



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard, 5th Floor

Long Beach, CA 90802

(562) 570-6191

FAX (562) 570-6068

Notice of Preparation

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

AGENCIES: The purpose of this notice and the attached documentation is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, and (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City requests input on the environmental information that is germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the Draft EIR prepared by the City when considering permits or other approvals for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

PROJECT TITLE: Alamitos Bay Marina Rehabilitation Project

PROJECT LOCATION: Alamitos Bay Marina (Marina) is located in the southeastern portion of Los Angeles County within the City of Long Beach. The Marina lies adjacent to and northwest (upshore) of the mouth of the San Gabriel River and is accessible primarily from Pacific Coast Highway (PCH) and Second Street, the nearest major intersection. The proposed project encompasses seven of the eight Marina basins located throughout Alamitos Bay.

PROJECT DESCRIPTION: The City is the Lead Agency for the project and will prepare the EIR in accordance with the requirements of CEQA and the State CEQA Guidelines. In early 2008, the City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Alamitos Bay Marina Rehabilitation Project. Mitigation measures to reduce potentially significant effects to less than significant levels were incorporated into the project, and the IS/MND was circulated for public review from April 4, 2008, to May 5, 2008. Comments were received from reviewing agencies and issues were raised in the comments received that have yet to be resolved. Therefore, due to an abundance of caution, the City has elected to elevate the level of CEQA review to an EIR.

The Marina comprises eight basins located throughout Alamitos Bay. As previously stated, the proposed project to be analyzed in the EIR includes renovations to Basins 1 through 7; Basin 8 is not a part of the rehabilitation. The proposed project would renovate the existing Marina facilities by providing new docks and pilings, upgraded Americans with Disabilities Act (ADA) compliant facilities, upgraded restrooms, and dredged basins to ensure safe navigation.

Based on preliminary analysis contained in the IS/MND, mitigation for potential impacts to eelgrass would be required. Therefore, two possible mitigation sites have been identified by the City. The first alternative is a City-owned parcel of land adjacent to the northeast end of Marine Stadium, where a mitigation habitat area would be created. The second alternative is a portion of the existing dock area at the northernmost end of Basin 6 North. The site adjacent to Marine Stadium is the preferred alternative because it minimizes the loss of slips. This preferred mitigation site will therefore be analyzed as a part of the EIR project.

The project description, location, and potential environmental effects, based on the information known to date, are contained in the attached materials. Through the receipt of comments on this NOP and the process of preparing the Draft EIR, additions, deletions, and/or modifications of these potential environmental impacts may occur.

PUBLIC REVIEW PERIOD: The NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Because of time limits mandated by State law, your comments must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice. The 30-day period during which the City will receive comments on the NOP for the proposed project is:

Beginning: Monday, May 11, 2009

Ending: Wednesday, June 10, 2009 at 4:30p.m.

RESPONSES AND COMMENTS: Please list a contact person for your agency or organization, include U.S. mail and email addresses, and send your responses and comments to:

Jill Griffiths
Planning Bureau, Development Services
City of Long Beach
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Or via email to: Jill_Griffiths@longbeach.gov

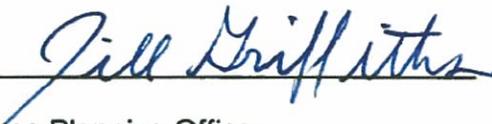
PUBLIC OPEN HOUSE/SCOPING MEETING: The City will conduct a public open house and scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to receive public comments.

DATE: Thursday, May 28, 2009
TIME: 6:30p.m. to 8:30p.m.
LOCATION: Khoury's Restaurant – Banquet Room
110 North Marina Drive
Long Beach, CA 90803

DOCUMENT AVAILABILITY: The NOP is available for public review on the following website and at the locations listed below during regular business hours:

- http://www.lbds.info/planning/environmental_planning/environmental_reports.asp
- Long Beach Main Library, 101 Pacific Avenue, Long Beach, CA 90802
- Bay Shore Neighborhood Library, 195 Bay Shore Avenue, Long Beach, CA 90803
- Los Altos Neighborhood Library, 5614 Britton Drive, Long Beach, CA 90815

If you require additional information, please contact Jill Griffiths at (562) 570-6191.

Signature: 
Title: Advance Planning Officer

Date: May 7, 2009
Telephone: (562) 570-6191

SUPPLEMENTAL PROJECT INFORMATION

INTRODUCTION

The City of Long Beach (City) is considering a project that would renovate the existing Alamitos Bay Marina (Marina) facilities and enhance the existing recreational boating facilities within the harbor. The project encourages boating use by providing upgraded Americans with Disabilities Act (ADA)-compliant facilities, upgraded restrooms, and dredged basins to ensure safe navigation. The Marina facilities are operated by the City of Long Beach Marine Bureau and are primarily accessible from PCH and Second Street (see Figure 1). The Marina was opened in the late 1950s and early 1960s. There are currently 1,997 slips located throughout the Marina.

The Marina comprises eight basins; however, the proposed project includes renovations only to Basins 1 through 7. Basin 8 is not included in the project to be addressed in the EIR. Basins 1 through 3 are located adjacent to Marina Drive south of Second Street; Basin 4 is located along East Appian Way on the southeast corner of Naples Island, adjacent to the Long Beach Yacht Club; Basin 5 is located adjacent to the Alamitos Bay Yacht Club on Ocean Boulevard; Basin 7 is located on Ocean Boulevard to the northwest of Basin 5. Basin 6 comprises two separate areas known as Basin 6-South and Basin 6-North. Basin 6-South is located at the northernmost end of Marina Pacifica Drive, and Basin 6-North is located northeast of Basin 6-South, adjacent to the Marina Pacifica Mall on PCH.

PROPOSED PROJECT DESCRIPTION

The proposed Alamitos Bay Marina Rehabilitation project would renovate the existing Marina facilities in Basins 1 through 7 by providing upgraded ADA-compliant facilities and the following: (1) maintenance dredging of the Marina basins to original design depths; (2) replacing and/or upgrading 13 restrooms along with their associated water and sewer laterals; (3) repairing the sea wall where necessary; (4) complete dock and piling replacement; and (5) replacing the pavement in the Marina's parking lots. The project also includes the construction of an approximately 600-foot long dock located adjacent to Basin 4 at the southeast corner of the Long Beach Yacht Club. The long dock includes a 200-foot temporary section that would accommodate boaters during the renovations and would be removed upon project completion.

Based on preliminary analysis, dredging activities would require mitigation for potential impacts to marine eelgrass. The City has identified a site adjacent to the northeast shore of Marina Stadium to convert to an open space/habitat mitigation site (see Figure 2). This mitigation habitat area will therefore be analyzed in the EIR as a part of the project.

There are currently 1,967 existing slips in Marina Basins 1 through 7; the proposed project includes installation of approximately 1,659 slips, resulting in the loss of approximately 308 slips. As of the date of this notice, there are 1,430 customers in the Marina, so there would be a slip for every existing customer once the renovations are complete.

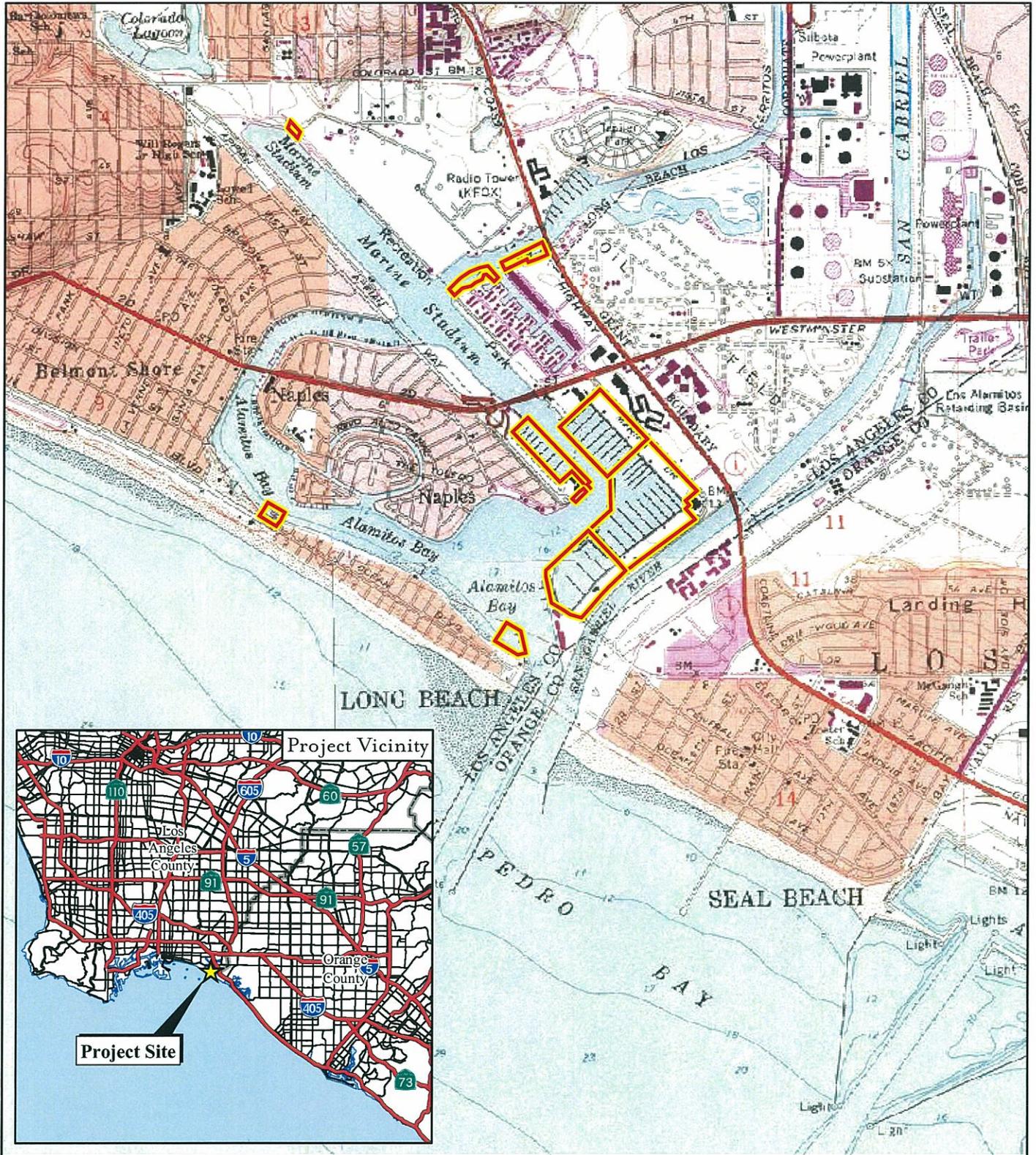
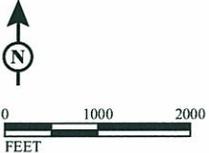


FIGURE 1.0

LSA

LEGEND

 Project Locations



SOURCE: USGS 7.5' QUAD - LONG BEACH (81), LOS ALAMITOS (81), SEAL BEACH (81); CALIF.

I:\tsy0701\GIS\Fig1.mxd (3/5/2009)

Alamos Bay Marina Rehabilitation Project EIR
Project Location Map

The project is anticipated to be completed in 12 phases over approximately 5 years and includes two construction staging areas: one located in the parking lot on Marina Drive near Basin 2; and one located in the parking lot on Marina Drive near Basin 3, adjacent to the Marina Shipyard.

POTENTIAL ENVIRONMENTAL EFFECTS

Topics to Be Addressed In the EIR

Preliminary analysis and the previously prepared IS/MND for the proposed project indicate that there may be significant adverse environmental impacts related to several environmental topics. These topics will be further addressed in the EIR and mitigation proposed as necessary. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Responses received to this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR. Topics to be further addressed in the EIR are briefly described below.

Aesthetics. The EIR will address the project's potential effects on any scenic vistas or resources, as well as on the visual character of the project site and immediate area. The EIR will also discuss any light or glare effects that may be created by the proposed project.

Air Quality. The EIR will address the project's potential effects related to applicable air quality plans, criteria pollutant emission thresholds, and whether or not the project would violate any air quality standards. The air quality analysis will address the proposed project's potential to expose sensitive receptors to substantial pollutant concentrations. Potential objectionable odors will also be addressed in the EIR.

Biological Resources. The EIR will address the project's potential effects on any species identified as a candidate, sensitive, or special-status species. The EIR will also address the project's potential effect on any riparian habitat or other sensitive natural community, federally protected wetlands, and the movement of any native resident or migratory fish or wildlife species. The project will also be analyzed to determine potential conflicts with any local policies, ordinances, or adopted habitat conservation plans protecting biological resources.

Cultural and Historical Resources. The EIR will address the project's potential effects on historical, archaeological, and paleontological resources, including the potential to disturb human remains.

Geology and Soils. The EIR will address the project's potential effects related to hazards resulting from rupture of known earthquake faults, seismic activity, liquefaction, landslides, and other unstable soil conditions.

Hazards and Hazardous Materials. The EIR will address the project's potential effects related to hazards resulting from the routine transport, use, or disposal of hazardous materials. Hazards related to foreseeable accidents involving the release of hazardous materials will also be addressed. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The EIR will address the project's potential hazards to watercraft safety resulting from the proposed design features and Marina layout.

Because the project is not located within 2 miles of a public airport, within the vicinity of a private airstrip, or adjacent to any wildlands that could create wildland fire hazards, these topics will not be analyzed further in the EIR. Similarly, because the proposed project does not result in any changes to the Marina's circulation system, the project is not anticipated to impact any emergency response or evacuation plans. These topics will not be addressed further in the EIR unless new information identifying them as potential impacts is presented during the scoping process.

Hydrology and Water Quality. The EIR will address the project's potential effects related to water quality standards, waste discharge requirements, groundwater conditions, drainage patterns, runoff quantities, and hazards related to inundation by seiche, tsunami, or mudflow. The EIR will also address the project's potential effects related to the loss of pervious surfaces, discharge of pollutants into storm drains and waterways, and whether or not the project would violate any best management practices of a National Pollution Discharge Elimination System (NPDES) permit.

Although the project site is within the 100-year floodplain,¹ the proposed project does not include housing and would not expose people to risks associated with flooding of residences. In addition, no structures would be placed where downstream properties would be impacted. Therefore, these topics will not be addressed further in the EIR unless new information identifying them as potential impacts is presented during the scoping process.

Land Use and Planning. The EIR will address the project's potential conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project.

The proposed project would not divide an established community and is not located within any applicable Habitat Conservation Plan or Natural Communities Conservation Plan. Therefore, these topics will not be addressed further in the EIR unless new information identifying them as potential impacts is presented during the scoping process.

Noise. The EIR will address the project's potential effects related to established noise standards, groundborne vibration and noise, and increased ambient noise levels due to the proposed project.

¹ Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM 060136 0025 C, July 6, 1998).

Because the proposed project is not located within an adopted airport land use plan or within 2 miles of a public airport or private airstrip, the project would not expose people on site to excessive noise levels from airport uses. Therefore, this topic will not be addressed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Recreation. The EIR will address the project's potential to create increased use of existing parks or other recreational facilities, or require the construction or expansion of any recreational facilities in the project vicinity.

Traffic and Circulation. The EIR will address the project's potential to cause an increase in traffic that could be substantial in relation to the existing capacity of the street system, exceed any established level of service standard, increase hazards due to a design feature or incompatible uses, or result in inadequate emergency access or parking capacity.

The project is not anticipated to conflict with any policies, plans, or programs supporting alternative transportation. Additionally, the proposed project would not affect air traffic patterns or create airport-related safety risks. Therefore, these topics will not be addressed further in the EIR unless new information identifying them as potential impacts is presented during the scoping process.

Topics Not Requiring Further Analysis in the EIR

As described below, the following topics will not be analyzed further in the EIR unless new information identifying them as a potential impact is presented during the scoping process.

Agricultural Resources. According to the United States Department of Agriculture National Agricultural Statistics Service, no farmland, agricultural zoning, or Williamson Act contracts exist within or adjacent to the project site. No impact to farmland or agriculture will occur with project implementation, and the proposed project will not result in the conversion of existing farmland uses to nonagricultural uses. Therefore, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Mineral Resources. The proposed project site is not a mineral resource recovery site designated on a local General Plan, Specific Plan, or other land use plan. The project site contains no known mineral resources that would be of value to the region or the residents of the State of California. Therefore, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Population and Housing. The proposed project will renovate the existing boating facilities in the Marina and will not propose the construction of any new homes or businesses. The proposed project will not impact or affect the location, distribution, density, or growth rate of populations within the vicinity of the project site. In addition, the proposed project will not create additional permanent employment that could increase the City's population.

There would be no displacement or loss of residential units as a result of the project, and no replacement housing would be necessary. The project site is designated as a Marina use on the City's General Plan and zoning maps and is not designated for residential uses. However, it is possible that people living on their boats ("live-aboards") may claim them as their primary home. Although the proposed project may result in temporary displacement or relocation of these individuals within the Marina, the City has assured its Alamitos Bay Marina customers that they will not be forced out of the Marina due to the project.

The rebuild will result in 1,659 slips in Basins 1 through 7. As of the date of this notice, there are 1,430 customers in the Marina, so there would be a slip for every customer once the renovations are complete. However, should the number of correctly sized slips not be available at project completion, those customers would be placed in alternate slips until the appropriately sized slips become available. Currently, 102 customers have live-aboard permits issued by the Marine Bureau. Because the number of customers who live aboard boats is relatively small, and because boats will be temporarily relocated only during construction, impacts are considered less than significant, and mitigation is not required. Therefore, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process.

Public Services and Utilities. Implementation of the project would not alter emergency access to the project area, nor would it create additional demand for fire protection, emergency medical, or police services because the overall capacity of the Marina will not be increased. In addition, because the project does not include housing and does not increase population or jobs in the area, it would not contribute to the school-age population or increase the demand for additional parks or any other public facilities. Therefore, this topic will not be analyzed further in the EIR unless new information identifying it as a potential impact is presented during the scoping process