

III. Environmental Setting



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A. Overview of Environmental Setting

This section of the Draft EIR provides an overview of the existing regional and local setting in which the Project Site is located and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV, Environmental Impact Analysis, of this Draft EIR. In addition, Section II, Project Description, of this Draft EIR, provides additional information regarding existing conditions at the Project Site.

1. Project Location and Existing Conditions

The Project Site is located within the southeastern portion of the City of Long Beach, in proximity to and between the San Gabriel River and the Los Cerritos Channel. More specifically, the 10.77-acre Project Site is located at the southeast corner of Pacific Coast Highway (PCH) and 2nd Street and is thus bounded by 2nd Street to the north, PCH to the east, a retail shopping center (Marina Shores Shopping Center) to the south, and Marina Drive to the west.¹ Primary regional access is provided by PCH, which runs northwest-southeast adjacent to the Project Site, and the San Diego Freeway (I-405), which runs northwest-southeast approximately one mile to the northeast of the Project Site. Direct access to the Project Site is provided via driveways along 2nd Street, PCH, and Marina Drive.

The Project Site is currently occupied by the two-story, approximately 165,000-square-foot, 248-room SeaPort Marina Hotel and associated surface parking areas providing a total of 457 parking spaces. Until recently, commercial uses within the SeaPort Marina Hotel included a rental car company, a limousine service, a fitness studio, and a café.² The northeastern portion of the Project Site consists of a vacant lot; this lot has been used in the past for temporary and seasonal commercial uses. Signage is present on the Project Site, including a freestanding pylon sign at the northeast corner of the site, on

¹ Site acreage is presented as net area, defined as the subject parcel less existing street easements. The gross site area is 10.93 acres.

² At the time of the Notice of Preparation for the Project (November 2016), approximately 170 rooms of the hotel and the associated commercial uses on-site were in operation. These uses have since ceased all operations, and the existing buildings on-site are now vacant.

some of the building facades, and pole mounted lighting is dispersed throughout the site. Landscaping within the Project Site includes ornamental trees, shrubs, and grasses throughout a series of courtyards and near the swimming pool, as well as along the building perimeters and surface parking areas. A row of palm trees also lines both PCH and Marina Drive.

The Project Site is located in an urbanized area and is surrounded by a variety of land uses. Specifically, immediately north of 2nd Street is a one-story pharmacy and one-story grocery store with associated surface parking areas. North of these uses is the Marina Pacifica Mall, which includes retail, restaurant, and entertainment uses with surface and subterranean parking. Northwest of the Project Site and immediately west of the Marina Pacifica Mall are three- to five-story multi-family residential uses within the private waterfront condominium community known as Marina Pacifica. The Marina Pacifica development is adjacent to and surrounded by waterfront boat docks with direct access to the Marine Stadium and greater Alamitos Bay. The area northeast of the Project Site includes a fast food restaurant (at the northeast corner of PCH and 2nd Street), oil fields, and the Los Cerritos Wetlands. East of the Project Site across PCH is a service station at the southeast corner of PCH and 2nd Street and to its south is The Marketplace, a shopping center comprised of several one-story buildings. The Marketplace includes restaurants, a grocery store, a movie theater, and other retail uses with associated surface parking areas. South of The Marketplace are several one- and two-story office buildings and the Los Cerritos Wetlands. The Los Cerritos Wetlands also continue east of The Marketplace. Immediately south of the Project Site is Marina Shores Shopping Center, which includes a grocery store, restaurants, and other retail uses with associated surface parking. South of Marina Shores Shopping Center is a two-story office building followed by the San Gabriel River. The area west of the Project Site, across Marina Drive, is primarily occupied by a surface parking lot associated with the publicly owned Alamitos Bay Marina. Restaurants and limited boat-related retail uses are also located west of the Project Site, adjacent to Alamitos Bay Marina. A boat launch (Davies Launch Ramp) is located west of the Project Site near 2nd Street and Marina Drive.

2. Land Use Plans

City land use plans applicable to the Project Site include the following: the City of Long Beach General Plan, Long Beach Municipal Code, Southeast Area Development and Improvement Plan, and the Long Beach Local Coastal Program found in the General Plan. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, 2004 Compass Blueprint Growth Vision Report, and 2008 Regional Comprehensive Plan; the South Coast Air Quality Management District's 2016 Air Quality Management Plan; and the Metropolitan Transportation Authority's 2010 Congestion

Management Plan. Each of these regulatory documents is discussed in more detail in Section IV.H, Land Use, as well as in Section IV.B, Air Quality, and Section IV.K, Traffic and Access, as appropriate.

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B. Related Projects

California Environmental Quality Act (CEQA) Guidelines Section 15130(a) requires that Environmental Impact Reports (EIRs) discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable." As set forth in CEQA Guidelines Section 15065(a)(3), cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In accordance with CEQA Guidelines Section 15130(a)(3), a project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. In addition, the lead agency is required to identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. Rather, the discussion is to "be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute."

CEQA states that complying with one of the following two protocols is necessary to provide an adequate discussion of significant cumulative impacts:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts including, if necessary, those projects outside the control of the agency; or
- (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the vicinity of the project site, while a cumulative air quality impact may affect the entire South Coast Air Basin. The specific boundaries and the projected growth within those boundaries for the cumulative study area of each environmental issue are identified in the applicable environmental issue sections in Section IV, Environmental Impact Analysis, of this Draft EIR.

A list of development projects proposed in the general vicinity of the Project that could affect conditions in the Project area (e.g., by adding traffic volumes to study area intersections and/or generating population increases) was prepared based on information obtained primarily from the City of Long Beach and City of Seal Beach Planning Departments. A total of six potential related development projects have been identified within the Project vicinity for inclusion in the cumulative impact analysis for this Draft EIR. These related projects are in varying stages of the approval/entitlement/development process and consist of a variety of land uses reflecting the diverse range of land uses in the vicinity of the Project Site. They include a limited amount of recreational, office, commercial/retail, restaurant, storage/warehouse, and infrastructure uses, including an energy storage system facility and new oil wells within an existing oil field. These related projects would occur primarily as urban in-fill within the existing land use patterns of the area.

The related projects are listed in Table III-1 on page III-6, which identifies the location of each related project along with the types of proposed land uses. The locations of the related projects are mapped in Figure III-1 on page III-7. It is noted that some of the related projects may not be built out by 2019 (the Project's buildout year), may ultimately never be built, or may be approved and built at reduced densities. However, to provide a conservative analysis, the future baseline forecast assumes all of the related projects will be fully built out by 2019.

**Table III-1
List of Related Projects**

Map No.	Name	Address	Land Use	Size
City of Long Beach				
1	AES Battery Energy Storage System	690 Studebaker Rd.	Warehouse	400,950 sf
2	Belmont Pool Revitalization Project	4000 E. Olympic Plaza	Pool complex	125,500 sf
3	5744 E. 2nd Street Retail	5744 E. 2nd St.	Commercial/Retail	1,122 sf
4	Los Cerritos Wetlands Restoration and Oil Consolidation Project	6422 E. 2nd St., 6701 E. PCH, NE corner of Studebaker Rd. and 2nd St., and Shopkeeper Rd. at 2nd St.	Wetland Restoration Office Warehouse	78 ac 5,200 sf 9,750 sf
City of Seal Beach				
5	Ocean Place Residential Project	1st St. and Marina Dr.	Single-Family Home Neighborhood Park	48 du 6.4 ac
6	Main and PCH Mixed-Use Center Project	350 Main St.	Retail Office Coffee Shop Dojo	6,808 sf 5,593 sf 999 sf 1,600 sf
<hr/> <p><i>ac = acres</i> <i>du = dwelling units</i> <i>sf = square feet</i> Source: Linscott, Law & Greenspan, 2017.</p>				

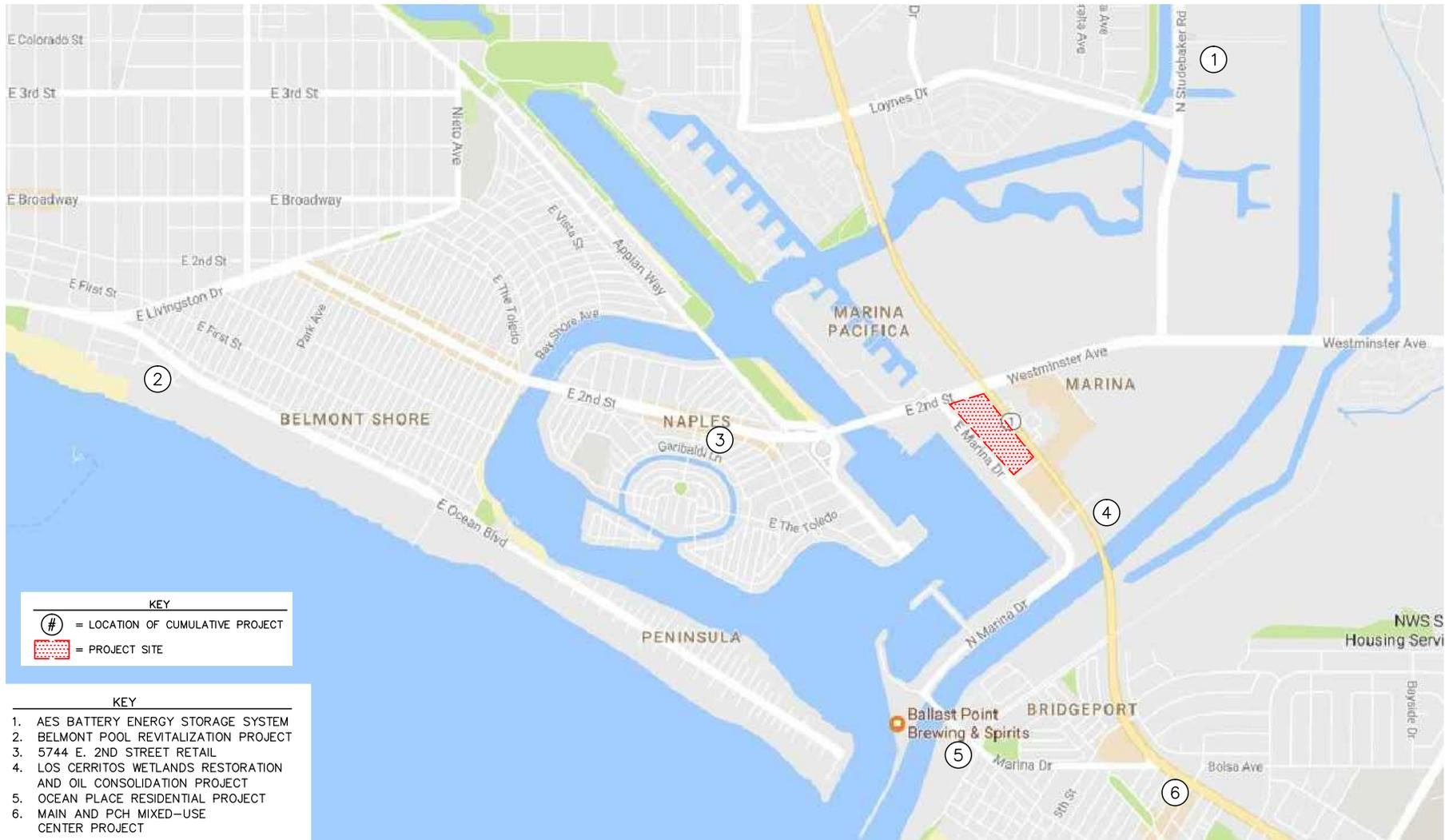


Figure III-1
Location of Related Projects