PROJECT STAFF

Plains All American Pipeline, L.P.

Thomas McLane

WGR Southwest, Inc.

Gray Martz

MBC *Applied Environmental Sciences*

Project Manager - D. G. Vilas

J. L. Rankin

C. L. Paquette

Carol Paquette Senior Scientist

David Vilas Senior Scientist

ATTACHMENT NO. 5.3

SITE ASSESSMENT OF THE PLAINS ALL AMERICAN PIPELINE PROPERTY, HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA

INTRODUCTION

At the request of WGR Southwest, Inc. (WGR), MBC Applied Environmental Sciences (MBC) conducted a site assessment of the Plains All American Pipeline property in Huntington Beach, Orange County, California. The site, an above ground storage tank farm, is located adjacent to, and accessed from, Magnolia Street to the east (Photo 1). The Ascon Landfill, managed by the California Department of Toxic Substances Control, lies to the north, and the Huntington Beach Channel, which connects to the Pacific Ocean via the Talbert Channel, runs along the south and west. The tank farm property is approximately triangular in shape, with the apex facing south, where Magnolia Street crosses the Huntington Beach Channel. The property is separated from the channel by a chain link fence and a gated maintenance road that is not part of the property. Near the middle of the west side of the property, a bridge for pipelines crosses the channel from the tank farm to above ground storage tanks on the AES generating station property to the west. Across the channel to the south and southwest is the Magnolia Marsh, part of the Huntington Beach Wetlands. The property is approximately 41 acres overall, but separated into two distinct areas. The majority of the site, approximately 32 acres, encloses three large above ground storage tanks, along with access roads, pipelines, and support buildings (Tank Farm). The second area of the site is a greenbelt (Greenbelt) along the east and south edges of the property between the Tank Farm and Magnolia Street. The area of the Greenbelt is approximately 9 acres, with 1 acre inside of a perimeter fence and 8 acres outside of the fence.

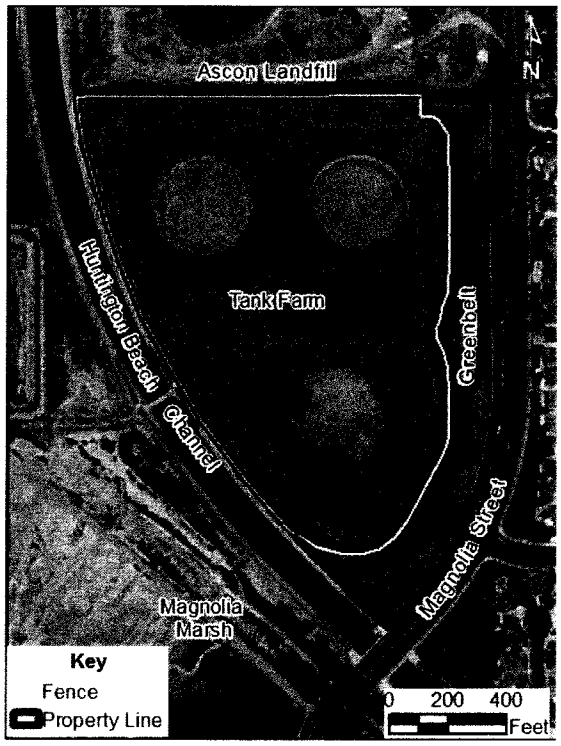

Photo 1. Plains All American Pipeline property, Huntington Beach, CA.

Photo 2. Concrete-walled basin with service road on top of the berm.

The habitat of the Tank Farm is highly modified and essentially cleared of all vegetation. Each of the three above ground storage tanks is situated in a separate concrete-walled basin approximately 6 ft deep enclosed by berms with unconsolidated fine dirt (with some shell debris) on the floor of the basins (Photo 2). The tops of the berms are asphalt paved and provide access for the site. In addition to the storage tanks, some pipelines are found within the basins, but no other structures are within the berms. Support buildings and pump facilities are located on the west side of the Tank Farm. On the north

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and west sides of the Tank Farm to the property fence line and within the three basins, vegetation has been cleared, although some low-growing vegetation was observed. The eastern and southern sides of the Tank Farm have been built up to form a ridge that has been landscaped and planted to block the view of the Tank Farm from Magnolia Street with a perimeter fence that runs along the top of the ridge and divides the Greenbelt. The landscape inside of the fence is not regularly maintained. Outside of the fence southwest of the southern apex of the Greenbelt, damp ground and native marsh vegetation suggest that water from the Huntington Beach Channel may seep into local soils on high tide, though no standing water was observed. The Greenbelt is planted predominantly with ornamental species, including large, well established trees and bushes and an open grass area (Photo 3). Along Magnolia Street, the Greenbelt is open to public access to the fence, although dense vegetation on the ridge discourages access to the fence. This landscaped area is well maintained, presumably by the City of Huntington Beach.

Photo 3. Publically accessible area of the Greenbelt looking north along Magnolia Street.

SITE ASSESSMENT

MATERIALS AND METHODS

Two MBC biologists, Carol Paquette, a scientist with over 30 years of experience performing environmental evaluations of marine, wetland, riparian and coastal habitats, and Jen Rankin, a technician with more than three years experience at MBC assisting with field surveys, conducted a survey of the site on the morning of 26 May 2010. The biologists conducted an initial reconnaissance of the Tank Farm that included photographing the area and making notes on the local habitats, plant species and occurrences of animals. Following observations within the fenced area, the biologists conducted a similar survey along the public access Greenbelt adjacent to Magnolia Street, including the area of apparent seepage of water from the channel. Results of the survey are presented in this narrative report.

RESULTS

Thirty-three plant species, five insect, one lizard, nine bird, and one mammal species, along with evidence of presence of another mammal species, were observed during the survey of the Plains All American Pipeline property in Huntington Beach (Table 1). Eight of the plant species observed are native to southern California. Two of the native trees, coast live oak (*Quercus agrifolia*) and western sycamore (*Platanus racemosa*) are common ornamental trees and were likely planted as part of the landscape. The third native tree, fan palm (*Washingtonia filifera*), is also an ornamental species that tends to be weedy and the individuals present were probably started from seeds spread by animals. Of the animals, three insects, the lizard, all of the birds and the one mammal species observed are native to California.

The plant community within the Tank Farm was sparse, dominated by alkali weed (*Cressa truxillensis*), a native, salt tolerant species observed in the basins and along the berms and roads (Table 1). Other species included Bermuda grass (*Cynodon dactylon*), which was growing in a damp area near a dripping hydrant on the north side of the Tank Farm, a fan palm in the same area, and goosefoot (Chenopodiaceae), a non-native weed found in a patchy distribution on the western side of the site. All of these species would be considered opportunistic and the community characterized as ruderal or weedy. The native California ground squirrel

Table 1. Results of the biological reconnaissance of the Plains All American Pipeline property in Huntington Beach, California. 26 May 2010. Native species in bold.

Common Name	Species	Comments	Location
Plants			
alkali weed	***Cressa truxillensis***	**native**	**Tank Farm (thoughout)**
fan palm	***Washingtonia filifera***	**native ornamental**	**Tank Farm N & outside Greenbelt**
Bermuda grass	*Cynodon dactylon*	ornamental	Tank Farm N at hydrant seep
goosefoot	Chenopodiaceae	weed	Tank Farm by bridge
lemonade berry	***Rhus integrifolia***	**native**	**Greenbelt (inside)**
flax-leaved horseweed	*Conyza bonariensis*	weed	Greenbelt (inside)
Russian thistle, tumbleweed	*Salsola tragus*	weed	Greenbelt (inside)
alkali-mallow	***Malvella leprosa***	**native, weed**	**Greenbelt (inside & outside)**
Bald Island marlock	*Eucalyptus conferruminata*	ornamental	Greenbelt (inside & outside)
Brazilian pepper tree	*Schinus terebinthefolius*	invasive non-native	Greenbelt (inside & outside)
coral tree	*Erythrina caffra*	ornamental	Greenbelt (inside & outside)
eucalyptus	*Eucalyptus* sp.	ornamental	Greenbelt (inside & outside)
myoporum	*Myoporum laetum*	ornamental	Greenbelt (inside & outside)
natal plum	*Carissa macrocarpa*	ornamental	Greenbelt (inside & outside)
pine	*Pinus* sp.	ornamental	Greenbelt (inside & outside)
purple-flowered iceplant	*Carpobrotus chilenis*	ornamental	Greenbelt (inside & outside)
alkali heath	***Frankenia salina***	**native (salt marsh)**	**Greenbelt (outside)**
coast live oak	***Quercus agrifolia***	**native, ornamental**	**Greenbelt (outside)**
spike rush	***Eleocharis geniculata***	**native**	**Greenbelt (outside)**
western sycamore	***Platanus racemosa***	**native, ornamental**	**Greenbelt (outside)**
asparagus fern	*Asparagus setaceus*	ornamental	Greenbelt (outside)
Benjamin weeping fig	*Ficus benjamina*	ornamental	Greenbelt (outside)
common groundsel	*Senecio vulgaris*	weed	Greenbelt (outside)
cypress	*Cupressus* sp.	ornamental	Greenbelt (outside)
dallis grass	*Paspalum dilatatum*	non-native weed	Greenbelt (outside)
date palm	*Phoenix dactylifera*	ornamental	Greenbelt (outside)
daylilly	*Hemerocallis* sp.	ornamental	Greenbelt (outside)
giant bird of paradise	*Strelitzia nicolai*	ornamental	Greenbelt (outside)
Indian hawthorn	*Rhaphiolepis indica*	ornamental	Greenbelt (outside)
scarlet pimpernel	*Anagallis arvensis*	weed	Greenbelt (outside)
scrub oak	*Quercus turbinella*	ornamental	Greenbelt (outside)
sea lavender	*Limonium perezii*	ornamental	Greenbelt (outside)
St. Augustine grass	*Stenotaphrum secundatum*	ornamental	Greenbelt (outside)
Insects			
European honey bee	*Apis mellifera*	non-native	Greenbelt (inside)
darner dragonfly	**Aeshnidae**	**native**	**Greenbelt (outside)**
valley carpenter bee	***Xylocopa varipuncta***	**native**	**Greenbelt (outside)**
western tiger swallowtail	***Papilio rutulus***	**native**	**Greenbelt (outside)**
European cabbage butterfly	*Pieris rapae*	non-native	Greenbelt (outside)
Reptiles			
western fence lizard	***Sceloporus occidentalis***	**native**	**Greenbelt (inside)**
Birds			
house finch	***Carpodacus mexicanus***	**native**	**Greenbelt (inside)**
black phoebe	***Sayornis nigricans***	**native**	**Greenbelt (inside & outside)**
Allen's hummingbird	***Selasphorus sasin***	**native**	**Greenbelt (outside)**
American crow	***Corvus brachyrhynchos***	**native**	**Greenbelt (outside)**
Anna's hummingbird	***Calypte anna***	**native**	**Greenbelt (outside)**
bushtit	***Psaltriparus minimus***	**native**	**Greenbelt (outside)**
hooded oriole	***Icterus cucullatus***	**native**	**Greenbelt (outside)**
rufous hummingbird	***Selasphorus rufus***	**native**	**Greenbelt (outside)**
tanager	***Piranga* sp.**	**native**	**Greenbelt (outside)**
Mammals			
California ground squirrel	***Citellus beecheyi***	**native**	**Greenbelt (inside & outside)**
Likely Occurrence			
red fox	*Vulpes fulva*	native to northern eastern US, not S. Cal	Greenbelt (inside)

sources: Jameson and Peeters 1988, Hogue 1993, Hickman 1996, Nat Geo 2002, Stebbins 2003, Brenzel 2007, Clarke et al. 2007

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(*Citellus beecheyi*) was observed in the basins and black phoebe (*Sayornis nigricans*) was noted flying and feeding in the area of the storage tanks. Black phoebes commonly nest under eaves of houses, and may nest on the tanks.

Twelve plant species were noted in the Greenbelt inside of the fence line (Table 1). Two native species, lemonade berry (*Rhus integrifolia*) and alkali-mallow (*Malvella leprosa*), were noted. Lemonade berry is a large bushy species locally common in coastal upland communities. The one individual was found along the east side near the fence. Alkali-mallow is a salt tolerant weedy species which was found both inside and outside of the fence on the southern edge of the Greenbelt where saltwater influence was noted. Ornamental landscape species, including large trees and bushes and purple-flowered iceplant (*Carpobrotus chilenis*), dominated the plant community between the fence and the service road (Photo 4). The plants inside the fence do not appear to have been trimmed or maintained with the exception of regular watering. Animals observed in the Greenbelt inside of the fence included European honey bee (*Apis mellifera*), the native western fence lizard (*Sceloporus occidentalis*) and two native bird species, house finch (*Carpodacus mexicanus*) and black phoebe. California ground squirrel was very common both inside and outside of the fence, and burrows were observed throughout the Greenbelt at the base of trees and bushes. A large burrow was also observed, likely of a red fox (*Vulpes fulva*) (Photo 5). Red fox are known to occur locally, and would likely be attracted by the many squirrels in the Greenbelt (Burkett and Lewis 1992, Lewis et al. 1993). The fox, native to the northeastern United States, was introduced to California and is considered a nuisance where it competes with native predators.

Photo 4. Plant community of Greenbelt inside of fence.

Photo 5. Large burrow, possibly red fox.

Twenty-seven plant species were observed in the publicly accessible area of the Greenbelt outside of the fence (Table 1). The area is well maintained and dominated by ornamental plant species (Photos 3 and 6). Five native plant species were observed including coast live oak and western sycamore, discussed above, and three salt tolerant species, alkali-mallow, alkali heath (*Frankenia salina*) and spike rush (*Eleocharis geniculata*), all found in the area of saltwater influence at the southern end of the property. Of these, alkali heath is considered a salt marsh species, although it was not abundant. Four insect species were noted, three of which, darner dragonfly (Aeshnidae), valley carpenter bee (*Xylocopa varipuncta*) and western tiger swallowtail (*Papilio rutulus*), are native to southern California. All nine bird species noted during the survey were observed in the Greenbelt outside of the fence. In addition to house finch and black phoebe, three species of hummingbird, Allen's (*Selasphorus sasin*), Anna's (*Calypte anna*)

Photo 6. Publically accessible area of the Greenbelt looking south along Magnolia Street.

and rufous (*Selasphorus rufous*), American crow (*Corvus brachyrhynchos*), bushtit (*Psaltriparus minimus*), hooded oriole (*Icterus cucullatus*) and a tanager (*Piranga* sp.) were seen. All of these species are native and are likely to be found in areas with a dense multistory plant community such as the Greenbelt. California ground squirrel was very common.

DISCUSSION

No federal or state threatened or endangered species or habitats were present in the survey area (CDFG 2010, CNPS 2010, CNDDB 2010). Because of the proximity of the Huntington Beach Wetlands and the Huntington Beach Channel, the biologists were attentive to the possibility of salt marsh habitat on the property. Southern coastal salt marsh is considered sensitive, with a California state ranking of S2.1: 6-20 element occurrences, or 1,000 - 3,000 individuals, or 2,000 - 10,000 acres, and very threatened (CNDDB 2010). While alkali heath, a salt marsh species was observed on the property, it occurred in low abundance in a limited area that would not be considered salt marsh habitat. The presence of two sensitive bird species, Belding's savannah sparrow (*Passerculus sandwichensis beldingi*, state-listed Endangered) and California least tern (*Sternula antillarum browni*, federally- and state listed Endangered) was also investigated. Belding's savannah sparrow feed and nest on pickleweed (*Salicornia* sp.) and are known to reside in the Huntington Beach Wetlands. No habitat for the species was found on the property. California least tern nest in a protected beach habitat near the Santa Ana River mouth, about one mile southeast of the property and likely forage in the Talbert and Huntington Beach Channels. Foraging by California least terns or by any bird species was not observed during the survey. None of the plant or animal species that was observed during the survey is considered sensitive.

The Plains All American Pipeline property in Huntington Beach is located in a mixed urban and industrial use area, with nearby natural or recovering coastal habitats. The property is a combination of habitat highly modified for industrial use (Tank Farm) and a landscaped visual buffer (Greenbelt) dominated by mature ornamental plant species and common native animal species frequently found in similar urban habitats in southern California.

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Attachment No. 6
Summary of Mitigation Measures

Description of Impact	Mitigation Measure
• Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	**HAZ-1**: Prior to the issuance of a grading permit, the following shall be required: • A soil testing plan conforming to *City Specification #431-92, Soil Cleanup Standards* shall be submitted to the Fire Department for review and approval. The testing results shall be jointly reviewed and approved by the Fire and Public Works Departments. • A Remediation Action Plan (RAP) shall be submitted to the Fire Department based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standards*. The plan shall include methods to minimize remediation-related impacts on the surrounding properties. Qualified and licensed professionals shall perform the remediation activities and all work shall be performed under supervision of the City of Huntington Beach. • Closure reports or other reports acceptable to the City Fire Department that document the successful completion of required remediation activities for the contaminated soils, in accordance with City Specification #431-92, shall be submitted and approved by the Fire Department prior to issuance of grading permits. • The applicant shall submit the RAP to other County or State agencies as necessary. The applicant shall coordinate other agencies' permit and oversight requirements with the Fire Department.