



## Notice of Availability of a Draft Environmental Impact Report

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**TO:** Agencies, Organizations, and Interested Parties

**FROM:** City of Long Beach Development Services  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802  
Contact: Craig Chalfant, Senior Planner, Development Services Department, (562) 570-6368

**SUBJECT:** Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Southeast Area Specific Plan

### NOTICE IS HEREBY GIVEN

Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2015101075, for the Southeast Area Specific Plan (SEASP, the proposed Project) is available for public review during the public comment period (**July 20, 2016** through **September 19, 2016**). The City of Long Beach, as lead agency, has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed Project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**PROJECT TITLE:** Southeast Area Specific Plan (SEASP)

**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 1,481 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 Project consists of a specific plan, general plan amendment, zoning ordinance amendment, and local coastal program (LCP) amendment to shape the land use and development on 1,481 acres. The Project consists of two components: 1) the Southeast Area Specific Plan (SEASP; Specific Plan) covering 1,472 acres; and 2) the conventional zoning area covering 9 acres.

### Southeast Area Specific Plan

The proposed Specific Plan area would encompass 1,472 acres and includes 1,372 acres currently zoned "PD-1, SEADIP," 94 acres of the San Gabriel River and Los Cerritos Channel, and 6 acres along the southeast edge of the current PD-1 boundary. This 6-acre area is the result of a boundary adjustment between Los Angeles and Orange County that was approved by the local area formation commission in 2012, but never updated in PD-1.

Land use designations for this Specific Plan 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 9,518 dwelling units, 15,134 persons, 2,665,052 square feet of commercial/employment uses, and 425 hotel rooms. This would result in a net increase over existing conditions of 5,439 dwelling units, 8,648 persons, 573,576 square feet of commercial/employment uses, and 50 hotel rooms.

### **Conventional Zoning Area**

The remaining nine acres of land in the Project area directly west of the Marina Vista Park are proposed to be extracted from the PD-1 zoning designation and converted to conventional zoning. This area would not be included in the proposed Specific Plan. Existing land uses in this area include single-family homes and a fire station. The proposed land use for this area was determined based on existing conditions.

A conventional zoning designation (R-1-N, single family residential) was chosen to be consistent with the existing residential development. 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.

**ENVIRONMENTAL DETERMINATION:** The City of Long Beach has completed a DEIR for the SEASP. The DEIR was a full scope EIR that analyzed impacts to all 17 environmental topical areas: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. The DEIR analysis determined that the proposed Project, with implementation of mitigation measures, would result in significant environmental impacts in the areas of Air Quality, Cultural Resources (Historical), Greenhouse Gas Emissions, Noise, and Transportation/Traffic. Environmental impact areas that would be less than significant with implementation of mitigation measures include: Biological Resources, Cultural Resources (Archeology, Paleontology, Tribal Cultural), Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise (Operational). All other topic areas were determined to be less than significant. Refer to Tables 5.8-1 and 5.8-2 in the DEIR for information on hazardous materials sites pursuant to Government Code Section 65962.5.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** Pursuant to CEQA Guidelines Section 15087, 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 September 19, 2016. The NOA and DEIR are available for a public review period beginning **July 20, 2016**, and ending **September 19, 2016**.

Copies of the DEIR 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 DEIR 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](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp). Additionally, a copy of this NOA was published in the Long Beach Press Telegram.

**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](mailto:craig.chalfant@longbeach.gov).