



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 - FAX (562) 570-6068

Notice of Availability of a Draft Environmental Impact Report

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Riverwalk Residential Development Project (SCH# 2014091011)

As the Lead Agency overseeing this project's environmental review, the City of Long Beach initiated the preparation of an Environmental Impact Report (EIR) to determine the nature and extent of the proposed project's impact upon the environment. An EIR also identifies ways to reduce environmental effects and analyzes reasonable alternatives to avoid or minimize significant environmental effects.

Pursuant to California Code of Regulations, Title 14, Section 15087(a), this Notice has been prepared to advise that the City of Long Beach has completed a Draft EIR for the proposed project listed above and described below. The Draft EIR is available for public review.

PROJECT TITLE: Riverwalk Residential Development Project

PROJECT APPLICANT: Integral Communities, 888 San Clemente Drive, Suite 100, Newport Beach, CA 92660

PROJECT LOCATION: 4747 Daisy Avenue in the City of Long Beach, Los Angeles County (Los Angeles County Assessor's ID Number 7133-016-005)

PROJECT DESCRIPTION: The proposed Riverwalk Residential Development project would involve subdividing the 10.56-acre project site and developing it into a gated residential community containing 131 detached single family homes. The residential lots would contain a minimum of 2,400 square feet. The development would also include landscaping; a small pocket park; a recreation center with a pool, spa, and clubhouse; 262 garage parking spaces (a two-car garage for each home); and 40 on-street guest parking spaces. The proposed homes would be a mixture of 2 and 3-story homes with a maximum height of 35'6". The project would include 157,941 square feet (34%) of landscaped and open space area. This open space would include a small pocket park; a recreation center with a pool, spa, and clubhouse; and private access to the pedestrian/bicycle path along the Los Angeles River. It would also include a 6,238 square foot drainage basin at the northeastern corner of the site.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The EIR has determined that the proposed project would have no significant, unavoidable environmental impacts, but that it would have environmental impacts that would require mitigation to reduce these impacts to a less than significant level in the areas of air quality, biological resources, cultural resources, geology and soils, land use and planning, noise, and utilities and service systems.

CONTAMINATED SITES: The project site is not on any list of contaminated or hazardous sites enumerated under Government Code Section 65962.5 (the Cortese List).

PUBLIC COMMENT PERIOD: The public comment period during which the City of Long Beach will receive written comments on the Draft EIR is:

Beginning: Tuesday, May 5, 2015

Ending: Thursday, June 18, 2015

The City of Long Beach must receive all written comments relating to the Draft EIR no later than 4:30 p.m. on Thursday, June 18, 2015. Comments should be sent to:

Craig Chalfant
City of Long Beach
Department of Development Services
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Via fax to: (562) 570-6068

Via e-mail to: craig.chalfant@longbeach.gov

STUDY SESSION: The Long Beach Planning Commission will hold a Study Session on this project and the Draft EIR on Thursday, May 21, 2015 starting at 5:00 p.m. in the Long Beach City Council Chambers in Long Beach City Hall, 333 W. Ocean Boulevard, Long Beach. This Study Session is open to the public and the Planning Commission will consider all oral and written testimony in support and opposition at this Study Session.

DOCUMENT AVAILABILITY: The Draft EIR is available for public review online 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 City Hall, 333 W. Ocean Blvd, 5th Floor

If you require additional information, please contact Craig Chalfant at (562) 570-6368 or at craig.chalfant@longbeach.gov