would result in a significant impact if the proposed program would physically divide an established community.

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. Also refer to Impact LU-2, below, which includes a discussion of the proposed program's relationship to adjacent existing uses. As the proposed program restore existing wetlands in the program area, the proposed program would not physically divide an established community.

Mitigation Measure

No mitigation is required.

Significance after Mitigation

Less than Significant

Impact LU-2: The proposed program would result in a significant impact if the proposed program would 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.

As described in Section 3.9.3, *Regulatory Framework*, applicable local plans that direct or regulate development on the program site include the City of Seal Beach General Plan and associated elements and the Hellman Ranch Specific Plan for those portions of the program area that are located in the jurisdiction of the City of Seal Beach. In addition, applicable local plans that direct or regulate development on the program area within the City of Long Beach include the City of Long Beach General Plan and associated elements, the adopted SEADIP, the proposed SEASP 2060 (included for informational purposes), and City of Long Beach LCP. Applicable regional and state plans that direct or regulate development include SCAG's 2016–2040 RTP/SCS and the CCA. The following analysis provides a brief overview of the proposed program's consistency with these planning documents, and **Table 3.9-1, *Consistency Analysis with Local Land Use Plans***, below, includes a discussion of consistency with specific applicable goals and policies that apply to the proposed program. For goals and policies from the City of Long Beach Air Quality Element, refer to Section 3.2, *Air Quality*. For goals and policies from the City of Seal Beach Safety Element and the City of Long Beach Seismic Safety Element, refer to Section 3.5, *Geology, Soils, and Paleontological Resources*. For a discussion on the City of Seal Beach Noise Element and the City of Long Beach Noise Element and LCP measures related to noise, refer to Section 3.11, *Noise*.

Consistency with the Seal Beach General Plan

A majority of the South Area is the only area on the program area that falls under the jurisdiction of the City of Seal Beach. As previously discussed, 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. A discussion of consistency with the City of Seal Beach General Plan and its elements is included in Table 3.9-1, below. Based on the analysis provided therein, the proposed program within the jurisdiction of the City of Seal Beach would not conflict with the City of Seal Beach's General Plan. Impacts would be less than significant.

Consistency with the Seal Beach Municipal Code

According to the Seal Beach zoning map, the properties within Seal Beach are zoned as Specific Plan Regulation (SPR), Open Space Natural [OS-N (SPR)], and Oil Extraction [OE (SPR)]. As discussed above, all property in the SPR Zone shall only be used for the purposes permitted by the general plan and specific plan adopted for such property. The Hellman Ranch Specific Plan designates this parcel as Development Planning Areas No. 6 (land use designation Recreation Serving Commercial). In addition, the intent of the OS-N zoning designation is to preserve publicly owned parklands, environmentally sensitive lands and habitats in their natural state. Finally, the OE zone allows for the oil extraction and related production storage and processing, maintenance facilities, and related operational and maintenance facilities. As the SPR zone is also provided on the individual sites zoned OS-N and OE, according to the Seal Beach Municipal

Code, the more restrictive provisions shall control, unless otherwise specified. A more detailed discussion regarding consistency with the Hellman Ranch Specific Plan is provided below.

As described in Chapter 2, *Project Description*, of this PEIR, the South Area would include ecosystem restoration that would occur in three phases based on land and oil lease ownership. The near- and mid-term phases of the proposed program in the South Area would be mostly focused on the South LCWA and State Lands Parcel sites and would provide the conditions necessary for the expansion of coastal salt marsh habitat and associated hydrologic, biogeochemical, and habitat functions, on the South LCWA site, and the development of a visitor center, on the State Lands Parcel site. Long-term phases of the proposed program would be focused on the Hellman Retained site which includes activities for habitat restoration, including phasing out or consolidation of oil operations, grading, and a new tidal excavation. The operations on the Los Alamitos Retarding Basin would be modified in the mid-term and no changes are proposed for the Los Alamitos Pump Station site, which was formerly restored as part of mitigation for a different project. Based on these activities proposed for the South Area, they would be allowed by the Seal Beach Municipal Code and thus consistent. Impacts would be less than significant.

Consistency with the Hellman Ranch Specific Plan

The properties within the City of Seal Beach subject to the Hellman Ranch Specific Plan are included in Conservation Planning Area Nos. 1 (land use designation Saltwater Wetlands), 2 (land use designation Freshwater Wetlands), 4 (land use designation Hellman Ranch Reserve Gold Course), and 5 (land use designation Los Alamitos Retarding Basin), and within Development Planning Areas No. 6 (land use designation Recreation Serving Commercial) and No. 9 (land use designation Mineral/Production Future Development). One of the main goals of the Hellman Ranch Specific Plan is to preserve open space and achieve wetlands restoration and flood control.

The Hellman Ranch Specific Plan provides development regulations and site development standards that the proposed program would have to comply with. The purpose of the Conservation Planning Area No. 1, which would apply to portions of the State Lands Parcel site and South LCWA site, is intended for restoration/creation of a fully functioning salt marsh wetlands environment. As previously discussed, the South LCWA and State Lands Parcel sites would provide the conditions necessary for the expansion of coastal salt marsh habitat and associated hydrologic, biogeochemical, and habitat functions, which would be consistent with the purpose of the Conservation Planning Area No. 1 under the Hellman Ranch Specific Plan.

Conservation Planning Area No. 2 is intended for restoration/creation of a freshwater wetlands environment, while Conservation Planning Area No. 4 is designated for the Hellman Ranch Reserve Golf Course. These areas are found on portions of the South LCWA site and Hellman Retained site. The South LCWA site and Hellman Retained site would include restoration, as described further in Chapter 2, *Project Description*, of this PEIR, and would be consistent with the purpose of Conservation Planning Area No. 2. However, while the proposed activities on these individual sites would not include development of a golf course, the proposed activities would still be consistent with the permitted uses in this area.

Conservation Planning Area No. 5 is intended for the regional drainage control of the watershed and applies to the Los Alamitos Retarding Basin. As part of the proposed program, the operations in the Los Alamitos Retarding Basin would be modified to enhance the habitat value in the basin (e.g., change pumping operations to maintain ponding for shorter or longer time). These activities would be consistent with the purpose identified in the Hellman Ranch Specific Plan.

Conservation Planning Area No. 6 is intended for public benefit and visitor serving commercial uses and applies to the State Lands Parcel site. As part of the proposed program, the State Lands Parcel site would include the construction of a Seal Beach Visitor Center and associated parking facilities. This would serve to fulfill the purpose of the Conservation Planning Area No. 6 under the Hellman Ranch Specific Plan. The proposed building would be consistent with the development regulations and site development standards outlined in the Hellman Ranch Specific Plan, which includes details for maximum buildings heights and setbacks.

Conservation Planning Area No. 9, which applies to the Hellman Retained site, includes the provision of mineral production as an interim use. As part of the proposed program, the Hellman Retained site would either phase out the existing oil operations or consolidate the operations in order to allow for restoration of the site. This would be a long-term activity and would be consistent with the provisions of the Conservation Planning Area No. 9 as part of the Hellman Ranch Specific Plan.

Based on the analysis provided above, the proposed program within the jurisdiction of the City of Seal Beach would not conflict with the Hellman Ranch Specific Plan. Impacts would be less than significant.

Consistency with the Long Beach General Plan

A portion of the of the South Area, including the Haynes Cooling Channel, the Los Alamitos Pump Station site and a portion of the Los Alamitos Retarding Basin site, the Isthmus Area, Central Area, and North Area fall under the jurisdiction of the City of Long Beach.

The properties within the City of 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, and Callaway Marsh sites which have a designation of Land Use District No. 7, Mixed Uses. The City of Long Beach recently adopted ~~the an~~ updated General Plan Land Use Element on December 2019. The land use designations under the updated General Plan Land Use Element for the program area are Open Space (OS) PlaceType with a Specific Plan Overlay, with the exception of the Pumpkin Patch site and a portion of the Long Beach City Property site, which have a Regional-Serving Facility (RSF) PlaceType with a Specific Plan Overlay. The City of Long Beach is currently in the process of obtaining CCC certification of the coastal portions of the updated General Plan Land Use Element. Once the City obtains certification, the updated General Plan land use designations will go into effect.

General Plan Land Use Designations

Isthmus Area

A small area within the western portion of the Callaway Marsh site within the Isthmus Area is designated by the City of Long Beach General Plan as Land Use District No. 7, Mixed Uses. This general plan land use designation allows uses such as retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services, and recreational facilities (City of Long Beach 1989, 65). Not intended for inclusion within this general plan designation are uses which may have a detrimental effect on the ambiance, environment, or social well-being of the area. As part of the proposed program, the Callaway Marsh site would include invasive vegetation removal and native vegetation restoration in the wetlands and transition zone along the edges of the site and modifications to the existing water-control structure (e.g., removing the existing tide gate) to increase the tidal flow to the Callaway Marsh site. Some grading in areas of ruderal upland around the perimeter of the Callaway Marsh site would be conducted to expand the marsh and increase areas that would be inundated by tidal waters, while maintaining transitional and upland habitat. The Land Use District No. 7, Mixed Uses designation does not preclude the assignment of this district designation to areas for ecosystem restoration. In addition, the restoration of wetland uses would not have a detrimental effect on the environment of the area, and would instead enhance the environment. Therefore, wetland restoration on this site would not conflict with the City of Long Beach General Plan. Impacts would be less than significant.

Central Area

A small area within the western portion of the Long Beach City Property site as well as the Pumpkin Patch site are designated by the City of Long Beach General Plan as Land Use District No. 7, Mixed Uses. This general plan land use designation allows uses such as retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services, and recreational facilities (City of Long Beach 1989, 65). Not intended for inclusion within this general plan designation are uses which may have a detrimental effect on the ambiance, environment, or social well-being of the area. As part of the proposed program, in the long-term, the Long Beach City Property site would include grading of the site to support habitat restoration, construction of earthen levee to protect 2nd Street and Shopkeeper Road, excavation of a tidal channel, and construction of public trails and viewpoints. In addition, long-term activities on the Pumpkin Patch site would also include the construction of earthen levee to protect the western portion of the Pumpkin Patch site.

The Land Use District No. 7, Mixed Uses designation does not preclude the assignment of this district designation to areas for ecosystem restoration. In addition, the restoration of wetland uses would not have a detrimental effect on the environment of the area, and would instead enhance the environment. Furthermore, as the Long Beach City Property site also include public trails and viewpoints, proposed uses on the site could be considered recreation facilities, which are allowed under this general plan land use designation.

Based on the above, wetland restoration on these sites would not conflict with the City of Long Beach General Plan. Impacts would be less than significant.

North Area

Alamitos Bay Partners site and the northern and eastern portion of the Northern Synergy Oil Field site are all designated by the City of Long Beach General Plan as Land Use District No. 7, Mixed Uses. This general plan land use designation allows uses such as retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services, and recreational facilities (City of Long Beach 1989, 65). Not intended for inclusion within this general plan designation are uses which may have a detrimental effect on the ambiance, environment, or social well-being of area. No activities are proposed on the Northern Synergy Oil Field site under the proposed program. On the Alamitos Bay Partners site long-term activities include remediation of soils and relocation of oil infrastructure as well as grading to support habitat restoration. The Land Use District No. 7, Mixed Uses designation is does not preclude the assignment of this district designation to areas for ecosystem restoration. In addition, the restoration of wetland uses would not have a detrimental effect on the environment of the area, and would instead enhance the environment. Therefore, wetland restoration on this site would not conflict with the City of Long Beach General Plan. Impacts would be less than significant.

Updated General Plan Land Use Element

The Open Space (OS) PlaceType, as defined in the Land Use Element of the City of Long Beach General Plan, encompasses uses including parks, beaches, golf courses, marinas, flood control channels and basins, rivers, utility rights-of-way, oil islands, inland bodies of water, nature preserves, marine habitats, estuaries, wetlands, lagoons, and limited commercial recreation uses that supplement recreation services and complement existing programming and facilities. A majority of the program area is designated under the Open Space (OS) PlaceType. Activities included under the proposed program within this general plan land use designation include grading to support habitat restoration, invasive vegetation removal and native vegetation restoration in the wetlands and transition zone along the edges of the site and modifications to the existing water-control structure (e.g., removing the existing tide gate), and remediation of soils and relocation of oil infrastructure as well as grading. These activities would serve to enhance the existing wetlands on the program area, which are allowed uses under the Open Space (OS) PlaceType designation. The uses on the program area are not proposed to be altered under this proposed program.

As noted above, the Pumpkin Patch site and a portion of the Long Beach City Property site have a Regional-Serving Facility (RSF) PlaceType. The Regional-Serving Facility (RSF) PlaceType, as defined by the Land Use Element of the City of Long Beach General Plan, allows for uses including medical centers, higher education campus, Port of Long Beach, Long Beach Airport and surrounding areas, public utility facilities (e.g., water, energy), and destination retail centers and similar uses. As part of the proposed program, in the long-term, the Long Beach City Property site would include grading of the site to support habitat restoration, construction of earthen levee to protect 2nd street and Shopkeeper Road, excavation of a tidal channel, and construction of public trails and viewpoints. In addition, long-term activities on the Pumpkin Patch site would also include the construction of earthen levee to protect the western portion of the Pumpkin Patch site. The Regional-Serving Facility (RSF) PlaceType designation does not preclude ecosystem restoration. In addition, the restoration of wetland uses would not have a detrimental effect on the environment of the area, and would instead enhance the environment.

An analysis of the consistency with the adopted SEADIP that currently governs the program area and of the proposed SEASP, which is anticipated to be completed and issued in its final form within the lifetime of the proposed program, is provided below.

Based on the above, wetland restoration on these sites would not conflict with the City of Long Beach General Plan. Impacts would be less than significant.

Consistency with the Long Beach Municipal Code

As previously discussed, the individual sites within the City of Long Beach subject to the adopted SEADIP are zoned as Planned Development District 1 (PD-1). Under proposed SEASP 2060, which would replace the adopted PD-1 (SEADIP), zones the properties would be zoned as Coastal Habitat/Wetlands/Recreation (CHWR), Public, and Dedicated Right of Way (not built). Based on the analysis below, the proposed program would be consistent with the policies within the adopted SEADIP, and the proposed SEASP 2060, which is included for informational purposes. Impacts would be less than significant.

Consistency with the adopted SEADIP

As previously discussed, the properties within the City of Long Beach are zoned as PD-1 (SEADIP). In particular, portions of the proposed program fall in several subareas, including, Subarea 11A (Southern Synergy Oil Field site); Subarea 11B (Alamitos Bay Partners site); Subarea 25 (Long Beach City Property site and Pumpkin Patch site); Subarea 26A and 26B (Central LCWA site and Central Bryant site); Subarea 27 (Callaway Marsh site, Zelder Marsh site, Isthmus Bryant site, DPW site, Haynes Cooling Channel, and Los Alamitos Pump Station site); Subarea 28 (Los Alamitos Retarding Basin site); and Subarea 33 (portions of the Northern and Southern Synergy Oil Field sites). Table 3.9-1 provides a consistency analyses of the proposed program with the applicable policies of the adopted SEADIP. In addition, a discussion of each subarea within the adopted SEADIP that falls within the proposed program boundaries is provided below.

Subarea 11A allows residential uses. In addition, Subarea 33 allows for wetland uses, including 2 acres dedicated to least tern nesting. The Northern and Southern Synergy Oil Field sites fall under these two subareas of the adopted SEADIP and were analyzed as part of the Los Cerritos Wetlands Oil Consolidation and Restoration Project EIR (State Clearinghouse Number 2016041083). As part of the proposed program, while no activities are proposed on the Northern Synergy Oil Field site, the Southern Synergy Oil Field site would include grading to support habitat restoration, construction of earthen levee or flood wall, and excavation of a tidal channel. These activities would also be consistent with the amendments proposed in the Los Cerritos Wetlands Oil Consolidation and Restoration Project EIR (State Clearinghouse Number 2016041083) and would not conflict with the existing PD-1 designation.

Subarea 11B also allows residential uses. The Alamitos Bay Partners site, which falls under this subarea, would include phasing out oil production in the long-term. Wells would be plugged and abandoned to allow for ecosystem restoration of the site. As the oil extraction operations on the

site predate the adoption of the SEADIP's PD-1 designation, the current operation of oil extraction facilities is allowed to continue under this zoning.

Both the Long Beach City Property and Pumpkin Patch site fall under Subarea 25, which allows, business parks, restaurants, and hotels. As part of the proposed program, the activities on the Long Beach City Property include grading to support habitat restoration, construction of earthen levee, excavation of a tidal channel, and construction of public trails and viewpoints. Activities on the Pumpkin Patch site also include construction of earthen levee. These activities would not conflict with the existing PD-1 designation.

Subarea 26A and 26B also allows business park uses (including office, commercial, and light industrial) and the Central LCWA site and Central Bryant site fall under this subarea. Both sites include remediation of soils relocation or modifying oil infrastructure as well as grading to support habitat restoration. These two sites would also support construction of levees, trails, and viewpoints. As the oil extraction operations on the site predate the adoption of the SEADIP's PD-1 designation, the current operation of oil extraction facilities is allowed to continue under this zoning.

The Callaway Marsh site, Zelder Marsh site, Isthmus Bryant site, DPW site, Haynes Cooling Channel, and Los Alamitos Pump Station site all fall under Subarea 27, which allows for wetlands. The Zedler Marsh site was previously restored as part of the Stewardship Vision Plan and is consistent with the subarea. In addition, as part of the proposed program, the other sites would include grading, removal of invasive species, and removal of access roads to support wetland restoration, consistent with the allowed uses under this subarea. As such, these portions of the proposed program would not conflict with the existing PD-1 designation.

Subarea 28 allows for the Los Alamitos Retarding Basin. The proposed program does not include any significant changes to the uses on this site aside from operation modification to enhance habitat surrounding the retarding basin. As such, these portions of the proposed program would not conflict with the existing PD-1 designation.

Based on the above consistency analysis with the adopted SEADIP, the proposed program would not conflict with any of the applicable policies of the adopted SEADIP. Impacts would be less than significant.

Consistency with proposed SEASP 2060

The proposed SEASP 2060 will replace the PD-1 (SEADIP) zoning in its entirety. The following analysis of the proposed SEASP 2060 is provided for informational purposes. Overall, the proposed SEASP 2060 would support the goals of the City of Long Beach's LCP by directing development away from the wetlands, parks, and open space areas in the coastal zone and towards the urban core where development is currently present. The proposed SEASP 2060 also encourages public access to the coastal zone by creating view corridors, pedestrian walkways to the wetlands and the marina, and bicycle access opportunities. As a part of the proposed program, public access and visitor amenities would be provided through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. Table 3.9-1 provides a

consistency analyses of the proposed program with the applicable policies of the proposed SEASP 2060. As analyzed therein, the proposed program would be consistent with the policies within the proposed SEASP 2060. Impacts would be less than significant.

As previously discussed, under the proposed SEASP 2060, a majority of the individual sites have a land use designation of CHWR. In addition, the portion of the Los Alamitos Pump Station and Los Alamitos Retarding Station (that is within the City of Long Beach) sites have a Public designation. Furthermore, a portion of the Long Beach Property site is designated as Dedicated Right of Way (not built). A discussion of each area within the proposed SEASP 2060 that falls within the proposed program boundaries is provided below.

South Area

The Los Alamitos Pump Station site and the portion of the Los Alamitos Retarding Basin site that is located in the City of Long Beach fall under the Public designation within the proposed SEASP 2060. As described in the proposed SEASP 2060, the Public designation provides for public and institutional uses, such as elementary schools, museums and interpretive centers, parking, water tanks, and retention basins. Under the proposed program, to changes to the uses on these sites would occur, with the exception of some of the operations on the Los Alamitos Retarding Basin site that would be modified to enhance habitat within the site. Therefore, the portions of the South Area within the City of Long Beach would be consistent with the proposed SEASP 2060 designations. Impacts would be less than significant.

Isthmus Area

All individual sites within the Isthmus Area (including the Zedler Marsh site, Isthmus Bryant site, DWP site, Callaway Marsh site, and Isthmus LCWA), are designated CHWR within the proposed SEASP 2060. The CHWR designation provides for coastal restoration, access, visitor-serving recreation and biological reserves. As discussed in Chapter 2, *Project Description*, of this PEIR, the proposed program includes activities that would support habitat restoration such as removal of invasive species, grading, and removal of access roads to reduce habitat fragmentation. As the uses on the Isthmus Area involve habitat restoration, the proposed program would be consistent with the provisions of the proposed SEASP 2060 CHWR designation. Impacts would be less than significant.

Central Area

Most individual sites within the Central Area (including the Central LCWA site, Central Bryant site, Pumpkin Patch site, and a portion of the Long Beach City Property site) are within the CHWR designation of the proposed SEASP 2060. The western portion of the Long Beach City Property site is also designated as Dedicated Right of Way (not built). Uses on these individual sites within the CHWR designation include grading and remediation activities to support habitat restoration, construction of public trails and viewpoints, construction of levees, and breaching the existing San Gabriel Levee and reconnecting the river to the restored marsh. As discussed above, permitted uses under the CHWR designation include coastal restoration, access, visitor-serving recreation and biological reserves. Thus, the habitat restoration activities and construction of

public trails and view point proposed under the proposed program would be in line with the provisions under this land use designation.

With regard to the portion of the Long Beach City Property site designated as Dedicated Right of Way (not built), it is noted in the proposed SEASP 2060 that the ultimate alignment of Shopkeeper Road shall be designed so that it will not impact a delineated wetland. While the proposed program does not propose alignment of Shopkeeper Road, the proposed activities on the Long Beach City Property site would not preclude the eventual alignment of Shopkeeper Road, as envisioned by the proposed SEASP 2060.

North Area

All individual sites within the North Area (including the Northern and Southern Synergy Oil Field sites and the Alamitos Bay Partners site), are designated CHWR within the proposed SEASP 2060. The CHWR designation provides for coastal restoration, access, visitor-serving recreation and biological reserves. As discussed in Chapter 2, *Project Description*, of this PEIR, the proposed program includes activities that would support habitat restoration such as grading to support habitat restoration, construction of earthen levee or flood wall, and excavation of a tidal channel. As the uses on the North Area involve habitat restoration, the proposed program would be consistent with the provisions of the proposed SEASP 2060 CHWR designation. Impacts would be less than significant.

Consistency with the AELUP

As described above, the proposed program is located within the AELUP area for the Joint Forces Base Los Alamitos, which is a federally owned and operated airport facility (OCALUC 2002). The AELUP for the Joint Forces Base Los Alamitos intends to safeguard the general welfare of the inhabitants within the vicinity of the airport and to protect the public from the adverse effects of aircraft noise, to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. Adverse effects of aircraft noise are discussed in Section 3.11, *Noise*, and a discussion of safety hazards is discussed in Section 3.7, *Hazards and Hazardous Materials*, of this PEIR. The program area is approximately 2.7 miles southeast of the Los Alamitos Joint Forces Base. According to the AELUP, notice to the FAA is required for any proposed structure more than 200 feet above ground level of its site within any jurisdiction. Given that proposed buildings under the proposed program would be constructed to a maximum height of 35 feet on the State Lands Parcel site, it would not adversely affect navigable airspace or require review by the FAA or OCALUC. Therefore, the proposed program would be consistent with the AELUP. Impacts would be less than significant.

Consistency with SCAG Policies

As described above, SCAG's 2016–2040 RTP/SCS builds off of the 2012–2035 RTP/SCS and continues the vision for creating more livable communities within Southern California. The 2016–2040 RTP/SCS establishes goals, objectives and policies with regard to High Quality Transit Areas, Livable Corridors, and Neighborhood Mobility Areas. Table 3.9-1 includes a discussion of the proposed program's consistency with the applicable goals of the SCAG 2016–

2040 RTP/SCS. As discussed in the table, the proposed program would be consistent with SCAG's goals to maximize mobility and accessibility and to protect the environment and health of residents by improving air quality and encouraging active transportation. Therefore, the proposed program would be consistent with the SCAG 2016–2040 RTP/SCS. Impacts would be less than significant.

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

As previously described, the unincorporated areas within the adopted SEADIP—Subareas 11A, 11B, 25, 26a, 26b, 27, 28, 30, and 33—were deleted from the LCP. These areas represent wetland areas, existing oil operations, and the Los Alamitos Retaining Basin southeast of the San Gabriel River. As such, all individual sites within the City of Long Beach, with the exception of the Pumpkin Patch site, Long Beach City Property site, and Northern and Southern Synergy Oil Field sites, have been deleted from the City of Long Beach's LCP and are not subject to its goals and policies. As most individual sites within the program area are not covered by the City of Long Beach LCP, proposed development would be reviewed for consistency with the Chapter 3 policies of the CCA, PRC Sections 30210–30265.5. As analyzed in further detail in Table 3.9-1, the uses and activities proposed within the individual sites within the South Area, Isthmus Area, Central Area, and North Area of the proposed program would be consistent with the overall goals and policies for the CCA to provide public access and recreational opportunities within the coastal zone. Note that the Long Beach LCP will also provide guidance in the CCC's review of those projects located in the City of Long Beach but deleted from the LCP.

A consistency analysis with the Long Beach LCP and the activities on the Pumpkin Patch site, Long Beach City Property site, and Northern and Southern Synergy Oil Field sites, is provided in Los Cerritos Wetlands Oil Consolidation and Restoration Project EIR (State Clearinghouse Number 2016041083). As discussed therein, development on the Pumpkin Patch site, Long Beach City Property site, and Northern and Southern Synergy Oil Field sites, would be consistent with the City of Long Beach's LCP.

Based on the above, impacts would be less than significant.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
CITY OF SEAL BEACH GENERAL PLAN		
Land Use Element		
Hellman Ranch Specific Plan: Maintain significant acreage for restoration/creation of wetlands and plan for long-term retention of viable wildlife habitat.	Consistent	The majority of the South Area would fall under the jurisdiction of the City of Seal Beach. As part of the proposed program in the South Area, wetland acreage would increase from 49.7 acres in the existing condition to 146.3 acres with implementation of the proposed program. This would be consistent with this goal of the Land Use Element to maintain significant acreage for restoration and creation of wetlands as well as the long term retention of viable wildlife habitat.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Create/restore a wetlands and environmental ecosystem that provides a meaningful contribution to the regional system of coastal wetlands and open space along the Pacific Flyway.	Consistent	As discussed above, as part of the proposed program in the South Area, wetland acreage would increase from 49.7 acres in the existing condition to 146.3 acres with implementation of the proposed program. Components of habitat restoration on the South Area include restoration of a 10-acre grassland, raptor foraging habitat and connecting the Haynes Cooling Channel to the South Area to increase tide range and tidal flows. These restoration activities would provide for a meaningful long term contribution to the coastal wetlands system and open space along the Pacific Flyway, consistent with this goal of the Land Use Element.
Protect and improve water quality of the wetlands by redirecting existing urban runoff.	Consistent	As described in Chapter 2, <i>Project Description</i> , of this PEIR, new stormwater basin or bioswales would be constructed to function as a water quality treatment measure for the stormwater runoff from the new Seal Beach Visitor Center and associated parking, consistent with this goal of the Land Use Element to protect and improve water quality of the wetlands.
Develop a plan utilizing the potential of re-directing water stored in the Los Alamitos Retention Basin through the restored wetland area as a filtration system to provide additional water quality improvements.	Consistent	The proposed program would not include any changes to the Los Alamitos Retarding Basin site that would fulfill this policy in the Hellman Ranch Specific Plan. As such, the proposed program does not preclude the City of Seal Beach from developing a plan to potentially re-direct water stored in the Los Alamitos Retention Basin.
Respect the property's physical constraints.	Consistent	Consistent with this goal to respect the property's physical constraints, the proposed program in the South Area would include activities that would be within the boundaries of the Hellman Ranch Specific Plan. The proposed program in the South Area includes excavating tidal channels to connect the Haynes Cooling Channel to the South LCWA and Hellman Retained sites. These efforts would serve to restore the wetlands within the South Area while respecting the property's physical constraints. In addition, the proposed program within the South Area would also be designed to be consistent with easements held by the City of Seal Beach.
Preserve and enhance the open space and create public access opportunities. Provide visitor-serving recreational opportunities within the coastal zone that will contribute to the economic base of the City of Seal Beach. Create an effective system of open space, trails, and parks.	Consistent	The development in the South Area includes the development of a new Seal Beach Visitor Center and associated parking and would include trail connections to the Callaway and Zedler Marshes to the north, and to Gum Grove Park and the Hellman Ranch Trail to the east. In addition, a new restricted trail would be constructed through the raptor habitat on the South LCWA site in the near-term. The trail would connect Gum Grove Park to the existing San Gabriel River Trail, fishing area, and trails on the Isthmus Area. A viewpoint would be constructed in the raptor habitat area.
Allow for the continued operation of oil extraction facilities on the property until such production ceases and the terms of the existing deed restriction are implemented.	Consistent	As part of the activities envisioned under the proposed program, oil operations in the Hellman Retained site for the long-term (greater than 20 years) would either be phased out or consolidated to provide for restoration once land and oil lease ownerships allow for this activity, consistent with the goal of the Land Use Element to allow for the continued operation of oil extraction until such production ceases and the terms of the existing deed restriction are implemented.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Circulation Element		
Goal: Provide a citywide system of safe, efficient, and attractive bicycle and pedestrian routes for commuter, school, and recreational use.	Consistent	As part of the proposed program in the South Area, the Seal Beach Visitor Center would serve as the main access point to the Isthmus and South Areas, with trail connections to Callaway and Zedler Marshes to the north, and to Gum Grove Park and the Hellman Ranch Trail to the east. A new restricted trail would also be constructed through the raptor habitat on the South LCWA site in the near-term. The trail would connect Gum Grove Park to the existing San Gabriel River Trail, fishing area, and trails on the Isthmus Area. This trail would not be open to the public; it would be restricted to docent-led tours. This would serve to further the City of Seal Beach's goal to provide attractive pedestrian routes for recreational use.
Open Space Element		
Water Quality. The goal is to protect and enhance the quality of water in local rivers and wetlands from "non-point" source pollutants in order to maintain and enhance the quality of life valued by residents and visitors to the City.	Consistent	As described in Chapter 2, <i>Project Description</i> , of this PEIR, new stormwater basin or bioswales would be constructed to function as a water quality treatment measure for the stormwater runoff from the new Seal Beach Visitor Center and associated parking. These water quality treatment measures would serve to protect and enhance the quality of water in wetlands consistent with this goal of the Open Space Element.
Minerals. If oil extraction activities are proposed under the City's jurisdiction, existing ordinances would regulate the operations to ensure compatibility with other types of surrounding land uses.	Consistent	Oil production facilities currently operate on the Hellman Retained site and are located away from residential uses. Surrounding uses are compatible with the oil operations on the Hellman Retained site. During operation of the proposed program, oil operations would either be phased out or consolidated to allow for restoration. No new oil extraction activities are proposed. As such, the surrounding uses would continue to be compatible with the surrounding land uses under the proposed program, consistent with this goal of the Open Space Element.
Wetlands. It is the intent and goal of the City to address future uses for these areas and cooperate with the property owner, state, local, and private agencies, as well as the community, to provide the means to accomplish this goal.	Consistent	Under the proposed program, wetland acreage in the South Area would be restored and would increase from 49.7-acres in the existing condition to 146.3-acres. The restored areas would be planted or seeded after earthmoving finishes. Vegetation maintenance, irrigation, and weeding would be required for all habitats after restoration. Removal of invasive species would occur on site in perpetuity through the combination of a volunteer program and long-term management of the site using methods similar to those used during implementation. This would be accomplished through cooperation with property owners, state, local, and private agencies, consistent with this goal of the Open Space Element.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
CITY OF LONG BEACH GENERAL PLAN		
1973 Conservation Element		
Overall Goals of the City – Goal 3: To revitalize and enhance areas where inadequate conservation measure occurred in the past.	Consistent	As part of the proposed program, subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub would be restored or enhanced within the program area, which under the existing conditions includes several active oil fields. As such, implementation of the proposed program would revitalize and enhance oil fields consistent with this goal of the Conservation Element.
Water Resource Management Goals - Goal 7: To preserve and enhance the open space opportunities offered by inland waterways of the City through improved access and beautification.	Consistent	The proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. As such, ecosystem restoration and the provision of improved public access and visitor amenities would be consistent with this goal of the Conservation Element.
Wildlife Management Goals – Goal 1: To promote measure and plans which protect and preserve distinctive types of wildlife including mammals, birds, marine organisms, and especially endangered species.	Consistent	As previously discussed, the proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub. Restoration of these habitats would serve to support important life history phases for species of special concern (e.g., federal and state listed species), essential fish habitat, and migratory birds, as appropriate. As such, ecosystem restoration would be consistent with this goal of the Conservation Element.
2013 Mobility Element		
MOP Policy 1-3: Improve auto-oriented streets (such as Pacific Coast Highway and Lakewood Boulevard) so pedestrians using the stores or services can walk comfortably and feel safer navigating the busy thoroughfare, regardless of their point of origin—from the surrounding neighborhoods or via transit.	Consistent	As a part of the proposed program, sidewalk improvements could be implemented in the Central Area and would be consistent with the City of Long Beach standards along the south side of 2nd Street, improving public access around the perimeter below the levee or flood wall. In addition, the North Area could include sidewalk enhancements within the Southern Synergy Oil Field site. With implementation of these improvements, public access and safety would be enhanced. As such, the proposed program would be consistent with this policy of the Mobility Element.
MOP Policy 2-13: Continue to use innovative designs to expand and enhance the bikeway network and increase public safety.	Consistent	As a part of the proposed program, sidewalk improvements could be implemented in the Central Area and would be consistent with the City of Long Beach standards along the south side of 2nd Street, improving public access around the perimeter below the levee or flood wall. In addition, the North Area could include sidewalk enhancements within the Southern Synergy Oil Field site. Implementation of these improvements would improve public safety. As such, the proposed program would be consistent with this policy of the Mobility Element.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
2002 Open Space and Recreation Element		
Issue 1.1: Preservation and rehabilitation of the Los Cerritos Wetlands	Consistent	The proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities within the Los Cerritos Wetlands Complex. Specifically, within the Isthmus Area, wetland acreage would increase from 10.5-acres to 13.5-acres. In addition, as part of the proposed program within the Central Area, wetlands would increase from 68.6-acres to 76.5 acres and managed habitats would also increase from zero to 4.9 acres. Furthermore, within the North Area, wetlands would be increased by 40.2-acres to 67.1-acres and managed habitats would increase from zero to 11.1-acres. As part of the long term efforts of ecosystem restoration within the Los Cerritos Wetlands, oil operations on the Isthmus LCWA site within the Isthmus Area would be phased out or consolidated off-site to allow for restoration under the proposed program. Given the reduction in oil production facilities and the rehabilitation of historic wetlands, the proposed program would be consistent with this issue of the Open Space and Recreation Element.
Goals/Objectives 1.1: Develop well-managed, viable ecosystems that support the preservation and enhancement of natural and wildlife habitats.	Consistent	As previously discussed, the proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub. Restoration of these habitats would serve to support important life history phases for species of special concern (e.g., federal and state listed species), essential fish habitat, and migratory birds, as appropriate. As such, ecosystem restoration would be consistent with this goal/objective of the Open Space and Recreation Element.
Goals/Objectives 1.3: Improve appropriate access to natural environments.	Consistent	The proposed program would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. As such, the provision of improved public access and visitor amenities would be consistent with this goal/objective of the Open Space and Recreation Element.
Goals/Objectives 1.5: Remediate contaminated sites.	Consistent	As part of the efforts for ecosystem restoration, the proposed program would include remediation of contaminated soil and groundwater on oil field sites. As such, these proposed remediation activities would be consistent with this goal/objective of the Open Space and Recreation Element.
Policy 1.1: Promote the creation of new and reestablished natural habitats and ecological preserves including wetlands, woodlands, native plant communities, and artificial reefs.	Consistent	As previously discussed, the proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub. As such, ecosystem restoration would be consistent with this policy of the Open Space and Recreation Element.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 1.2: Protect and improve the community's natural resources, amenities and scenic values including nature centers, beaches, bluffs, wetlands and water bodies.	Consistent	The proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub, and would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. As such, ecosystem restoration and the provision of improved public access and visitor amenities would be consistent with this policy of the Open Space and Recreation Element.
Policy 1.4: Promote and assist with the remediation of contaminated sites.	Consistent	As described above, the proposed program would include remediation of contaminated soil and groundwater on oil field sites. As such, these proposed remediation activities would be consistent with this policy of the Open Space and Recreation Element.
Program 1.3: Work to acquire and restore the Los Cerritos Wetlands.	Consistent	As described above, the proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities within the Los Cerritos Wetlands Complex. The proposed program provides for the phasing out of several oil operations to allow for the restoration of the wetlands ecosystem. As such, the proposed program would be consistent with this program of the Open Space and Recreation Element.
Program 1.4: Work to acquire and restore lands along the San Gabriel and Los Angeles Rivers, and wetland habitats and greenways.	Consistent	As described above, the proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities within the Los Cerritos Wetlands Complex. As part of the long term efforts of ecosystem restoration within the Los Cerritos Wetlands, oil operations on the Isthmus LCWA site within the Isthmus Area would be phased out or consolidated off-site to allow for restoration under the proposed program. These sites are both adjacent to the San Gabriel River. Given this location and restoration activities, the proposed program would be consistent with this program of the Open Space and Recreation Element.
Program 1.7: Clean up contaminated sites and brownfields.	Consistent	As described above, the proposed program would include remediation of contaminated soil and groundwater on oil field sites. As such, these proposed remediation activities would be consistent with this program of the Open Space and Recreation Element.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Issue 4.9: Recreation open spaces are not will linked; i.e., recreation trails are weak.	Consistent	As described further in Chapter 2, <i>Project Description</i> , of this PEIR, the Isthmus Area includes improvements for public access. In particular, public access could be improved in the near-term by opening the gate along the San Gabriel Trail, and scheduling docent-led tours or walks at Zedler Marsh. Once the Seal Beach Visitor Center and parking lot are constructed as part of restoration of the South Area, the existing road that connects Zedler Marsh to Callaway Marsh and the Pacific Coast Highway (PCH) would provide a trail connection between the Seal Beach Visitor Center and Zedler Marsh. As such, the improvement and connectivity of the trails in the Isthmus Area would be consistent with this issue of the Open Space and Recreation Element.
1975 Scenic Vistas Element		
Goal: Preserve and enhance natural and man-made aesthetic resources within and visible from scenic corridors.	Consistent	An evaluation of visual quality impacts is contained in Section 3.1, <i>Aesthetics</i> , of this PEIR. As described therein, development of the proposed program would change views from public viewpoints; however, a majority of the viewpoints would be enhanced by the proposed program, and scenic quality would increase with the phasing out of oil production facilities and non-native, invasive palm trees and the restoration of native vegetation and wetland habitat. All other viewpoints would not substantially obstruct, alter, or degrade the quality of any scenic vistas. Therefore, the proposed program would be consistent with this goal of the Scenic Vistas Element.
SOUTH AREA DEVELOPMENT AND IMPROVEMENT PLAN		
Provisions Applying to All Areas		
Provision 1. Homes and offices shall be oriented toward open space, green belts and water wherever possible. Vehicular access shall generally be provided from the side opposite these natural amenities.	Consistent	Vehicular access would be provided from major arterials opposite open space areas. The main parking for the Central Area would be existing on-street parking along Shopkeeper Road. The parking areas would be appropriately sited and include attractive landscaping. Additionally, to minimize disturbance of habitat areas, new development would be oriented towards major arterials and buffered from habitat areas. As such, the proposed program would be consistent with this provision of the adopted SEADIP.
Provision 3. Prior to issuance of a building permit, all infrastructure, including street improvements, fire hydrants, water lines, storm drains, and sanitary sewers shall be constructed on a block basis in accordance with the approved plans. Such improvements, including engineering plans, shall be financed by subdivider(s) or by an assessment district or both.	N/A	The proposed program does not propose any infrastructure improvements within the City of Long Beach. As the proposed program does not propose any infrastructure improvements, this provision would not be applicable and is not addressed.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
<p>Provision 4. A minimum of 30 percent of the site shall be developed and maintained as usable open space (building footprint, streets, parking areas, and sidewalks adjacent to streets shall not be considered usable open space. Bicycle and pedestrian trails not included within the public right-of-way may be considered usable open space). All buildings shall be set back a minimum of 20 feet from all public streets and a wider setback may be required by individual subarea. Within this minimum twenty-foot setback area, a strip having a minimum width of 10 feet and abutting the street shall be attractively landscaped.</p> <p>Zoning Code Section 21.15.3160 defines "usable open space" as <i>"any space on a lot not enclosed within a building which is designed for specific recreational purposes, including active and passive recreational activities. Usable open space includes yards (except the required front yard setback), courtyards, balconies, decks, porches, roof decks, and patios. Usable open space does not include driveways, aisles, parking spaces or side or rear yards less than 8 feet in width or front yards unless permitted by the provisions of Section 21.31.242."</i></p>	Consistent	<p>Consistent with this provision, a minimum of 65 acres across portions of the Isthmus Area, Central Area, and North Area would be provided as natural open space which would be made available to the public. In particular, the Isthmus Area would include opening the gate alone the San Gabriel Trail and scheduling docent-led tours or walked at Zedler Marsh. Within the Central Area, trails and overlooks would be provided in and around the proposed levees. All development would be set back a minimum of 20 feet from all existing public streets, and landscaping within the setback would be provided by the proposed program. As such, the proposed program would be consistent with this provision of the adopted SEADIP.</p>
<p>Provision 5. The maximum height of buildings shall be 30 feet for residential and 35 feet for non-residential uses, unless otherwise provided herein.</p>	Consistent	<p>The Los Cerritos Wetlands Oil Consolidation and Restoration Project EIR (State Clearinghouse Number 2016041083) amended the SEADIP to exclude oil production and oil storage facilities from the overall height restrictions. As part of the proposed program, no buildings are proposed within the City of Long Beach. As such, the proposed program would be consistent with this provision of the adopted SEADIP.</p>
<p>Provision 6. Minimum parking for each residential unit shall be the same as required Citywide by the zoning regulations; except that, in that part of SEADIP within the coastal zone, coastal zone standards shall apply. Minimum parking for commercial and industrial uses shall be provided in accordance with parking standards as specified in the zoning regulations.</p>	Consistent	<p>Main parking for the Central Area would be existing on-street parking along Shopkeeper Road. The proposed parking area would be compliant with City standards. As such, the proposed program would be consistent with this provision of the adopted SEADIP.</p>
<p>Provision 7. Navigable waterways shall not be extended unless it can be demonstrated that such extension will not have an adverse impact on water quality and boat traffic.</p>	Consistent	<p>The proposed program includes the creation of tidal channels increasing tidal flow as part of the wetlands restoration within the Isthmus Area, Central Area, and North Area. No adverse impacts to water quality or recreational opportunities would be anticipated. This discussion is included in both Section 3.3, <i>Biological Resources</i>, and Section 3.8, <i>Hydrology and Water Quality</i>, of this PEIR. The proposed program would be consistent with this provision of the adopted SEADIP.</p>

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Provision 8. All developments shall be open and inviting to the public; the public shall not be excluded from use of private streets and bicycle and pedestrian trails, although the public may be excluded from private yard areas, from private recreation areas designed for the use of residents of the development, and from private drives serving parking lots and garage structures reserved for residents and their guests.	Consistent	The proposed program includes public access improvement and providing visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. The remainder of the individual sites that make up the proposed program would not be open to the public for safety reasons. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 9. All development shall be designed and constructed to be in harmony with the character and quality of surrounding development so as to create community unity within the entire area.	Consistent	The proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. This would be consistent with the goals of the City of Long Beach to promote restoration of the Los Cerritos Wetlands Complex. New structures proposed within the program area would be consistent with the city of Long Beach's existing height and setback requirements and would be compatible with the existing commercial and retail areas within the vicinity of the program area. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 10. Developers shall construct public open space, trails, pathways and bicycle trails for each development in such a manner that they will be generally accessible to the public and that they will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting major points of destination.	Consistent	The proposed program includes public access improvement and providing visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 11. Public access shall be provided to and along the boundaries of all public waterways as provided for in the wetlands restoration plan.	Consistent	The existing San Gabriel River Bike Trail and existing restricted access trails which are adjacent to San Gabriel River would be maintained. In addition, a new restricted access trail (guided) would be provided along the San Gabriel River as well. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 12. Public views to water areas and public open spaces shall be maintained and enhanced to the maximum extent possible, consistent with the wetlands restoration plan.	Consistent	There are no current public views or open space on the program area. However, activities under the proposed program would create public views to both open space and water areas by constructing a new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, and viewing areas with overlooks within and along restored wetlands habitats and the San Gabriel River. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 13. Adequate landscaping and required irrigation shall be provided to create a park-like setting for the entire area. A landscaped parkway area shall be provided along all developments fronting on Pacific Coast Highway, Westminster Avenue, Studebaker Road, Seventh Street and Loynes Drive	Consistent	The proposed program would include new landscaping along all setbacks of new development within the Alamitos Bay Partners site, Southern Synergy Oil Field site, Long Beach City Property site, Central Bryant site, Pumpkin Patch site, Isthmus Bryant site, and DWP site, fronting Studebaker Road, Westminster Avenue, and PCH, as necessary. The proposed program would be consistent with this provision of the adopted SEADIP.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Provision 14. No additional curb cuts shall be permitted on Pacific Coast Highway, Westminster Avenue, Studebaker Road, or Seventh Street, unless it can be shown that inadequate access exists from local streets or unless specifically permitted by Subarea regulations provided herein. This restriction shall not preclude the provision of emergency access from these streets as may be required by the City.	N/A	No curb cuts are necessary under the development of the proposed program. As the proposed program does not propose any curb cuts, this provision would not be applicable and is not addressed.
Provision 15. All utility lines shall be placed underground and utility easements shall be provided as required unless waived by the Commission on the advice of the Director of Public Works.	Consistent	The proposed program would not include the construction of new utility poles, and where geotechnically feasible, required utility lines would be placed underground. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 16. Developers shall construct, in accordance with plans approved by the Director of Public Works, all necessary sanitary sewers to connect with existing public sewers, and shall provide easements to permit continued maintenance of these sewers by the City where the City accepts responsibility for such maintenance.	N/A	No sanitary sewers are necessary under the development of the proposed program. As the proposed program does not propose any sanitary sewers, this provision would not be applicable and is not addressed.
Provision 17. Developers shall construct, in accordance with plans approved by the Director of Public Works, all new streets and ways within the area. All streets and ways will include: a. Roadway pavement, curbs and sidewalks approved by the Director of Public Works. The sidewalk requirement may be waived or the sidewalk may be combined with an enlarged bicycle trail in such cases where the Commission and the Director of Public Works determine that an independent sidewalk is not required for pedestrian convenience and safety. b. Water lines approved by the General Manager of the Water Department. c. Fire hydrants approved by the Fire Chief and the General Manager of the Water Department. d. Street lighting using low energy luminaries as approved by the Director of Public Works. e. Storm drainage approved by the Director of Public Works. f. Street trees approved by the Manager of the Park Bureau. g. Street signs and pavement traffic markings approved by the Director of Public Works. h. All traffic control devices required by the Director of Public Works.	Consistent	The proposed program includes public access improvement and providing visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. Utilities, such as street lights, would be installed per approval by the City of Long Beach. The proposed program would be consistent with this provision of the adopted SEADIP.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Provision 18. Developers shall improve and dedicate to the City certain streets, recreation areas and other public facilities necessary to support the proposed private development, as specified by area in subsequent paragraphs. If any such required improvements are found by the Commission to be infeasible or undesirable for engineering, legal or other reasons, the Commission may accept alternative improvements proposed by the developer so long as they meet the intent of the original requirements and are consistent with the overall goals and objectives of the adopted Specific Plan. Developers shall make such improvements or furnish security in connection with such improvements prior to commencement of construction of adjacent areas, which the improvements are designed to support; improvements may be phased with the phased construction of such adjacent areas. In those cases where the developer is to dedicate land area for subsequent improvement by the City, the developer shall not be required to convey such area until the City has budgeted funds for the improvements.	Consistent	The proposed program includes public access improvement and providing visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. The proposed program would be consistent with this provision of the adopted SEADIP.
Provision 19. Developers shall make provision for the continued private maintenance of all common areas that are not to be dedicated and accepted by the City, and of all ways not to be dedicated and accepted by the City, including maintenance of street lighting, walks, curbs, storm drainage, water lines, fire hydrants, and street trees. Such provisions shall be perpetuated by their inclusion in the covenants, conditions, and restrictions of the property owners.	N/A	No common areas are proposed under the proposed program. As the proposed program does not propose any common areas, this provision would not be applicable and is not addressed.
Responsibility for Construction and Maintenance of Wetlands and Buffers		
<i>The Wetlands</i>		
Policy 1. The wetlands and associated habitats, and all fresh, brackish and tidal water supply and control systems, shall be constructed at the expense of the developers of Areas 11a, 25 and 26, unless otherwise provided for by agreements between land owners and the managing agency. The developer(s) of Areas 11a and 25 shall be responsible for wetlands development of Areas 23 and 33. The developer(s) of Area 26 shall be responsible for wetlands development of Area 27.	Consistent	The proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. Development on Subareas 11A (Southern Synergy Oil Field site) and Subarea 26A and 26B (Central LCWA and Central Bryant site) would not include any urban development. Subarea 25 (Long Beach City Property site) would continue to be operated for oil production. Subarea 25 (Pumpkin Patch site) would also be protected. The proposed program includes restoration of the wetlands in portions of Subarea 27 (Callaway Marsh site, Zedler Marsh site, Isthmus Bryant site, and DPW site) and Subarea 33 (portions of the Northern

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
		and Southern Synergy Oil Field site). The Haynes Cooling Channel (within Subarea 27) would be decommissioned and the Los Alamitos Pump Station site (within Subarea 27) was previously restored and would not include any activities under this proposed program. Overall, the proposed program would include limited development and substantial restoration activities funded by the Applicant. The proposed program would be consistent with this policy of the adopted SEADIP.
Policy 2. Owing to the need to make connections with the existing tidal marsh, the major wetlands restoration project between Los Cerritos Channel and Westminster Boulevard shall be accomplished at one time. Restoration of wetlands north of the Los Cerritos Channel and south of the San Gabriel River need not be accomplished concurrently with the major restoration project, or with each other. Prior to the issuance of permits for residential, commercial or industrial development, each applicant shall develop a detailed phasing plan that assures that restoration of wetlands will be completed prior to or concurrently with the completion of urban development on related parcels as specified above. Said detailed phasing plans shall be submitted for approval to the agency responsible for granting the coastal permit.	Consistent	The proposed program would restore or enhance subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub and would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, and new and improved parking facilities. A phasing plan for the restoration activities would be included as part of this proposed program. The proposed program would be consistent with this policy of the adopted SEADIP.
Policy 3. The standard of wetlands restoration is that it shall be completed prior to or concurrently with upland development on related areas. This standard may be satisfied by using one of the following options: a. Percentage Option. Whenever part of the development acreage is built upon, an equal percentage of the future wetland acreage will be developed as wetlands; and b. Acre-for-Acre Option. For every acre of wetland identified for fill and/or consolidation under the Local Coastal Plan that will be covered by the development, the developer shall improve 1 acre of wetland.	N/A	No development on existing wetlands is proposed under the proposed program. As the proposed program does not propose any development on the existing wetlands, this policy would not be applicable and is not addressed.
Policy 6. Overall custodial and interpretive management and financial responsibility for maintenance of Los Cerritos Wetlands shall be vested in an appropriate governmental agency or private non-profit corporation upon the initiation of the first wetlands restoration project. Prior to issuance of any permits for any projects related to wetlands construction, nomination of the managing agency shall be made by the City of Long Beach with the concurrence of the State Department of Fish and Game.	Consistent	The restored wetlands would be managed and owned by the LCWA, which would also have the right to obtain title to some of the individual sites within the proposed program. The proposed program would be consistent with this policy of the adopted SEADIP.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
<i>The Buffers</i>		
<p>Policy 1. The wetlands are to be separated from urban developments by “buffers”.</p> <p>In the context of this LCP, the buffers are treated as a part of the adjacent urban developments, as they will form a part of the amenities. Construction and maintenance of the buffers, therefore, falls entirely on the developers and their successors in interest. The reader should note that buffers are constructed only north of Westminster Boulevard. The restored wetlands south of Westminster Boulevard will have no buffers, owing to the fact that they will be separated from other uses by natural barriers.</p>	Consistent	As part of the proposed program, native upland vegetation buffers between habitat areas and human development would be incorporated to mitigate urban impacts. The proposed program would be consistent with this policy of the adopted SEADIP.
<p>Policy 2. Buffers between Subareas 11a and 33 shall be created by developer(s) of Subarea 11a prior to or concurrently with development of upland areas. The berm between wetlands and development shall be created as a part of the grading operation of the wetland. If build out is phased over a period longer than two years, then the landscaping and irrigation system for the buffer can be phased with each phase of landscaping for the development with this exception; that at the beginning of each phase, prior to finish grading for that phase, a row of shrubs shall be planted at the top of the berm to offer protection during construction. Provisions must be made to deny public access to all portions of areas not included in the current building program. Design of the buffers must conform to the standards set forth in the certified Local Coastal Plan for the Los Cerritos Wetlands.</p>	N/A	No development would occur on Subarea 11a under the proposed program. As the proposed program does not propose any development on Subarea 11a, this policy would not be applicable and is not addressed.
<p>Policy 3. If urban developments remain the property of landowners and/or developers, they shall be responsible for continuous maintenance of the buffers. This responsibility shall run with the land. If urban developments become condominiums, the buffers shall become a part of the area held in common, and continuous maintenance shall be the responsibility of the property owner's association(s). The agency in charge of the management of the restored wetlands may provide comments and recommendations to those responsible for maintenance of the buffers if lack of proper maintenance is causing the buffers to fail in their primary mission to prevent visual and physical access to the wetlands habitats. Breaches in the buffer which seriously threaten habitat values in the wetlands, and which have been reported by the wetlands management agency and have not been repaired in a timely fashion by the</p>	N/A	The proposed program does not propose any urban development. As the proposed program does not propose any urban development, this policy would not be applicable and is not addressed.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
individual or agency responsible for maintenance, may be repaired by the wetlands management agency. Costs for such repairs shall be collected from the property owner's association.		
<p>Policy 5. The primary mission of the buffer is to prevent physical access into the wetlands and to prevent visual disturbances of wetland wildlife. The buffer, as shown in the Local Coastal Plan, consists of a berm of mounded soil, a fence, and plant material. Plant material will be chosen to be (in descending order of priority):</p> <ol style="list-style-type: none"> a growth form that supports the primary mission (i.e., of assistance in preventing access and/or screening development from the wetlands); compatible with soil, water and climate conditions of the immediate site; fast growing; compatible with adjacent development; low maintenance; and of wildlife food and/or cover value. 	Consistent	Wetland restoration throughout the proposed program would include various features that would serve to prevent physical access into the wetlands and to prevent visual disturbances of the wetland wildlife. As discussed in Chapter 2, <i>Project Description</i> , of this PEIR, gently sloped transition zone and low-lying upland habitats adjacent to today's salt marsh, which would be included as part of the proposed program, could support intertidal communities in the longer term. 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. Furthermore, the proposed program would include earthen levees and berms, and walls, which would also serve to physically protect wetlands. The proposed program would be consistent with this policy of the adopted SEADIP.
Specific Development Standards: Subarea 11A (Southern Synergy Oil Field Site)		
Policies 11 (a) a–j.	N/A	These policies assumed residential development on Subarea 11A. No residential uses are proposed under the proposed program. As the proposed program does not propose any residential development on this site, the policies would not be applicable and are not addressed.
Specific Development Standards: Subarea 11B (Alamitos Bay Partners Site)		
Policies 11 (b) a–e.	N/A	These policies assumed residential development on Subarea 11B. As the proposed program does not propose any residential development on this site, the policies would not be applicable and are not addressed.
Specific Development Standards: Subarea 25 (Long Beach City Property Site and Pumpkin Patch Site) and Subareas 26A and 26B (Central LCWA Site and Central Bryant Site)		
<p>Policy 25/26.a. Use: (Area 25) Business Park (Office Commercial and light Industrial); restaurants and hotel. Commercial / Self-storage (defined by 21.15.570) is a prohibited land use.</p>	N/A	<p>Subarea 25 includes the Long Beach City Property site and the Pumpkin Patch site. Under the proposed program, the Long Beach City Property site in the long-term would include grading to support habitat restoration, the construction of an earthen levee to protect 2nd Street and Shopkeeper Road, the excavation of a tidal channel, construction of public trails on levees, accessible ramps, and stairs, and the construction of viewpoints. On the Pumpkin Patch site, an earthen levee would be constructed to protect the western portion of the Pumpkin Patch site. The proposed program does not propose any business park development on these sites; as such, most of the policies would not be applicable to the Long Beach City Property site and Pumpkin Patch site and are not addressed.</p> <p>Subarea 26 includes the Central LCWA site and Central Bryant site, which include remediation of soils and relocation or modification of oil infrastructure,</p>
Policy 25/26.b. Use of Area 26		
Policy 25/26.c: Noise/Odors. The City Planning Commission shall approve development of specific office commercial and light industrial uses which will not emit noise, odor, or air pollutants beyond the boundaries of their parcels.		
Policy 25/26.d: Performance Standards. The Commission may adopt specific performance standards or a specific list of permitted uses to guide developers and the Commission.		

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
<p>Policy 25/26.e: Outdoor Storage. No outdoor storage of materials and equipment shall be permitted. Loading and service areas shall not be permitted within required yard setback areas and all such loading and service areas shall be enclosed or screened so as not to be visible from the street.</p>		<p>construction of an earthen levee, raising existing wells, breaching the San Gabriel River Levee and reconnecting the river to the restored marsh, construction of trails on levees and viewpoints. The proposed program does not propose any business park development on these sites; as such, most of the policies would not be applicable to the Central LCWA site and Central Bryant site and are not addressed.</p>
<p>Policy 25/26.f: Floor Area. No more than 40,000 square feet of floor area for medical/dental offices, and no more than 16,000–20,000 square feet of floor area shall be restaurant use.</p>		<p>As the Central LCWA site and Central Bryant site do not front Studebaker Road, Policy 25/26.r would not be applicable to the proposed program.</p>
<p>Policy 25/26.g: Density. The business park shall be predominantly office commercial uses, and no less than 75 percent of the area shall be devoted to office commercial use. No light industrial uses shall front on Pacific Coast Highway or Westminster Avenue.</p>		<p>As part of the proposed program, the Long Beach City Property site would include transitional habitat along the base of the levee that would run from Westminster Avenue to the San Gabriel River along Shopkeeper Drive. The transitional habitat would be consistent with Policy 25/26.s.</p>
<p>Policy 25/26.h: Lot Coverage. Not more than 35 percent of the area of each office commercial lot shall be occupied by a building or buildings and not more than 50 percent of the area of each light industrial use shall be occupied by a building or buildings.</p>		
<p>Policy 25/26.i: Landscaping. All improved building sites shall have a minimum landscaped coverage of 15 percent of the area of each lot and shall be provided with an irrigation system. Boundary landscaping shall be provided on all internal property lines. Parking areas shall be landscaped with a minimum of one tree per each five parking stalls. The proposed retention basin in Area 25 shall be developed in a park like manner.</p>		
<p>Policy 25/26.j: Setbacks. Required yard areas: 30 feet front; 10 feet side (except 30 feet side when a side yard abuts a street and except that the internal side yard may be 0 feet provided the main building on the same lot line on the abutting lot is set back 0 feet and both lots are developed at the same time).</p>		
<p>Policy 25/26.k: San Gabriel River Setback. A 30-foot-wide landscaped setback shall also be required along the San Gabriel River Channel property line to create a park-like setting for the bicycle trail along the river bank. (This substitutes for the park in the former Area 30).</p>		

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination Consistency Analysis
<p>Policy 25/26.l: PCH Curb Cuts. One access from Westminster Avenue shall be allowed to Area 26; no additional curb cuts shall be permitted on Westminster Avenue or Pacific Coast Highway. All other vehicular access shall be from Studebaker Road or Shopkeeper Drive.</p>	
<p>Policy 25/26.m. The developer of Area 25 shall construct a widening of Pacific Coast Highway in accordance with a plan approved by the Director of Public Works, an extension of Studebaker Road, and dedicate the same to the City.</p>	
<p>Policy 25/26.n. The developer of Area 25 shall construct, in accordance with plans approved by the Director of Public Works, a bicycle trail along the south side of Westminster Avenue and along the north side of Pacific Coast Highway, south of Studebaker Road. The developer shall dedicate the same to the City.</p>	
<p>Policy 25/26.o. The developers of Areas 25 and 26 shall provide for the construction of any improvements necessary to cross the San Gabriel River Regional Bikeway from the east levee to the west levee of the river at Westminster Avenue. These should be limited to on-street pavement markings.</p>	
<p>Policy 25/26.p. The developers shall participate in the cost of constructing the Studebaker Road extension between Westminster Avenue and Pacific Coast Highway, the amount of that participation to be calculated to be the length in feet of property fronting on each side of said roadway multiplied by the average cost per linear foot of constructing one lane of said roadway.</p>	
<p>Policy 25/26.q: San Gabriel River Improvements. The developers shall improve that portion of the San Gabriel River bank adjacent to their property with a pedestrian walk, bicycle trail and related landscaping, such development to continue one-half of the distance under the Pacific Coast Highway bridge to join with similar facilities in Area 29.</p>	
<p>Policy 25/26.r: The developer of Area 26 shall construction a bicycle trail along the east side of Studebaker Road for the entire frontage on said road.</p>	

**TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS**

Goals and Policies	Consistency Determination	Consistency Analysis
Policy 25/26.s: A non-wetland habitat corridor shall be provided in Area 25 from Westminster Avenue to the San Gabriel River. Such corridor shall not be less than 400 feet in width (when measures from the existing buildings in Area 18, the Marketplace) and shall include Shopkeeper Drive. No building shall be allowed in this corridor except that no less than 70 feet from Shopkeeper Drive, single story (not to exceed 20 feet in height) commercial office or light industrial use building shall be allowed. The long axis of any buildings in the non-wetland habitat corridor shall be parallel to the long axis of the corridor.		
Specific Development Standards: Subarea 27 (Zedler Marsh Site, Isthmus Bryant Site, DPW Site, Haynes Cooling Channel, and Los Alamitos Pump Station Site)		
This area is to be utilized entirely in the wetlands restoration program.	Consistent	The Zedler Marsh site, Isthmus Bryant site, DPW site, Haynes Cooling Channel, and Los Alamitos Pump Station site all fall with Subarea 27. Consistent with the adopted SEADIP, the Zedler Marsh site and Los Alamitos Pump Station site were both previously restored. Under the proposed program, the Isthmus Bryant site would include grading to support habitat restoration and tidal connection. The DPW site would also be consistent with the provisions in the adopted SEADIP through the removal of invasive species, planting of native vegetation, and removal of the access road to reduce habitat fragmentation. In addition, the existing fishing area at the Haynes Cooling Channel would be retained under the proposed program.
Specific Development Standards: Subarea 28 (Los Alamitos Retarding Basin Site)		
This site is owned by Orange County and is utilized by the Orange County as a retention basin.	N/A	Under the proposed program, the Los Alamitos Retarding Basin site would continue its operation as a retention basin and would be owned and operated by Orange County.
Specific Development Standards: Subarea 33 (portions of the Northern and Southern Synergy Oil Field sites)		
a. This area has been expanded in area to 96.1 acres and shall be devoted entirely to wetland purposes. An additional 2.0 acres shall be devoted to Least Tern nesting site. See <i>Marine Environment</i> of the Local Coastal Plan for description. The developer shall dedicate this area to the Management Agency and restore the wetlands in accordance with plans approved by the State Coastal Commission for continued public use and maintenance.	Consistent	As part of the proposed program, no development or activities are proposed on the Northern Synergy Oil Field site. The Southern Synergy Oil Field site includes grading to support habitat restoration, construction of earthen levee or flood wall to protect 2nd Street and PCH, and the excavation of a tidal channel from the Northern Synergy Oil Field site to the Southern Synergy Oil Field site. All of these activities would support wetland habitat restoration, consistent with the adopted SEADIP. Pursuant to Section 3.3, <i>Biological Resources</i> , of this PEIR, although the least tern has been observed foraging within Steamshovel Slough and there is a potential for the least tern to forage in the Central Area (San Gabriel River) and in the South Area (Haynes Cooling Channel), there are no other suitable breeding areas on any other sites within Subarea 33. The sites would be revegetated as oil facilities are removed.
b. The recently established least tern site shall be designated as habitat area and preserved as such unless or until the Department of Fish and Game may determine that it is appropriate to experiment with enhancing least tern habitat and allow up to 2 acres within Parcel 33.		

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
SOUTHEAST AREA SPECIFIC PLAN 2060 (PROPOSED)		
Priorities		
2. Wetland Enhancement. Improve accessibility and pursue opportunities to restore wetland viability.	Consistent	The proposed program goals and objectives include restoration of tidal wetlands, maximizing contiguous habitat areas and maximizing the buffer between habitat and sources of human disturbance, and striving for long-term restoration success. These goals and objectives are reflected in the activities proposed on the individual sites located within the City of Long Beach and subject to the proposed SEASP 2060. Generally, activities include grading, removal of invasive species, construction of earthen levee or flood walls, and construction of public trails and viewpoints. These activities serve to restore the wetlands on the program area as well as improve public accessibility, consistent with this priority of the proposed SEASP 2060.
3. View Preservation. Preserve Views of the hills and mountains and maintain the scenic environment through control of building placement and/or height.	Consistent	Generally, the proposed program includes phasing out or consolidation of oil operations on a majority of the individual sites within the proposed SEASP 2060 area (including the Isthmus LCWA site, Central LCWA site, Central Bryant site, and the Alamitos Bay Partners site). Phasing out or consolidation of oil operations would support habitat restoration and would remove views of oil operations that would otherwise block views of the hills and mountains.
8. Consolidate or Relocate Oil Operations. Consolidate or relocate oil operations where possible to facilitate wetlands restoration and minimize visual impacts.		
4. Bike and Pedestrian Transportation Options. Improve Pedestrian and bicycle connectivity by creating an active streetscape that promotes safe walking and cycling.	Consistent	Several pedestrian trails are proposed under this proposed program. Within the Isthmus Area, the existing road that connects Zedler Marsh to Callaway Marsh and the PCH would provide a trail connection between the Seal Beach Visitor Center (within the South Area) and Zedler Marsh. As part of the Central Area, potential sidewalk improvements would be implemented in accordance with the City of Long Beach standards along the south side of 2nd Street. A crosswalk would be added at the intersection of Shopkeeper Road and 2nd Street to improve public access between the North Area, Long Beach Visitor Center, and Central Area. These proposed activities would support this priority of the proposed SEASP 2060 to improve pedestrian connectivity and public access to the wetlands.
6. Public Access to Open Space. Improve public access to the marina, waterways, wetlands, and parks.		
Development Standards		
5.4 Coastal Habitat, Wetlands, and Recreation (CHWR) a. Building Setbacks <ul style="list-style-type: none">Building setbacks shall be measures from ultimate right-of-way (back of ultimate sidewalk).Building shall be built up to the required ultimate sidewalk shown on Street Sections in Chapter 6, MobilityAdditional setbacks for entry plazas, courtyards, or outdoor dining patios, may be permitted subject to the discretion of the Site Plan Review Committee.Developer shall be responsible for project impacts on adjacent rights-of-way and construction street segments to match cross sections as provided in the SEASP.	N/A	No buildings are proposed under the proposed program. As the proposed program does not propose the development of any buildings, the policies would not be applicable and are not addressed.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
<p>b. Height</p> <p>The intent of providing 2-story buildings is to allow for buildings that support coastal recreation uses or uses that are ancillary to the wetlands (interpretive center). For instance, 2-story uses would allow for ground floor coastal recreation-related uses (kayak, rental, etc.) and the upper floor may be a small ancillary office or storage use to support the ground floor use. Office use must be related to the primary use or use on ground floor; stand-alone office uses are not permitted in this category.</p>	Consistent	No buildings are proposed under the proposed program. As the proposed program does not propose the development of any buildings, the policies would not be applicable and are not addressed.
<p>5.7 General Development Standards</p> <p>d. Views</p> <p>The scenic and visual qualities of coastal areas shall be considered and protected as resources of public importance as specific in the California Coastal Act Section 30251. The policies below reflect this mutual objective of the Specific Plan and Coastal Act.</p> <ul style="list-style-type: none"> Public views to water areas and public open spaces shall be maintained and enhanced to the maximum extent possible. Permitted development shall be sited and designed to protect views to (and along) the ocean and scenic coastal areas, to minimize the alteration of natural landforms to be visually compatible with the character of surrounding areas, and, where feasible to restore and enhance visual quality in visually degraded areas. 		<p>An evaluation of visual quality impacts is provided in Section 3.1, <i>Aesthetics</i>, of this PEIR. As described therein, development of the proposed program would change views from public viewpoints; however, a majority of the viewpoints would be enhanced by the proposed program, and scenic quality would increase with the phasing out of oil production facilities and non-native, invasive species, and the restoration of native vegetation and wetland habitat. The proposed program would not substantially obstruct, alter, or degrade the quality of any scenic vistas. Therefore, the proposed program would be consistent with the general development standard of the proposed SEASP 2060 related to views.</p>
<p>i. Public Access</p> <p>Public Access shall be provided to and along the boundaries of all public waterways and wetland areas.</p>		<p>As previously discussed, pedestrian trails are proposed under this proposed program. Within the Isthmus Area, the existing road that connects Zedler Marsh to Callaway Marsh and the PCH would provide a trail connection between the Seal Beach Visitor Center (within the South Area) and Zedler Marsh. As part of the Central Area, potential sidewalk improvements would be implemented in accordance with the City of Long Beach standards along the south side of 2nd Street. A crosswalk would be added at the intersection of Shopkeeper Road and 2nd Street to improve public access between the North Area, Long Beach Visitor Center, and Central Area. These proposed activities would support this development standard to provide public access along the boundaries of the wetland areas.</p>
<p>5.8 Wetland Delineations</p> <p>New projects within the Coastal Habitat, Wetlands, and Recreation designation require the preparation of a biological study to determine the location and extent of any wetlands resources on site, if any. When a wetland delineation is required by the City for a new development application or permit, one of two options may be provided by the applicant:</p>	Consistent	<p>Portions of the program area have formal jurisdictional delineation; however, consistent with this policy, Mitigation Measure BIO-10, requires a jurisdictional delineation and issuance of jurisdictional resources permits prior to construction. Refer to Section 3.3, <i>Biological Resources</i>, of this PEIR, for further discussion.</p>

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
<ol style="list-style-type: none"> 1. A preliminary jurisdictional delineation approved by the U.S. Army Corps of Engineers showing the location and extent of wetlands or sensitive resources, or 2. A letter signed by a qualified biologist declaring that no wetlands or sensitive resources will be impacted by the proposed development. 		
SCAG 2016–2040 RTP/SCS		
RTP/SCS G2: Maximize mobility and accessibility for all people and goods in the region.	Consistent	The proposed program would include public access improvements through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, and viewing areas with overlooks. Implementation of these improvements would expand and enhance the existing pedestrian network and improve public safety. Therefore, the proposed program would be consistent with this policy of the 2016-2040 RTP/SCS.
RTP/SCS G6: Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).	Consistent	<p>The proposed program would include public access improvement through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, and viewing areas with overlooks. Implementation of these improvements would expand and enhance the existing pedestrian network and improve public safety.</p> <p>In addition, as part of the proposed program, several oil operations would be phased out or consolidated to allow for ecosystem restoration in the long-term, which would serve to reduce air emissions in the program area. Therefore, the proposed program would be consistent with this policy of the 2016-2040 RTP/SCS.</p>
CALIFORNIA COASTAL ACT		
Public Resources Code 30000		
Section 30210: Access, recreational opportunities, posting	Consistent	The proposed program would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center and would include the appropriate posting, consistent with public safety needs. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30212: New Development Projects	Consistent	This section of the CCA requires that new development projects provide public access from the nearest public roadways, except where it is inconsistent with public safety, adequate access exists nearby, or agricultural would be adversely affected. As previously discussed, the proposed program would include public access through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. These would be provided from roads in the vicinity of the program area (i.e., 2nd Street and PCH)

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
		The remainder of the individual sites that make up the proposed program do not provide access to a shoreline or coast for safety reasons. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30212.5: Public Facilities; distribution	Consistent	As previously discussed, the proposed program would include public access through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. These uses would be distributed throughout the South, Isthmus, Central, and North Areas. As such, there would be no overcrowding or overuse by the public given its proximity to other public facilities and land uses in the area. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30213: Lower Cost visitor and recreational facilities	Consistent	The proposed pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center would be free or low cost to access by the public. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30214: Public Access	Consistent	The proposed program would provide public access through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. All other existing pedestrian and bike routes in the program area would be maintained. Therefore, the proposed program would be consistent with this policy of the CCA.
<u>Section 30220: Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.</u>		<u>The proposed program includes the enhancement and expansion of existing public access amenities, including the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, viewing areas with overlooks, new and improved parking facilities, and visitor center. The enhancement and expansion of these public access amenities furthers the protection of the existing water-oriented recreational activities presently on the program area. Therefore, the proposed program would be consistent with this policy of the CCA.</u>
Section 30221: Oceanfront land; protection for recreational use and development	Consistent	The proposed program would be developed with recreational uses including the visitors center, overlook terrace, and various pedestrian within the State Lands Parcel site, South LCWA site, Central LCWA site, Central Bryant site, Long Beach City Property site, and Southern Synergy Oil Field site. The remainder of the individual sites that make up the proposed program do not provide access to a shoreline or coast for safety reasons; however, given the variety of recreational opportunities provided on various areas of the proposed program, the proposed program would be consistent with this policy of the CCA.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Section 30222: Private lands; priority of development purposes	Consistent	The proposed program would develop private lands with both recreational opportunities and coastal dependent industry—oil production uses. Both the State Lands Parcel site and the Southern Synergy Oil Field site would be developed with recreational uses including a visitor center. Trails and overlooks would also be provided on the Southern Synergy Oil Field site as well as the South LCWA site, Zedler Marsh site, Central LCWA site, Central Bryant site, and Long Beach City Property site. The Hellman Retained site, Isthmus LCWA site, Central LCWA site, Central Bryant site, and Long Beach City Property site would be developed with oil production facilities, which is considered a coastal dependent industry. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30223: Upland Areas	Consistent	As discussed in Chapter 2, <i>Project Description</i> , of this PEIR, the proposed program would restore wetland, transition, and upland habitats throughout the program area. This would involve remediation of contaminated soil and groundwater, grading, revegetation, construction of new public access opportunities (including trails, visitor center, parking lots, and viewpoints), construction of flood management facilities (including earthen levees and berms, and walls), and modification of existing infrastructure and utilities. In addition, the proposed program would provide coastal recreation uses including the visitors center, overlook terrace, and pedestrians trails within upland areas. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30230: Marine Resources	Consistent	As part of the proposed program, subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub would be restored or enhanced within the program area, which can be considered marine resources. As discussed in Section 3.3, <i>Biological Resources</i> , of this PEIR, with implementation of mitigation, the proposed program would not adversely impact any special-status species or habitat within the wetland areas. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30231: Biological Productivity	Consistent	As part of the proposed program, subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub would be restored or enhanced within the program area, which could contribute to biological productivity. As discussed in Section 3.3, <i>Biological Resources</i> , of this PEIR, with implementation of mitigation, the proposed program would not adversely impact any special status species or habitat within the wetland areas. Furthermore, the proposed program would restore historic wetland areas, and address sea levels rise, which would improve the biological productivity and the quality of the area and could potentially contribute to the regeneration of marine organism populations in the program vicinity. Therefore, the proposed program would be consistent with this policy of the CCA.

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
Section 30232: Oil and Hazardous Substance Spills	Consistent	During construction and operation, the proposed program would include the ongoing operation of oil production facilities and drilling of new oil production facilities within various sites of the program area. Given these uses, the proposed program would be required to comply with Title 12, Oil and Gas Production, of the Long Beach Municipal Code and Section 30262, Oil and Gas Development, of the CCA. In addition, as described in Section 3.7, <i>Hazards and Hazardous Materials</i> , of this PEIR, the construction, operation, and plugging and abandonment of oil production and injection wells are regulated by the California Geologic Energy Management Division (CalGEM). For the installation of wells, regulations include measures to prevent the release of oil through blow-outs, leakage from well casing and piping, and spillage from oil well sumps. For the plugging and abandonment of wells, regulations include measures to prevent the release of oil as the wells are plugged and abandoned, the removal of associated production infrastructure, and the periodic inspection of plugged and abandoned wells. Furthermore, by proposed program build-out, or within 40 years of the New Occupancy Date, several oil wells located on the proposed program would be removed. This would remove a hazard of legacy oil production facilities consisting of less-safe drilling equipment, tanks, etc., in a sensitive environment. Additionally, the utility corridor located on the Long Beach City Property site would be contained within an up to 18-inch earthen berm and would include fiber optic safety equipment that would detect leaks and shut down to prevent pressure surges. Therefore, impacts related to hazardous materials through routine use or accidental release during construction and operation are not anticipated. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30233: Diking, filling or dredging; continued movement of sediment and nutrients	Consistent	As part of the proposed program, subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub would be restored or enhanced within the program area. The proposed program also includes individual sites where new coastal dependent industrial facilities (oil production/mineral extraction) are proposed, which is an allowed use in wetlands pursuant to this section. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30236: Water supply and flood control	Consistent	As it relates to water supply, in the South Area, the existing road (1st Street) through the marsh would be raised on a berm to move it out of the restored marsh floodplain in the near-term. The City of Seal Beach is planning to reline the existing water line within the road, which could be done at any time. Any future waterline projects, including this proposed reline, would be accommodated by the proposed program and would not affect water supply. In addition, as discussed in Section 3.16, <i>Utilities and Service Systems</i> , of this PEIR, given the proposed program's minimal water usage, the proposed program is expected to have sufficient water supply available during operation. The proposed program would also implement Mitigation Measure UTL-1, which would require obtaining a will serve letter prior to operation of the visitor center to verify that surrounding

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
		<p>water mains surrounding the program boundary have capacity to provide service to the visitor center.</p> <p>The proposed program would include the creation of channels and revegetation of native plants to support a diversity of marsh, transitional, and upland habitats. As described in Chapter 2, <i>Project Description</i>, of this PEIR, activities in the South Area would excavate new tidal channels off of the Hellman Channel on the South LCWA site to create a sinuous and branching network of tidal channels through the wetlands. The existing channel would connect to the existing culvert to the San Gabriel River and would continue to be subtidal. The smaller channels throughout the rest of the marsh would be intertidal and would drain at low tide. The larger channels would branch into smaller distributary channels. The South Area also includes excavating a channel connecting the Hellman Channel directly to the Haynes Cooling Channel, which would be decommissioned, and lowering the berm along the Haynes Cooling Channel. This would serve to increase a tidal range in the South LCWA site. As part of ecosystem restoration within the Central Area, the proposed program would restore connectivity of the San Gabriel River with a broader wetland floodplain across the Central LCWA, Central Bryant, and Long Beach City Property sites by removing segments of the existing levees on the north bank of the river and creating a tidal channel network. Sub-tidal and intertidal channels would extend from San Gabriel River into the vegetated tidal wetlands, providing habitat diversity and tidal circulation. Furthermore, within the South Area, tidal channels would be excavated between the northern and southern area in order to increase tidal exchange in the latter. The tidal channels would expand tidal influence and convert areas from non-tidal to tidal wetlands. Therefore, program activities, including creation and extension of channels for purposes of ecosystem restoration, would be consistent with this policy of the CCA.</p>
Section 30240: Environmentally Sensitive Habitat	Consistent	<p>As part of the proposed program, subtidal channels, intertidal salt marsh, salt marsh-upland transition zone, brackish marsh, native grassland, coastal sage scrub, and riparian scrub would be restored or enhanced within the program area, which would serve to restore and protect environmentally sensitive habitat areas. As discussed in Section 3.3, <i>Biological Resources</i>, with implementation of mitigation, the proposed program would not adversely impact any special status habitat within the wetland areas. Therefore, the proposed program would be consistent with this policy of the CCA.</p>
Section 30244: Archaeological or Paleontological Resources	Consistent	<p>The proposed program would include ground disturbing activities during construction, which would have the potential to disturb archaeological and paleontological resources. As described in Section 3.4, <i>Cultural Resources</i>, in order to reduce impacts to archaeological and paleontological resources, Mitigation Measures CUL-1, CUL-4, CUL- 5, CUL-6, CUL-7, CUL-8, CUL-9, CUL-10, CUL-11, CUL-12, CUL-13, CUL-14, and CUL-15 for archaeological resources and Mitigation Measures GEO-1 through GEO-7 for paleontological resources would be implemented, and would reduce impacts to less-than-significant levels. Also, consistent with state law, the City conducted tribal consultation</p>

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
		with Native American tribal representatives. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30250: Location within Existing Developed Area	Consistent	With regard to the South Area, oil operations on the Hellman Retained site would either be phased out or consolidated to allow for restoration. The consolidated oil operations would be within the same Hellman Retained site that had existing oil operations. In addition, the South Area also includes construction of the Seal Beach Visitor Center and associated parking facilities. These uses would be developed on an existing raised building pad on the State Lands Parcel site. With the Isthmus Area, oil operations on the Isthmus LCWA site would be phased out or consolidated off-site to allow for restoration. The proposed Long Beach Visitor Center, located in the North Area, would be within an area that has been previously disturbed as part of oil field development (i.e., it would be relocated to an area currently occupied by a tank farm). In addition, the proposed parking lot for the Long Beach Visitor Center would be constructed on already disturbed areas, and the public access trail would utilize to the extent feasible, existing oil roads. As proposed within the North Area, the Southern Synergy Oil site and Alamitos Bay Partners site also include the relocation of oil infrastructure, which would be relocated to areas where there are existing oil operations. Thus, the proposed program would be located within close proximity to existing developed areas that are able to accommodate additional development. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30251: Scenic and Visual Qualities	Consistent	An evaluation of visual quality impacts is contained in Section 3.1, <i>Aesthetics</i> , of this PEIR. As described therein, development of the proposed program would change views from public viewpoints; however, a majority of the viewpoints would be enhanced by the proposed program, and scenic quality would increase with the phasing out of oil production facilities and non-native, invasive species, and the restoration of native vegetation and wetland habitat. The proposed program would not substantially obstruct, alter, or degrade the quality of any scenic vistas. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30252: Maintenance and Enhancement of Public Access	Consistent	The proposed program would improve public access and provide visitor amenities through the construction of new pedestrian trails, elevated perimeter pedestrian walkways, educational or interpretive features, and viewing areas with overlooks, which would serve to provide nonautomotive circulation within the proposed program. In addition, the proposed program would provide adequate parking facilities including new and improved parking facilities within the South Area to accommodate guests going to the visitor center, and parking for the Central Area. Therefore, the proposed program would be consistent with this policy of the CCA.
Section 30253: Minimization of Adverse Impacts	Consistent	The proposed program would be consistent with this policy in that: a) Site preparation would address geologic conditions of the property designed to avoid flooding and fire hazards;

TABLE 3.9-1
CONSISTENCY ANALYSIS WITH LOCAL LAND USE PLANS

Goals and Policies	Consistency Determination	Consistency Analysis
		<ul style="list-style-type: none"> b) For the reasons discussed in Section 3.8, <i>Hydrology and Water Quality</i>, and Section 3.5, <i>Geology, Soils, and Paleontological Resources</i>, the proposed program would not contribute to erosion, geologic instability, or alternation of landforms within the program area; c) The proposed program would obtain permits from SCAQMD and comply with air quality requirements; d) The proposed program would provide access to the Los Cerritos wetlands with new visitors center and public access trail.
Section 30260: Location or Expansion	Consistent	The proposed program provides for the phasing out of oil facilities from wetlands areas that can be preserved and revitalized. The new production sites have been used for industrial activities, including oil production, and are adjacent to other existing industrial uses. Therefore, the proposed program would be consistent with this policy.
Section 30262: Oil and Gas Development	Consistent	<p>Development of the proposed program would occur in accordance with the provisions set forth in CCA Section 30262, including:</p> <ul style="list-style-type: none"> 1) The proposed activities would be addresses geologic conditions of the property designed to avoid flooding and fire hazards; 2) The proposed program would include consolidation of oil facilities and consolidation would not have an adverse environmental consequences or significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir; 5) The proposed program would not contribute to subsidence hazards as described in Section 3.5, <i>Geology, Soils, and Paleontological Resources</i>; 6) As a part of the proposed program, water extracted during the oil production process would be injected back into production zones.

Mitigation Measure

No mitigation is required.

Significance after Mitigation

Less than Significant

3.9.6 Cumulative Impacts

Cumulative impacts occur when effects of a project combine with similar effects from other past, present, or reasonably foreseeable projects in a similar geographic area to result in significant impacts. As described in Chapter 3, *Environmental Setting, Impacts, and Mitigation Measures*, the adopted growth projections used for the cumulative analysis in this PEIR are derived from the

SCAG Integrated Growth Forecast of the 2016–2040 RTP/SCS, for the cities of Seal Beach and Long Beach. As discussed above, the proposed program would be consistent with the applicable state, regional and local plans and policies, including the City of Seal Beach General Plan and City of Long Beach General Plan as described above, and, thus, is consistent with the SCAG Integrated Growth Forecast of the 2016–2040 RTP/SCS. Therefore, cumulative impacts with regard to land use would be less than significant.

3.9.7 References

- California Coastal Commission (CCC). 2017. Local Coastal Programs. Available at <https://www.coastal.ca.gov/lcps.html>.
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- . 2013. *Long Beach General Plan*. Mobility Element.
- . 2017. *Southeast Area Specific Plan 2060*, September 19.
- City of Seal Beach. 1996. *Hellman Ranch Specific Plan*.
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- Southern California Association of Governments (SCAG). 2016. 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast. Available at <http://scagrtpscscs.net/Pages/FINAL2016RTPSCS.aspx>.

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