

City of Long Beach
Public Notice of Preparation of a
Draft Environmental Impact Report/Environmental Impact Statement
for the Globemaster Corridor Specific Plan

To: All Interested Agencies, Organizations, and Persons
-AND-
State Clearinghouse
Governor's Office of Planning and Research
1400 Tenth Street
Sacramento, California 95814
-AND-
Office of the County Clerk of Los Angeles
Environmental Filings
12400 E. Imperial Highway, Room 1201
Norwalk, CA 90650

From: City of Long Beach
Development Services/Planning Bureau
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802

Subject: Notice of Preparation of a Draft Environmental Impact
Report/Environmental Impact Statement and Public Scoping Meeting
for the Globemaster Corridor Specific Plan

Project Title: Globemaster Corridor Specific Plan

Project Applicant: City of Long Beach

Project Location: The Globemaster Corridor Specific Plan area is located in the central
portion of the City of Long Beach, bordering the Long Beach Airport and
the cities of Lakewood and Signal Hill to the north and south,
respectively.

Date of Notice: September 12, 2018

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Long Beach (City), as the Lead Agency, will prepare a joint Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) for the proposed Globemaster Corridor Specific Plan (Proposed Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the EIR/EIS for the Proposed Project. In accordance with CEQA and NEPA, the City requests that agencies review the Proposed Project description and provide comments on environmental issues related to the statutory responsibilities of the agency. A description of the Proposed Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR/EIS are contained in this NOP and are described in further detail in the Initial Study (IS) for the Proposed Project.

Project Location: The Plan Area is located in the central portion of the City of Long Beach, bordering the Long Beach Airport and the cities of Lakewood and Signal Hill to the north and south, respectively. The Plan Area is approximately 3 miles northeast of downtown Long Beach. The Port of Long Beach, the second busiest port in the United States and a twin of the number one busiest port of Los Angeles, is located 8 miles south and is also owned and operated by the City. The Plan Area is afforded direct access from Interstate 405 (I-405) via Cherry Avenue, providing easy access and high visibility to the area from a regional standpoint. Figure 1 (Regional Context) shows a map of the Plan Area in its regional context.

The Plan Area totals approximately 438.3 acres. Cherry Avenue and Spring Street form its central unifying spines. The historic California Heights District and the Bixby Knolls neighborhood are located to the west of Cherry Avenue. To the east of the Plan Area is the Lakewood and Skylinks Golf Courses and the Douglas Park master-planned business park. Figure 2 (Local Context) provides a map of the Plan Area's local context.

The Plan Area is surrounded almost entirely by development, consisting of residential, industrial, and commercial land uses, including the Long Beach Airport. The City of Signal Hill and the City of Lakewood are located immediately adjacent to the Plan Area.

Project Description: The Globemaster Corridor Specific Plan (GCSP) would guide land uses for the approximately 438.3-acre Plan Area and allow development within this Plan Area as defined in the GCSP. The GCSP creates a policy framework for the development and improvement of the Plan Area into an employment district in an area adjacent to the Long Beach Airport, Port of Long Beach, I-405 freeway, and surrounding residential and business community.

The GCSP summarizes the development potential for each land use district, compared to existing land uses and the 10-20 year market demand. The development potential is calculated for two scenarios: the T1 scenario assumes that projects will build to the base height requirements as provided for in the Land Use and Development Regulations of the Specific Plan; and, the T2 scenario assumes that projects will build to the T2 height requirements, which is a more intense scenario that factors higher height allowances in exchange for the provision of community benefits. Overall, under the maximum T2 scenario, the 438.3-acre Plan Area will accommodate approximately 4.7 million square feet of office (including medical office and research and

development (R&D)) uses, 4.3 million square feet of industrial (including manufacturing and light industrial/warehousing) uses, 463,600 square feet of retail uses, 84,500 square feet of restaurant uses, and 178,600 square feet of hotel uses. In addition, the Plan Area anticipates approximately 16 residential units to occur within the Neighborhood Commercial land use designation.

Environmental Factors Potentially Affected: As determined by the analysis in the IS, the potential environmental effects of the Proposed Project to be addressed in the Draft EIR/EIS will include, but may not be limited to the following: aesthetics, air quality, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and traffic, tribal cultural resources, utilities and service systems, and cumulative effects. The Draft EIR/EIS will also address other CEQA- and NEPA-mandated topics including alternatives, energy consumption, and growth inducement.

Public Scoping Meeting: The City will hold a public scoping meeting on September 26, 2018, from 6:00p.m. to 8:00p.m. in the cafeteria of Howard Hughes Middle School located at 3846 California Avenue, Long Beach, CA 90807. The purpose of the scoping meeting is to present information about the Proposed Project and to solicit input, including written comments, on the scope and content of the EIR/EIS. Interested parties, including public agencies, are encouraged to attend the meeting to learn more about the Proposed Project and the environmental review process, to express any concerns about the Proposed Project, and to offer comments regarding the scope and content of the EIR/EIS. The public scoping meeting information, this NOP, and the IS are posted at the following website:

http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

Public Review and Comments: The City has issued this NOP and made available the IS for public review and comment pursuant to CEQA Guidelines Sections 15082(a). The City has established a 30-day public review and scoping period from September 12, 2018 to October 11 2018, in accordance with CEQA Guidelines Section 15082. During this period, the NOP and IS may be accessed electronically at the following website:

http://www.lbds.info/planning/environmental_planning/environmental_reports.asp.

The NOP and IS will also be available for review at the following locations:

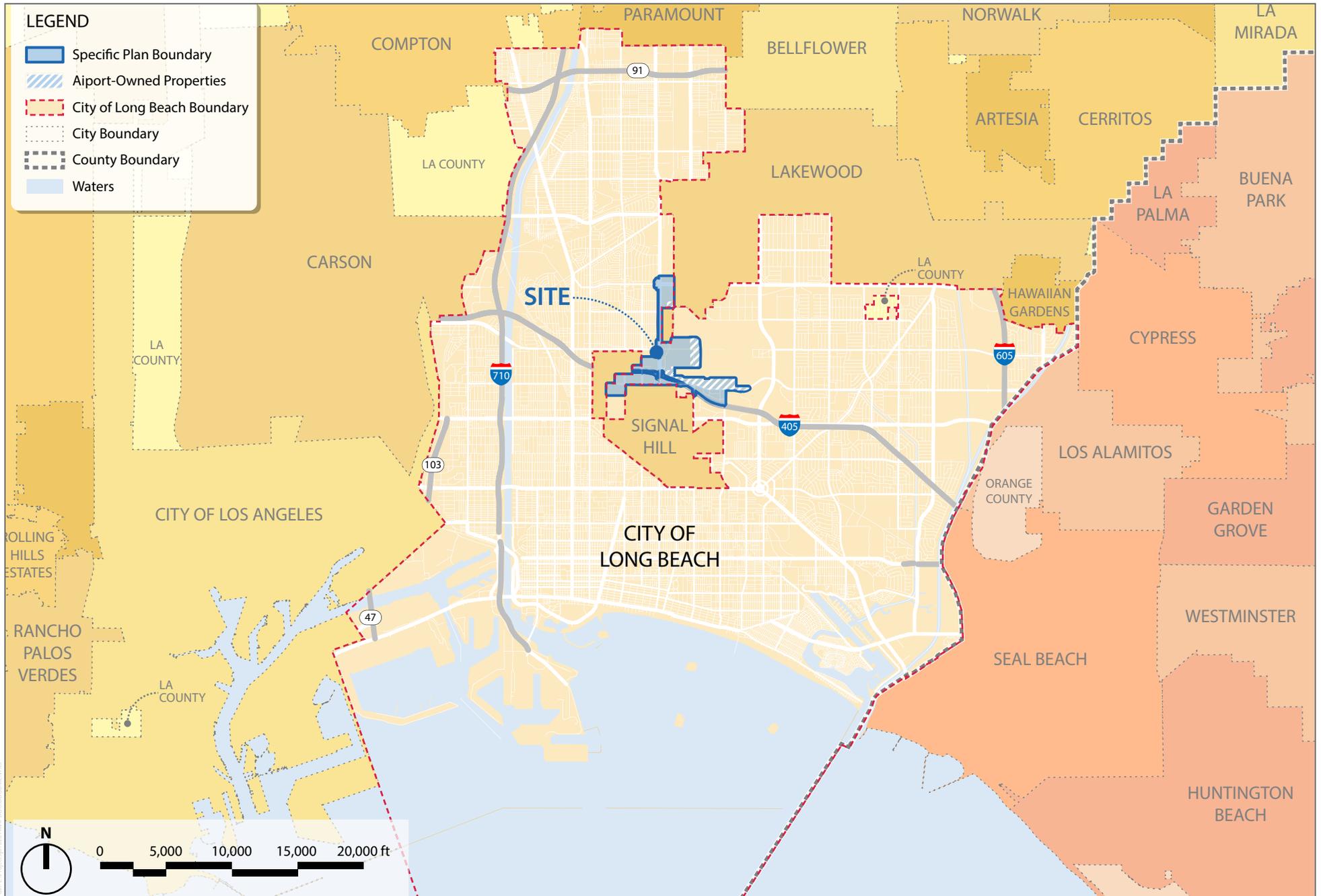
City of Long Beach
Development Services/Planning Bureau
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802

Long Beach Main Library
101 Pacific Avenue
Long Beach, California 90802

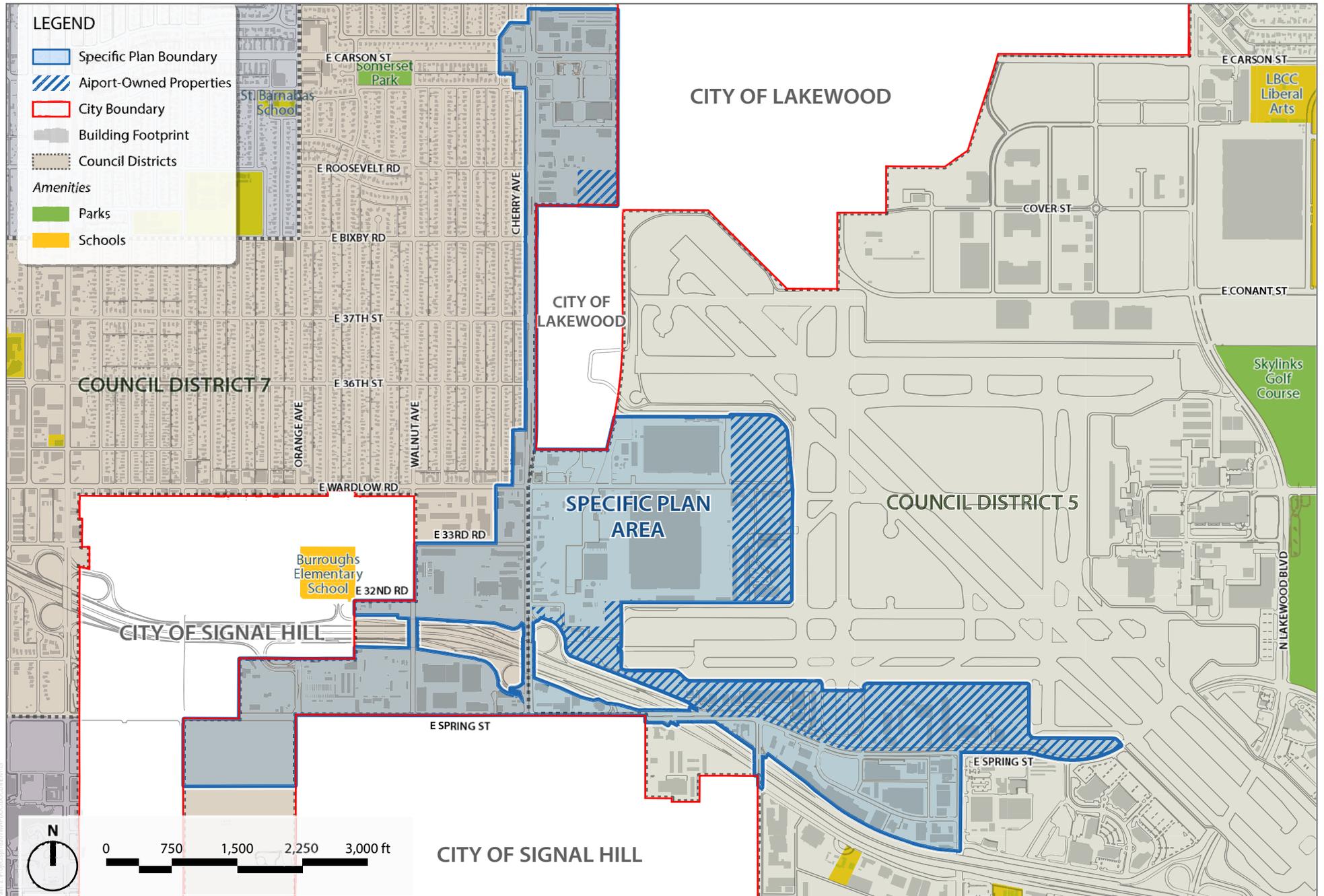
The City is soliciting comments as to the scope and contents of the EIR/EIS, including mitigation measures or project alternatives to reduce potential environmental effects of the Proposed Project. All scoping comments must be received in writing by October 11, 2018, by 4:30 p.m. (end of the 30-day public scoping period). All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name indicated on this NOP in the subject line. Any responsible agencies are requested to indicate their statutory responsibilities in connection with the Proposed Project when responding. Please mail or email your comments and direct any questions to:

Mr. Craig Chalfant, Senior Planner
City of Long Beach
Development Services/Planning Bureau
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802
Phone: (562) 570-6368
Email: craig.chalfant@longbeach.gov

Attachments: Figure 1, Regional Context
Figure 2, Local Context



SOURCE: John Kaliski Architects 2016



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