

# E&B Oil Development Project

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City of Hermosa Beach

## Response to Planning Application Completeness Review

Submitted by:

**E&B Natural Resources**

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Contact: Michael Finch, HSE Manager

April 11, 2013

# E&B

NATURAL RESOURCES

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April 11, 2013

Mr. Ken Robertson, AICP, Director  
City of Hermosa Beach  
Community Development Department  
1315 Valley Drive  
Hermosa Beach, California 90254

RE: Responses to Planning Application Completeness Review  
E&B Oil Development Project

Dear Mr. Robertson:

Attached please find responses to the Planning Application completeness review provided to E&B Natural Resources Management Corporation for the E&B Oil Development Project (proposed project) by the City of Hermosa Beach (City) in their letter dated December 13, 2012. The responses to the City's information requests are summarized in the attached table and provided in their entirety in the referenced attachments to this letter.

Please feel free to contact Karen Northcutt or me with any questions. We look forward to working with you to conclude the completeness review process for the Planning Application.

Very truly yours,



Michael Finch  
Vice President of Health, Safety, Environmental & Governmental Affairs  
E&B Natural Resources Management Corp.

#### Attachments

- Responses to City Information Requests from Planning Application Completeness Review
- Attachment A Parking Plan
- Attachment B Pedestrian Access Restrictions
- Attachment C Nighttime Lighting
- Attachment D Draft Energy Component of City of Hermosa Beach Local Coastal Plan
- Attachment E Waste Generation and Disposal
- Attachment F Preliminary Standard Urban Stormwater Mitigation Plans
- Attachment G Contents Outline of Marine Facility Oil Spill Contingency Plan

## RESPONSES TO INFORMATION REQUESTS FROM PLANNING APPLICATION COMPLETENESS REVIEW

CITY REQUEST FOR INFORMATION	APPLICANT RESPONSE
<p><b>1. Parking and Circulation:</b></p> <p>The project application indicates that the adjacent parking area will provide the parking required for the project.</p> <p>However, Planning Commission Resolution 98-41 approved a Precise Development Plan (PDP) governing the Self-Storage Warehouse to the south of the project site as well as the adjacent parking area on the northeast corner of 6<sup>th</sup> Street and Cypress Avenue. The PDP limits the use of the adjacent parking area to parking for the self-storage use to the south.</p> <p><u>Information Requested:</u> Please provide specific information to demonstrate how parking will be provided for the project, including if applicable what entitlement, approval or contract would allow the identified lot to be used as stated in the project application, or a suitable alternative site. If the adjacent parking area is to be used in connection with the project, please include information demonstrating how the available spaces and/or any other parking identified for use during the project will comport with the needs identified in the Traffic Impact Assessment.</p> <p>In addition and concurrent with this request, parking must be provided as follows:</p>	<p>E&amp;B has worked in coordination with City Staff to develop a strategy for the development of a Parking Plan for the proposed project. Attachment A provides the Parking Plan that was developed for the proposed project.</p>
<p>A. The location of all parking areas proposed for use by the project must be clearly designated on dimensioned plans showing existing and proposed conditions and improvements and how the site(s) will comply with all applicable City or other regulations.</p>	<p>Refer to the response provided for comment 1.A. above. The Parking Plan addresses the estimated parking demand for each phase of the proposed project and the potential locations and dimensions of the off-site parking areas to address the temporary parking needs for construction and drilling employees. As discussed in the Parking Plan, site-specific designs will include dimensioned plans of the identified parking area(s) that will comply with all City requirements or other regulations related to parking.</p>
<p>B. The entitlement, approval, contract, or other right to use other such parking areas and any impacts on existing uses at such sites.</p>	<p>Refer to the response provided for comment 1.A. above. The Parking Plan addresses the provision of information regarding the right to use the identified parking areas for the temporary parking needs for construction and drilling employees.</p>
<p>C. Please clarify whether deliveries to the site will be restricted to 555 6<sup>th</sup> Street, or whether the adjacent lot and/or 600 Cypress Avenue would potentially be used to stage or park some of these vehicles.</p>	<p>The deliveries for the proposed project will be restricted to the project site at 555 6<sup>th</sup> Street and the laydown area in the basement level of the building at 600 Cypress Avenue. The vehicles used to deliver supplies or equipment will make the delivery and leave the project site or the laydown area. Smaller construction equipment and vehicles could be parked on the project site and/or in the laydown area between periods of use (i.e., over night).</p>
<p>D. Please identify the timing and duration of periods when pedestrian access along the Valley Drive and 6<sup>th</sup> Street may be inhibited or affected by the project, and any measures intended to reduce such impacts.</p>	<p>The pedestrian access adjacent to the project site will be restricted for certain time periods due to certain construction activities. Attachment B provides a description of the time periods when pedestrian access will be restricted and the measures that will be implemented as a part of the proposed project to temporarily reroute pedestrians.</p>

**RESPONSES TO CITY COMMENTS FROM PLANNING APPLICATION COMPLETENESS REVIEW  
(CONTINUED)**

CITY REQUEST FOR INFORMATION	APPLICANT RESPONSE
<p>E. Public parking currently exists on the City Maintenance Yard. If relocated, will public parking be accounted for in addition to employee and other needs?</p>	<p>Refer to the response provided for comment 1.A. above.</p>
<p><b>2. Lighting:</b> The project application lacks sufficient information related to proposed lighting for the various project phases. <u>Information Requested:</u> Provide a conceptual lighting plan showing locations, elevations and type of lighting outside the perimeter walls, and additional information on the type, intensity and elevations of lighting within the site.</p>	<p>Attachment C provides a description of the nighttime lighting that would occur during each phase of the proposed project.</p>
<p><b>3. Coastal Land Use Plan Amendment:</b> The project application should address how the project is consistent with the City’s LUP. <u>Information Requested:</u> Provide a proposal to amend the Coastal Land Use Plan which incorporates energy policies and programs consistent with the Coastal Act.</p>	<p>Attachment D provides a draft of the Energy Component, including energy policies and programs specifically related to the project site and the proposed project. The draft of the Energy Component is consistent with the requirements of the Coastal Act and reflects the general content of the City’s currently adopted Local Coastal Plan.</p>
<p><b>4. Solid Waste:</b> The project application lacks specificity concerning the location for solid waste facilities. <u>Information Requested:</u> Please identify the designated physical location for solid waste facilities. Please include what off-site location will be designated for the disposal of project wastes and the capacity of the facilities to receive such materials.</p>	<p>Attachment E provides a description of waste generation and disposal for the proposed project. This includes waste generated during each phase of the proposed project, onsite waste storage, and potential offsite waste disposal locations that could be used by waste haulers and waste disposal contractors.</p>
<p><b>5. Staging and Off-Site Storage:</b> The project application lacks specificity concerning the location of staging and off-site storage and off-site disposal for all phases of the project. <u>Information Requested:</u> Please identify any off-site storage locations as well as staging locations for all phases of the project as well as other information relative to such locations, site conditions, timing and duration, as well as any physical changes required to accommodate such uses.</p>	<p>Staging and offsite storage will occur in the laydown area for the proposed project in the basement level of the building at 600 Cypress Avenue. No physical changes to the basement level will be required. There is no other location needed by the proposed project for staging or offsite storage.</p> <p>Refer to the response provided for comment 4. above regarding the offsite disposal of waste.</p>
<p><b>6. Hydrology and Water Quality:</b> The project application lacks plans related to hydrology and water quality concerns. <u>Information Requested:</u> Please provide a preliminary Standard Urban Stormwater Mitigation Plan showing proposed drainage patterns, facilities and BMPs associated with the project as well as a preliminary emergency response plan.</p>	<p>Attachment F provides the Preliminary Standard Urban Stormwater Mitigation Plans (SUSMPs) prepared for the Phase 2 Terminus Condition (in the event that the proposed project does not proceed) and Phase 4 which is the ongoing operational phase of the proposed project.</p> <p>Attachment G provides the required contents of a Marine Facility Oil Spill Contingency Plan (emergency response plan) for the proposed project based on the California Code of Regulations.</p>