



Notice of Availability of a Recirculated Draft Environmental Impact Report

TO: Agencies, Organizations, and Interested Parties

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

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

NOTICE IS HEREBY GIVEN: Pursuant to Public Resources Code Sections 21091, 21092, and 21092.1, and California Environmental Quality Act (CEQA) State Guidelines Sections 15087, 15088.5, and 15105, notice is hereby given that a Recirculated Traffic Section and Traffic Impact Analysis of the Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2015101075, for the Southeast Area Specific Plan (SEASP, the proposed Project) are available for public review during the public comment period (**February 17, 2017** through **April 3, 2017**).

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 generally 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 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 up to 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, 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.

The City of Long Beach previously circulated the DEIR for the SEASP for a 60-day public review period from July 20, 2016 through September 19, 2016. 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.

Pursuant to CEQA Guidelines Section 15088.5(c), the City of Long Beach is recirculating the portion of the EIR that triggered the need for recirculation under CEQA Guidelines Section 15088.5(a)—Section 5.16, *Transportation and Traffic*, and Appendix J (Traffic Reports). Please be informed that the City of Long Beach has released a Recirculated Traffic Section of the DEIR (State Clearinghouse No. 2015101075) prepared in compliance with CEQA for a 45-day public review period, starting on **February 17, 2017**.

New traffic information was added to the DEIR based on comments received during the DEIR public review period. A summary of the revisions made to the previously circulated DEIR Traffic Section and Appendix J are available on the City's website identified below. In accordance with Section 15088.5(f)(2), only the revised traffic section and appendix are being recirculated, and as a result, the City of Long Beach requests that agencies and interested parties limit their comments to the revised chapters only. **Commenters shall limit their comments to Section 5.16, Transportation and Traffic and Appendix J (Traffic Study) of the DEIR.** Consistent with Section 15088.5(f)(2), the City of Long Beach need only respond to (1) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (2) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated.

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 April 3, 2017**. The NOA and DEIR are available for a public review period beginning **February 17, 2016**, and ending **April 3, 2017**.

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 Recirculated DEIR Traffic Section and Appendix J 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 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.