



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd. Long Beach, CA 90802 (562) 570-6458 - FAX (562) 570-6068

## NOTICE OF PREPARATION

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

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

**AGENCIES:** The purpose of this notice is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082 and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City of Long Beach requests input on the environmental information that is germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the EIR prepared by the City when considering permits or other approvals for this project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

**PROJECT TITLE:** 2<sup>nd</sup> & PCH

**PROJECT LOCATION:** 6400 E. Pacific Coast Highway, which is bounded by 2<sup>nd</sup> Street to the north, Pacific Coast Highway to the east, a retail shopping center (Marina Shores Shopping Center) to the south, and Marina Drive to the west.

**PROJECT DESCRIPTION:** The proposed project involves demolition of the existing Seaport Marina Hotel and construction of a commercial center totaling 245,000 square feet, consisting of 95,000 square feet of retail uses, a 55,000-square-foot grocery store, a 25,000-square-foot fitness/health club, approximately 70,000 square feet of restaurant uses, and 1,150 parking spaces. The proposed commercial structures would be one- and two-story buildings with a maximum height of 35 feet as defined by the Long Beach Municipal Code.

**PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on the findings of the Initial Study, the proposed project could have potentially significant impacts with respect to the following environmental issues: **Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (including Energy).**

**PUBLIC REVIEW PERIOD:** This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The public review and comment period during which the City of Long Beach will receive comments on the NOP for this proposed project is:

**Beginning:** Thursday, November 17, 2016      **Ending:** Monday, January 9, 2017

**THE NOP AND INITIAL STUDY ARE AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:**

City Hall, 333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach Main Library, 101 Pacific Avenue  
Online at: [www.lbds.info/planning/environmental\\_planning/environmental\\_reports.asp](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp)

**RESPONSES AND COMMENTS:** Please list a contact person for your agency or organization, include U.S. mail and email addresses, and send your comments to:

Craig Chalfant  
Planning Bureau, Development Services Department  
City of Long Beach  
333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Or via email to: [craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)