



Notice of Preparation and Scoping Meeting

TO: Agencies, Organizations, and Interested Parties

FROM: City of Long Beach Development Services
333 West Ocean Boulevard
Long Beach, CA 90802
Contact: Craig Chalfant, Senior Planner, Development Services Department, (562) 570-6368

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Southeast Area Specific Plan and Notice of a public Scoping Meeting

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) 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 proposed project.

The purpose of this notice is: (1) to serve as a Notice of Preparation (NOP) of a Draft EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice of a public Scoping Meeting to be held by the City. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

PROJECT TITLE: Southeast Area Specific Plan

PROJECT LOCATION: The project area is on the southeast edge of the City of Long Beach, California, within Los Angeles County and bordering Orange County. The project encompasses 1,475 acres consisting of the area south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach's southern boundary. The Los Cerritos Channel and San Gabriel River run through the project area toward the Alamitos Bay and Pacific Ocean and are included as part of the project area.

PROJECT DESCRIPTION: The proposed project would replace the current 1,475-acre PD-1 zoning district with a new Specific Plan covering 1,466 acres and remove nine acres from the PD-1 boundaries to convert to conventional zoning. Therefore, the project would change the boundaries of PD-1 so that the project would consist of two separate areas: 1) 1,466 acres within the boundaries of the current 1,475-acre PD-1 (the "Southeast Area Specific Plan" area, or the "Specific Plan" area), and 2) nine acres within the current PD-1 directly west of the Marina Vista Park (or "Conventional Zoning Area"). Both of these areas combined constitute the "project area" and the "project" for purposes of CEQA. These areas are described separately below.

Southeast Area Specific Plan

The proposed Specific Plan area would encompass 1,466 acres. Land use designations would include: Single Family Residential, Mobile Homes, Multi-Family Residential, Commercial-Neighborhood, Mixed Use Community Core, Mixed Use Marina, Industrial, Public, Coastal Habitat/Wetlands/Recreation, Open Space/Recreation, Right-of-Way (ROW)/Caltrans, Dedicated ROW (not built), and Channel/Marina/Waterway.

Buildout of the Specific Plan would allow a total of 9,698 dwelling units, 2,665,052 square feet of commercial/employment uses, and 425 hotel rooms. This would result in a net increase of 5,619 dwelling units, 438,292 square feet of commercial/employment uses, and 50 hotel rooms.

Conventional Zoning Area

The remaining nine acres of land within the current PD-1 is proposed to be extracted from the Specific Plan area and converted to conventional zoning. This area would not be included in the proposed Southeast Area Specific Plan.

A conventional zoning designation (single family residential) was chosen to be consistent with the existing residential development in the Belmont Heights neighborhood. No new development is intended in this area. Given that the existing intensity of development is not expected to change, buildout projections for the nine-acre conventional zoning area assume no change in number of dwelling units or population.

POTENTIAL ENVIRONMENTAL EFFECTS: Potentially significant adverse environmental impacts associated with the proposed project include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying it as a potential impact is presented during the scoping process, the following topics will not be discussed further in the EIR: Agricultural Resources and Mineral Resources.

PUBLIC REVIEW PERIOD: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The Notice of Preparation (NOP) and accompanying Initial Study are available for a 30-day public review period beginning **October 22, 2015**, and ending **November 20, 2015**.

Copies of the Initial Study and supporting documents are available for review at the following locations:

- City of Long Beach Development Services, 333 West Ocean Boulevard, Long Beach, CA 90802
- Main Library, 101 Pacific Avenue, Long Beach, CA 90802
- Bay Shore Neighborhood Library, 195 Bay Shore Avenue, Long Beach, CA 90803

The Initial Study can also be viewed on the City of Long Beach website at the following address: http://www.lbds.info/planning/environmental_planning/environmental_reports.asp. Additionally, a copy of the NOP was published in the Long Beach Press Telegram.

RESPONSES AND COMMENTS: The City will accept written comments only during the aforementioned public review period. Please indicate a contact person for your agency or organization and send your written comments to Craig Chalfant, Senior Planner, Development Services Department, of the City of Long Beach at the above address, by facsimile to 562.570.6068, or by e-mail at craig.chalfant@longbeach.gov.

SCOPING MEETING: As a part of the NOP process, the City will conduct a public Scoping Meeting in order to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. The Scoping Meeting will be held on November 4, 2015, at 6:00 pm at Best Western Golden Sails, 6285 Pacific Coast Hwy, Long Beach, CA 90803.