

**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC SCOPING MEETING**

To: Agencies, Organizations, and Interested Parties

From: City of Long Beach
Department of Development Services
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

The City of Long Beach will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the Second+PCH Development project (proposed project). The City of Long Beach requests your agency's views as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency in the event you are considering future approvals related to the project. Also included below are the date, time and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

Project Location: The 10.93-acre project site is located in the City of Long Beach and is roughly bounded by Second Street to the northwest, a retail center to the southeast, PCH to the northeast, and Marina Drive to the southwest.

Project Description: The proposed project would provide new residential, office, retail, and potential hotel uses, along with associated parking and open space. The project proposes to redevelop the project site with up to 191,475 square feet of retail development, 325 residential units, a 100-room hotel with meeting space and restaurant, 21,092 square feet of non-hotel restaurant space, a 99-seat theater, a 4,175-square-foot marine/science learning center, and associated landscaping and open space, to be constructed in structures generally ranging from two to six stories in height, with one residential tower reaching a maximum of 12 stories (approximately 136 feet). Additionally, the project would develop Marina View Lane, a new roadway that would bisect the southern portion of the project site. On-site parking would be provided via structured parking including one subterranean parking level roughly covering the boundaries of the project site, as well as one at-grade level and one above-grade level, both of which would be limited to the southern end of the project site, for a total of up to 1,440 on-site parking spaces.

Approvals include modification to the Subarea 17 of Planned Development (PD) District No. 1, the Southeast Area Development and Improvement Plan (SEADIP) to allow for building heights over 35 feet and to allow residential uses, and any additional actions as may be determined necessary.

A more detailed project description, location, and the potential environmental effects associated with proposed development are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached. Environmental factors that would be potentially affected by the project include: aesthetics, air quality, biological resources, cultural resources (archaeological, paleontological, and historical resources), geology/soils, hydrology/water quality, land use and planning, noise, population, housing, and employment, public services (police, fire, schools, libraries and parks/recreation), transportation/traffic, and utilities (water supply, wastewater, and solid waste).

Responses to NOP: Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Therefore, your comments must be submitted no later than **November 5, 2009**. Please send your response to Jeff Winklepleck, Planner, at the address shown above. Please include the name of a contact person in your correspondence.

Public Scoping Meeting: A public scoping meeting will be held at **6:30 PM on October 7, 2009** at the **Will Rodgers Middle School** located at **365 Monrovia Ave, Long Beach, CA 90803**. The purpose of the public scoping meeting is to obtain input as to the scope and content of the environmental information about the proposed project that should be explored in the EIR.

Project Title: Second + PCH Development Project
Project Applicant: Seaport Marina, LLC, RCLCO Development Services Group, and Ratkovich Properties

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

- 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
- Long Beach City Hall, 333 W. Ocean Boulevard, 5th Floor, Long Beach, CA 90802

Date: 9/30/09
Telephone: (562) 570-6607

Signature: _____


Jeff Winklepleck
Senior Planner