

## **Attachment B**

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### **PEDESTRIAN ACCESS RESTRICTIONS**

#### **INTRODUCTION**

E&B Natural Resources Management Corporation, the Applicant, is proposing the development of the E&B Oil Development Project (proposed project) on a 1.3-acre project site located at 555 6<sup>th</sup> Street in the City of Hermosa Beach (City). The project site is bounded on the east by Valley Drive and on the south by 6<sup>th</sup> Street, approximately seven blocks east of the beach and the Pacific Ocean. The project site is owned by the City and is currently used as their City Maintenance Yard. The Project Applicant will lease the project site from the City for the implementation of the proposed project.

The proposed project provides for the development of an onshore drilling and production site that would utilize directional drilling of 30 wells to access the oil and gas reserves in the tidelands (granted by the State of California to the City) and in an onshore area known as the uplands. Both of these areas are located within the Torrance Oil Field. In addition, the proposed project would result in the drilling of four water injection wells, the relocation of the City Maintenance Yard to another site, and the installation of offsite underground pipelines for the transport of the processed crude oil and gas from the project site to the purchaser.

Adjacent to the project site, pedestrian access is provided by sidewalks along the west side of Valley Drive and the south side of 6<sup>th</sup> Street. There are no sidewalks on the east side of Valley Drive across from the project site and along the southern project frontage on 6<sup>th</sup> Street. In the immediate vicinity of the project site, to the east, pedestrian access is provided by the Veterans Parkway (Hermosa Valley Greenbelt/Trail) and Ardmore Avenue, via 8<sup>th</sup> Street. To the west, pedestrian access is provided by Cypress Avenue, via 8<sup>th</sup> Street and 6<sup>th</sup> Street.

#### **RESTRICTIONS TO PEDESTRIAN ACCESS BY PHASE**

The proposed project would occur in four phases consisting of the following:

- Phase 1: Site Preparation
- Phase 2: Drilling and Testing
- Phase 3: Final Design and Construction
- Phase 4: Development and Operations

The following describes the restrictions that would occur to pedestrian access during each phase of the proposed project.

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### **Phase 1: Site Preparation**

The purpose of Phase 1 would be to prepare the project site for drilling and testing as well as the subsequent phases of the proposed project. It is anticipated that Phase 1 would occur for a period of approximately six months.

During Phase 1, pedestrian access would be restricted during the following site preparation and construction activities:

- During the first five weeks, the undergrounding of the existing overhead utilities along Valley Drive and at the intersection of 6<sup>th</sup> Street and Valley Drive would result in the closure of the sidewalks along Valley Drive and at the intersection of 6<sup>th</sup> Street and Valley Drive.
- Between weeks 5 and 8, the construction of the redesigned intersection at the intersection of 6<sup>th</sup> Street and Valley Drive would result in the closure of the sidewalks on 6<sup>th</sup> Street and Valley Drive immediately adjacent to the southwest corner of the intersection.
- Between weeks 9 and 11, the installation of electrical service from 8<sup>th</sup> Street and the project entrance would result in the closure of the sidewalk along Valley Drive.
- Between weeks 26 and 27, the installation of the temporary landscaping would result in some closures of the sidewalk along Valley Drive.

### **Phase 2: Drilling and Testing**

The purpose of Phase 2 would be to conduct the drilling and testing of wells in order to determine the potential productivity and economic viability of the proposed project. During this phase, up to three test wells and one water disposal/injection well would be drilled. These wells would be drilled utilizing directional drilling technology, which enables the wells to be drilled laterally for long distances, so that the bottom-hole locations may be located several thousand feet from the surface location of each well head on the project site. During the drill process, the drill rig would operate continuously for 24 hours per day, seven days per week, until the appropriate depth and bottom hole location for each well has been reached. It is estimated it would take approximately 30 days per well for each of the four wells. It is anticipated that the completion of Phase 2 would take approximately 12 months.

All activities during Phase 2 would occur internal to the project site. Therefore, no restrictions to pedestrian access would occur.

### **Phase 3: Final Design and Construction**

The purpose of Phase 3 would be to utilize the production information from Phase 2 to prepare the final design of the facility, prepare the final drilling program, procure the equipment, conduct site remediation and final grading of the project site, and construct the permanent oil and gas production facilities, and other supporting onsite and offsite improvements for the proposed project. It is anticipated that Phase 3 would occur for a period of approximately 14 months.

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During Phase 3, pedestrian access would be restricted during the following construction activities:

- During the first days during week 5, the removal of three mature trees would result in the periodic closure of the sidewalk along Valley Drive.
- Between weeks 6 and 13, during the implementation of the Remedial Action Plan, there would be periodic disruption of the sidewalk along Valley Drive.
- Between weeks 58 and 59, the construction of street improvements (new curb, gutter, and sidewalk along 6<sup>th</sup> Street and Valley Drive would result in the closure of the sidewalk along Valley Drive.
- Between weeks 60 and 61, the installation of the permanent landscaping would result in the closure of the sidewalk along Valley Drive.

#### **Phase 4: Development and Operations**

The purpose of Phase 4 would be to maximize oil and gas recovery from the reservoirs by drilling additional wells and activating the permanent facility. To accomplish this, Phase 4 would result in: the drilling of the remaining wells (for a total of 30 oil and gas wells and four water disposal/injection wells); the start up and operation of the permanent oil production equipment; the transport of the oil and gas by pipeline to their respective destinations; and the ongoing maintenance of the proposed project. During the drill process, the drill rig would operate continuously for 24 hours per day, seven days per week, until the appropriate depth and bottom hole location for each well has been reached. It is estimated it would take approximately 30 days per well for each of the 30 wells. After the completion of the drilling of the wells, it is anticipated that Phase 4 would occur for a period of approximately 30 to 35 years.

All activities during Phase 4 would occur internal to the project site. Therefore, no restrictions to pedestrian access would occur.

#### **MEASURES TO ADDRESS RESTRICTIONS TO PEDESTRIAN ACCESS**

As discussed above, the restrictions to pedestrian access as a result of the site preparation and construction activities for the proposed project would primarily affect the sidewalk on Valley Drive along the project frontage. Other restrictions would also occur to the sidewalk on 6<sup>th</sup> Street adjacent to the south side of the intersection.

To address these restrictions to pedestrian access, the proposed project would be implemented consistent with the City's requirements for pedestrian protection during construction. The specific measures would be defined in a Pedestrian Protection Plan submitted to the City as a part of the demolition and building permit process. The Pedestrian Protection Plan, which would be approved by the City Public Works Department, would define the travel path for rerouted pedestrians and the specific mechanisms (i.e., signage, cones, barricades) to be used. It is anticipated that the rerouting of pedestrians would be to 8<sup>th</sup> Street and then to the Veterans Parkway or Ardmore Avenue or to 8<sup>th</sup> Street or 6<sup>th</sup> Street and then to Cypress Avenue.