



Signal Hill Petroleum Conditional Use Permit 97-03 Extension Project

CEQA Draft Environmental Impact Report Public Review Meeting

June 4, 2024



Agenda

- CEQA Process
- Project Overview and Objectives
- Project Components
- Results of CEQA Analysis
- How to Submit Written Draft EIR Comments



Signal Hill Environmental Conditional Use Permit 97-03 Extension Project

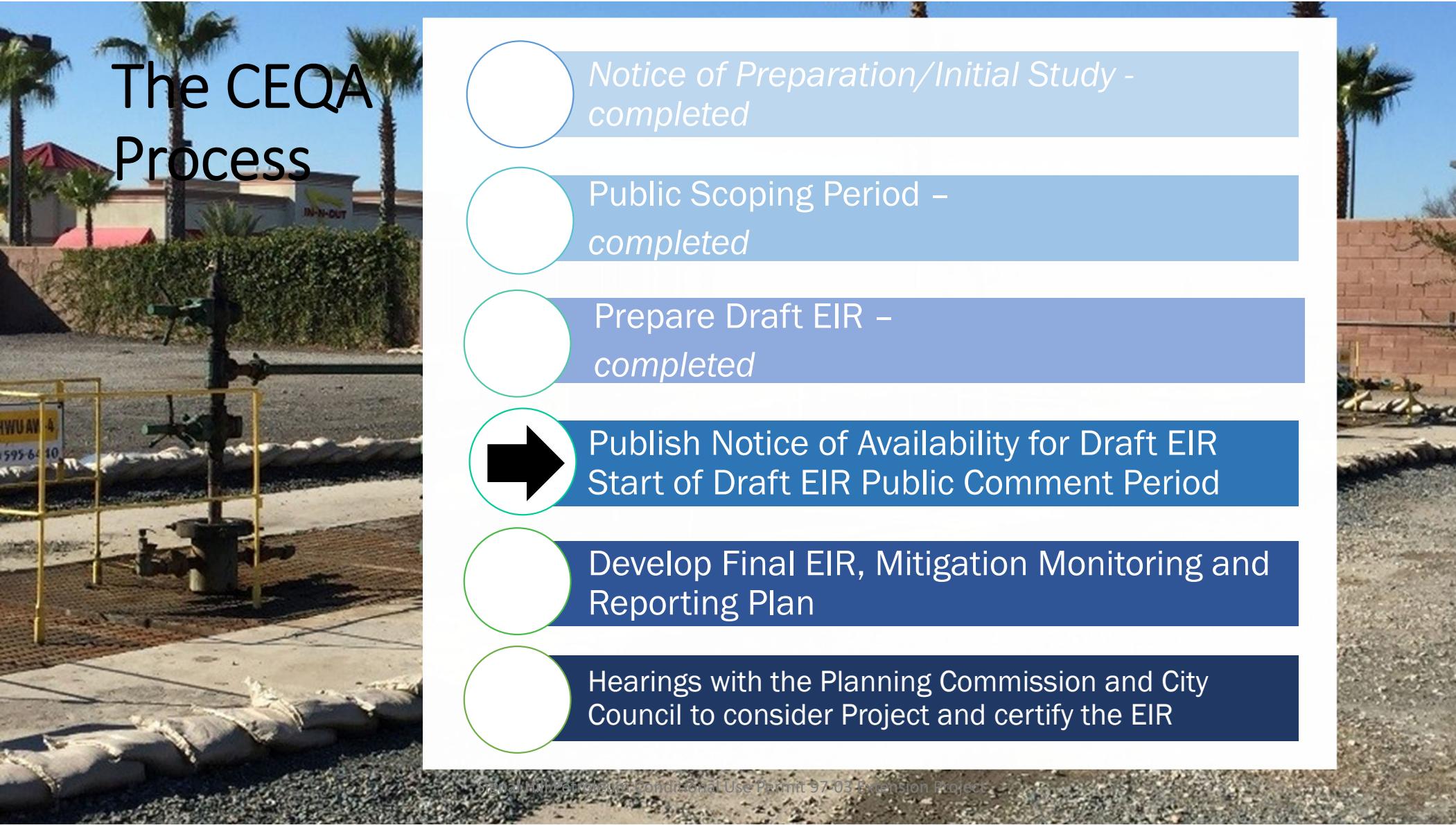
Photos Source: (ECORP Consulting, Inc. 2022)



Purpose - CEQA

❖ What is CEQA?

- California Environmental Quality Act (CEQA) adopted by the State Legislature in 1970
- Applies to all governmental agencies with a discretionary action
- Purpose of CEQA is to provide disclosure
 - Inform decision makers about environmental effects
 - Involve public participation in the planning process
 - Identify and incorporate feasible means of reducing environmental impacts



The CEQA Process

- Notice of Preparation/Initial Study - completed
- Public Scoping Period – completed
- Prepare Draft EIR – completed
- Publish Notice of Availability for Draft EIR
Start of Draft EIR Public Comment Period**
- Develop Final EIR, Mitigation Monitoring and Reporting Plan
- Hearings with the Planning Commission and City Council to consider Project and certify the EIR

CEQA Draft EIR Comment Period

❖ Notice of Availability (NOA)

- Lead agency: City of Signal Hill
- NOA and Draft EIR published May 10, 2024, available on city website, State Clearinghouse, and County Clerk website
- Notices mailed to all who submitted scoping comments and all residents within 300 feet of drill sites

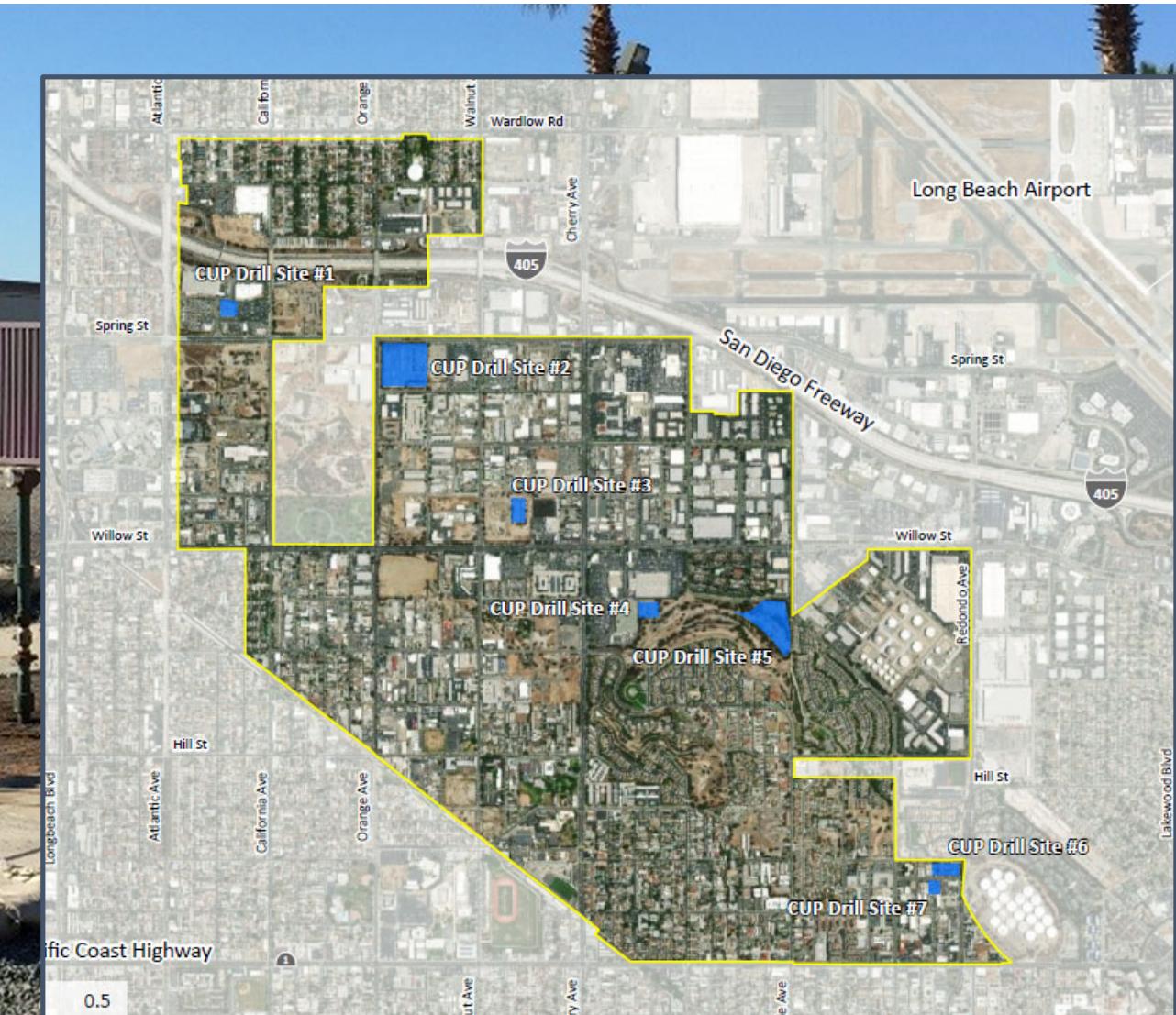


❖ Objectives of Draft EIR Public Review

- Obtain agency and public input on content of the Draft EIR
- Comment on the impact analysis, range of alternatives, mitigation measures, and potentially significant effects analyzed in the EIR
- Identify remaining concerns in the environmental review process
- Respond and incorporate comments on the Draft into the Final EIR

Study Area

- Seven drill sites located within the urban area of the City of Signal Hill
- Project footprint entirely contained within the boundaries of the existing drill sites
- Surrounding land uses include: commercial and residential areas and main roadways located throughout the City.



What is a Drill Site?



CUP Drill Site #1

Signal Hill, California Conditional Use Permit 97-03 Extension Project



Proposed Project



- The City is considering adoption of a 20-year extension of the Conditional Use Permit (CUP) for 7 drill sites (Proposed Project).
- If the 20-year extended CUP period is approved, Signal Hill Petroleum (SHP) proposes to:
 - Install new equipment at the existing natural gas processing facility at CUP Drill Site #2
 - Drill up to 46 new wells, at a maximum rate of 5 wells per year
 - All other operational activity, such as site maintenance, inspections, redrilling (max of 6 wells per year up to 28 total) and well operation and fluid processing would remain the same

Upgrades to Natural Gas Processing Facility

- Install upgrades to facility at CUP Site #2 to facilitate sale of excess natural gas to Southern California Gas Company and promote efficiency and redundancy in operations
- Area of disturbance is approximately 0.1 to 0.2 acres within the existing developed CUP Site #2

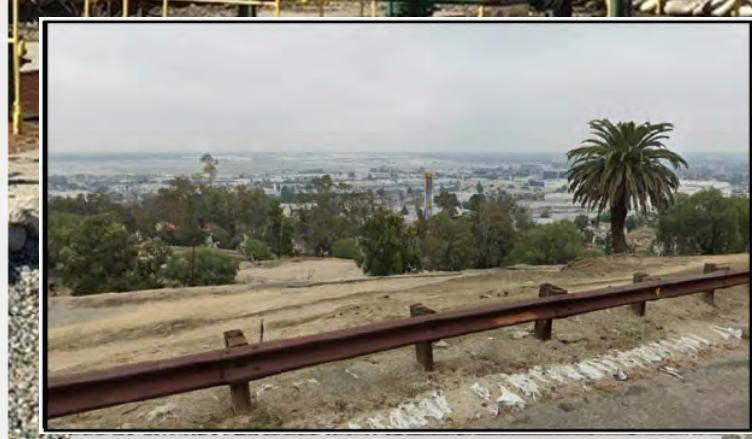


Drilling New Wells

- SHP proposes to drill up to **46** new wells within the drill sites over the 20-year period
 - Maximum new wells drilled in any year: **5**
 - Average new wells to be drilled in any year: **2**
 - Combined maximum of new drills/redrills in any year: **9**
- All new wells located within existing drill site boundaries
- May be drilled within existing open slot in well cellars present onsite or new wells cellars may be constructed for the new wells
- Drilling new wells requires a permit to drill from the California Geologic Energy Management division (CalGEM)



View of drill site with no drill rig present (CUP Site #5)



Simulated view of drilling rig for drilling new wells (CUP Site #5)

Proposed Project – Limits by Drill Site



Drill Site	Maximum Limits on Activities		
	New Wells Drilled	Existing Wells Redrilled	New Well Cellars
#1	10	10	10
#2	10	15	5
#3	15	10	5
#4	15	10	5
#5	15	12	5
#6	2	2	2
#7	2	1	2

Continued Operations

- Continue existing operations at the current activity level for the duration of the 20-year extension. EIR evaluated the effects of continued operations for the CUP term.
- Continued compliance with all federal, state, local regulations and facility permits.
- No new drill sites and no expansion outside existing drill site footprints.
- Activities consist of:
 - Well servicing and maintenance
 - Redrilling operations
 - Oil processing, storage and transfer
 - Natural gas and natural gas liquids processing, storage and transfer
 - Operation of recently-permitted flare at Drill Site #2 (installation currently in progress)
 - Produced water separation and injection
 - Electricity production from a natural gas turbine-powered generator



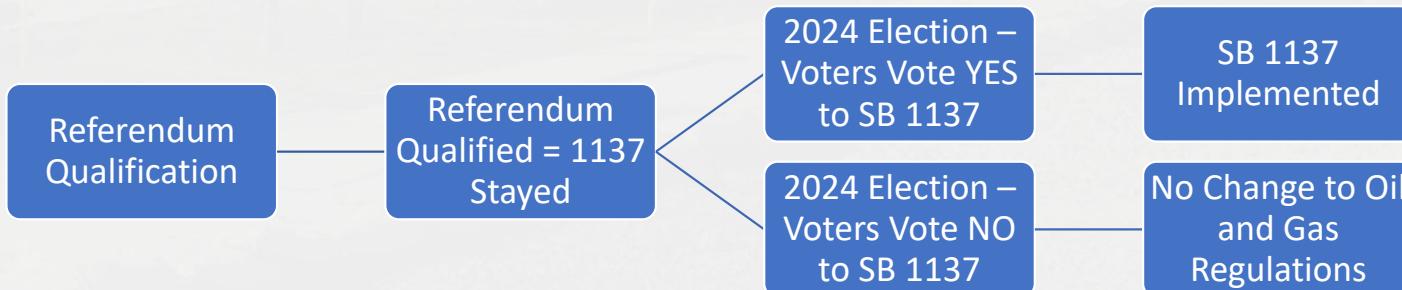
View of Drill Site #7 during normal operations (no drill rig present)



Simulated view of drilling rig for ongoing redrilling operations (Drill Site #7)

Senate Bill 1137 and Emergency Public Health Regulations

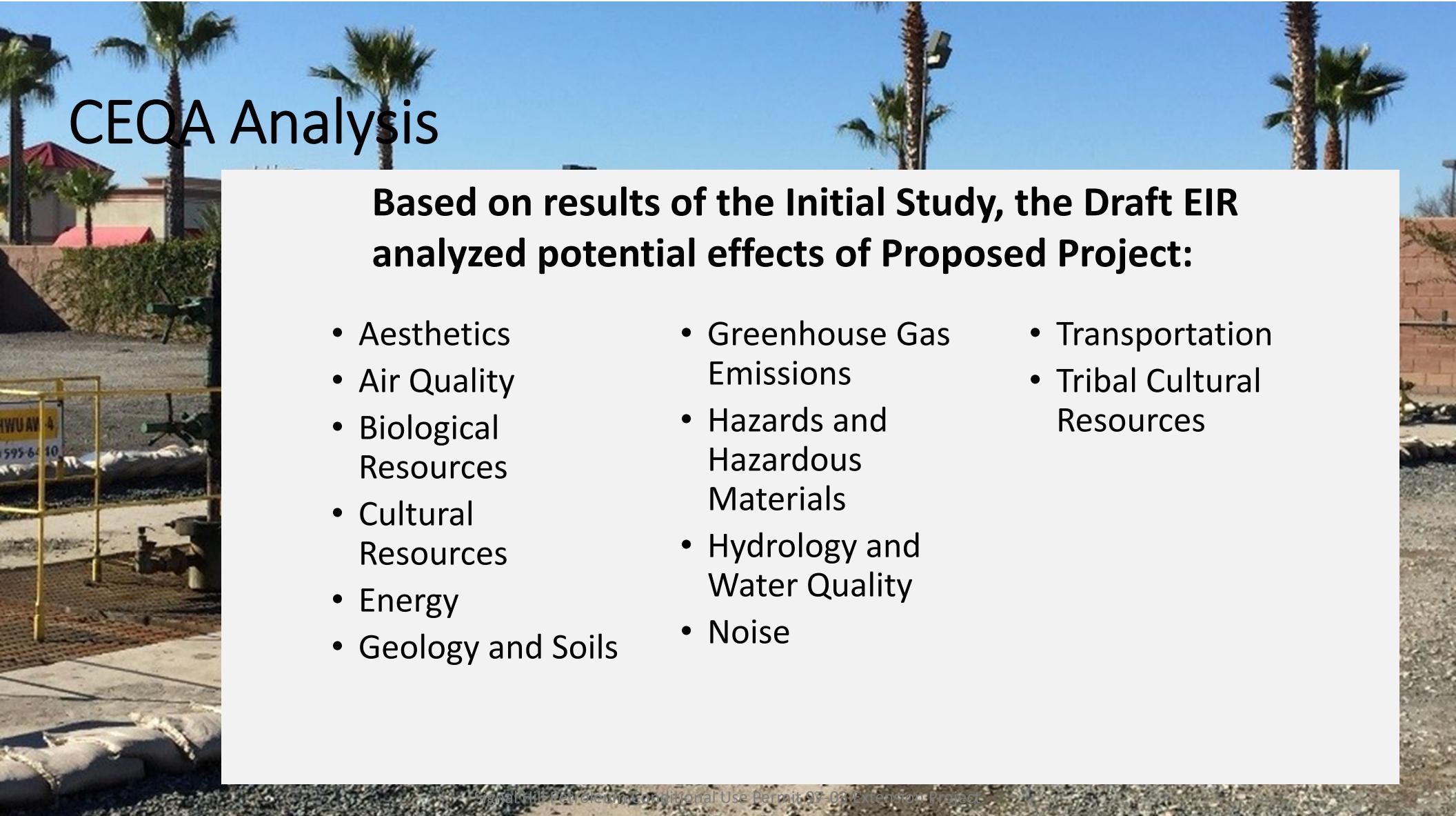
- SB 1137 is subject of a qualified voter referendum and subject to a vote in November 2024 election
- EIR evaluates the project as proposed by Signal Hill Petroleum, in order to provide a conservative and complete analysis of potential environmental impacts
- If and/or when SB 1137 is implemented, SHP would be required to comply with all implementing regulations





Senate Bill 1137 and Emergency Public Health Regulations

- Under SB 1137 and Emergency Regulations:
 - All 7 Drill Sites are located with a “Health Protection Zone”
 - If adopted, CalGEM would not issue permits to drill new wells or rework existing wells within a Health Protection Zone
 - Currently operating wells and production facilities (i.e., tanks, pipelines) within a “Health Protection Zone” are subject to new safety and monitoring requirements that will be phased in over a period of years:
 - Water sampling and reporting
 - Annual submission of sensitive receptor inventory and map
 - Leak Detection and Response Plan
 - Engineering controls to monitor and minimize sound, light, and dust
 - Chemical testing of produced water



CEQA Analysis

Based on results of the Initial Study, the Draft EIR analyzed potential effects of Proposed Project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation
- Tribal Cultural Resources

CEQA Analysis

For all resource categories:

- Impacts determined to be LESS THAN SIGNIFICANT or LESS THAN SIGNIFICANT WITH MITIGATION
- No Significant and Unavoidable Impacts Identified

Air Quality Analysis Results

Air Quality impacts were found to be Less than Significant under the Proposed Project

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Voluntary Measure AQ-1: Dust Control Measures

- Limit and remove mud at adjacent public roadways at end of each day
- Cover and contain all soils during transport
- Stabilize the surface of storage piles
- Cease grading activity during high wind periods (over 20 mph) and first stage ozone alerts
- Cease construction activities during first stage smog alerts and first stage ozone alerts
- Maintain all equipment according to standards and shut down when not in use for extended periods
- Construction equipment (for well cellars and natural gas upgrades) limited to operating 8 hours per day
- Use diesel particular filters and cooled exhaust gas recirculation on diesel equipment
- All equipment equipped with proper emissions control technology

Site-Specific Human Health Risk Assessment

- Assessment followed California OEHHA Risk Assessment Guidelines
- Evaluation based on
 - the maximum number of wells to be drilled at each Drill Site, to be drilled at the maximum rate of five wells per year
 - the maximum number of redrilling operations to existing wells that could be conducted at each drill site each year
- Results compared to Risk Thresholds adopted by SCAQMD and State of California (AB 2588)

Cumulative Cancer Health Risks Results		
Category	Maximum Exposed Individual Resident	Maximum Exposed Individual Worker
Continued Operation of Existing Facilities	4.42 in a million	0.74 in a million
Construction	0.2693 in a million	0.005 in a million
Operation of Additional Project Components	1.4452 in a million	0.036 in a million
Total	6.1345 in a million	0.781 in a million
Threshold	10 in a million	10 in a million
Exceeds Threshold?	No	No

Site-Specific Human Health Risk Assessment

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Cumulative Non-Cancer Chronic Impact Results		
Category	Maximum Exposed Individual Resident	Maximum Exposed Individual Worker
Continued Operation of Existing Facilities	0.02	0.02
Construction	0.00032	0.002
Operation of Additional Project Components	0.00183	0.001
Total	0.022	0.023
Threshold	1.0	1.0
Exceeds Threshold?	No	No

Site-Specific Human Health Risk Assessment

- Assessment followed California OEHHA Risk Assessment Guidelines
- Evaluation based on
 - the maximum number of wells to be drilled at each Drill Site, to be drilled at the maximum rate of five wells per year
 - the maximum number of redrilling operations to existing wells that could be conducted at each drill site each year
- Results compared to Risk Thresholds adopted by SCAQMD and State of California (AB 2588)

Cumulative Non-Cancer Acute Impact Results		
Category	Maximum Exposed Individual Resident	Maximum Exposed Individual Worker
Continued Operation of Existing Facilities	0.01	0.01
Construction	0.000	0.000
Operation of Additional Project Components	0.001	0.002
Total	0.011	0.012
Threshold	10 in a million	10 in a million
Exceeds Threshold?	No	No

Greenhouse Gas Analysis Results

Greenhouse Gas emissions were found to be Less than Significant under the Proposed Project

SHP is subject to California Air Resources Board Cap-and Trade-Regulations, which puts a limit on the total number of GHG emissions from covered facilities each year (cumulatively).

- The state limit on GHG emissions declines annually to meet California's 2030 GHG reduction target of 40% below 1990 levels.
- Project would result in 1,197 metric tons CO₂e per year over the CUP period, which would be accounted for under the Cap-and-Trade program.
- Project would be consistent with the California Air Resources Board AB52 Scoping Plan and would not conflict with any plan adopted for the purposes of reducing GHG emissions.

Mitigation Measures

Resource Category	Mitigation
Aesthetics	Reduce impacts from nighttime lighting through downward shielding
Biological Resources	Preconstruction surveys for bats and nesting birds
Cultural Resources	Retain qualified archaeologist in event of unanticipated discovery
Geology and Soils	Worker Environmental Awareness Program training related to paleontological resources
Noise	On-site noise monitoring for drilling and operation of natural gas processing facility for triggers when additional noise control measures required No drilling or redrilling within 210 feet of homes north of drill site #5, 270 feet of homes north of drill site #6, 150 feet of commercial bldg. east of drill site #7
Transportation	Peak hour delivery avoidance
Tribal Cultural Resources	Retain Native American monitor during ground disturbance, protocols for discovery and burial of tribal cultural resources, human remains, grave goods



Cumulative Impacts

- Cumulative Effects Analysis considered the potential impacts of the Project when considered with:
 - Continued operation of wells outside drill sites
 - 14 proposed commercial and/or residential development projects in the City
 - City development of its updated General Plan Elements: Housing Element and Environmental Justice Element
- For all resources, cumulative effects found to be less than significant or less than significant with mitigation



Alternatives

- The Draft EIR evaluated the potential effects of the No Project Alternative
 - The City would not approve the CUP extension
 - The Drill Sites would continue to operate but no new wells could be drilled
- Two Additional Alternatives were identified during scoping and evaluated in the Draft EIR:
 - 2-Year Permit Term Alternative
 - 10-Year Permit Term Alternative
- Based on the analysis in the EIR, the City determined the Project is the Environmentally Superior Alternative



How to Provide Comments

Email to: cdoan@cityofsignalhill.org

Mail to: Colleen Doan
Community Development Director
2175 Cherry Avenue
Signal Hill, CA 90755

Include your name, email address, telephone number, address, and an **RE: Signal Hill Petroleum CUP 97-03 Extension EIR** at the top of your comment.

Comments due June 24, 2024 by 5 PM

Project information available at: <https://www.cityofsignalhill.org/612/Current-Projects>