

## **2.0 INTRODUCTION**

### **INTRODUCTION**

This Environmental Impact Report (EIR) has been prepared to evaluate environmental impacts associated with the proposed Alamitos Bay Marina Rehabilitation Project (the proposed project) in the City of Long Beach (City). The City is the Lead Agency with authority to prepare this EIR. After completion of the public comment/response process, it will consider certifying the Final EIR. This EIR is intended to serve as an informational document to be considered by the City and the Responsible Agencies during deliberations on the proposed project. The anticipated project approvals associated with the proposed project are described in Section 3.0, Project Description.

The City initially prepared an Initial Study (IS) for the Alamitos Bay Marina Rehabilitation Project to determine whether a Categorical Exemption (CE), Mitigated Negative Declaration (MND), or EIR would be the appropriate documentation for compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) for the proposed project. The analysis contained in the IS found that the project may have a significant effect on the environment unless mitigation is included to lessen or avoid the environmental effects of the project. Mitigation measures to reduce potentially significant effects to less than significant levels were incorporated into the project, and the City staff determined that an MND was the appropriate environmental documentation to be prepared for the Alamitos Bay Marina Rehabilitation Project. The IS/MND was prepared and circulated for public review from April 4, 2008, to May 5, 2008.

Comments received from certain agencies during the public review period suggested that there were more effective mitigation measures for impacts to eelgrass habitat that could reduce impacts to a greater degree than the original mitigation measures. Although no new impacts were identified, the City has determined that it will expand the mitigation for impacts to marine biological resources. The City has incorporated the revised mitigation into the project. The reviewing agencies also suggested that the proposed dredging activities would result in a loss of potential habitat and that such loss should be included in the impacts of the project and mitigated. However, it was the City's opinion that maintenance dredging would not require mitigation for areas of soft-bottom sediment that did not currently support eelgrass, and the issues related to potential habitat were not resolved at that point in time. Therefore, out of an abundance of caution, the City elected to elevate the level of CEQA review to an EIR so that the issues could be more fully addressed.

This EIR was prepared in accordance with CEQA (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines for Implementation of CEQA (California

Code of Regulations [CCR], Title 14, Section 15000 et seq.). This EIR also complies with the procedures established by the City for implementation of CEQA.

Questions regarding the preparation of this document and City review of the project should be referred to:

**City of Long Beach**

Department of Development Services  
333 West Ocean Boulevard, 5th Floor  
Long Beach, California 90802  
Attention: Jill Griffiths  
(562) 570-6368

**2.1 PURPOSE AND TYPE OF EIR/INTENDED USES OF EIR**

The purpose of this EIR is to inform decision-makers and the general public of any significant adverse environmental effects associated with the proposed actions and to identify appropriate and feasible mitigation measures and alternatives that may be adopted to minimize or eliminate any significant project or cumulative effects. This EIR also includes an evaluation of reasonable alternatives to the proposed project, including:

- No Project/No Development Alternative
- Reduced Project Alternative
- Americans with Disabilities (ADA) Improvements Only Alternative

The CEQA Guidelines Section 15126.6(f)(2)(A) states, “The key question [with regard to alternative locations] and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.” The proposed project is location-specific, as the project is to rehabilitate an existing marina and the associated facilities. Because the project is specific to the Alamitos Bay Marina (Marina), there are no alternative locations for the proposed project, which consists of improvements to the Marina facilities. Therefore, the Draft EIR does not include analysis regarding alternative locations.

Pursuant to Section 15105 of the State CEQA Guidelines, the Draft EIR for the Alamitos Bay Marina Rehabilitation Project will be circulated for public review and comment for a period of 45 days.

## **2.2 NOTICE OF PREPARATION AND AREAS OF CONTROVERSY**

On May 11, 2009, a Notice of Preparation (NOP) was distributed by the City for the proposed Alamitos Bay Marina Rehabilitation Project. The State of California Clearinghouse issued a project number for the Draft EIR (SCH No. 2008041028). In accordance with State CEQA Guidelines Section 15082, the NOP was circulated to the agencies and individuals listed in Appendix A for a period of 30 days, during which time written comments were solicited pertaining to environmental issues/topics that the Draft EIR should evaluate. The NOP and responses to the NOP from agencies, organizations, and individuals are included in Appendix A of this EIR. The major issues identified by the agencies included the following:

- Impacts related to identification and handling of potentially hazardous materials (refer to Section 4.6, Hazards and Hazardous Materials)
- Impacts to air quality (refer to Section 4.2, Air Quality)
- Impacts related to increased traffic and circulation conditions (refer to Section 4.12, Traffic and Circulation)
- Impacts related to regional planning and transportation policies (refer to Sections 4.8, Land Use, and 4.12, Traffic and Circulation)
- Impacts to marine biological resources (refer to Section 4.3, Biological Resources)
- Consistency with the provisions of the State Tidelands Grant (refer to Section 4.8, Land Use)

The City held a public scoping meeting on May 28, 2009, to present the proposed project and to solicit input from interested individuals regarding environmental issues that should be addressed in this Draft EIR. Major issues and concerns raised at the scoping meeting included: (1) project impacts to recreation within Marine Stadium and within the Marina (particularly to rowers); (2) project impacts to Marine Stadium, a historic resource; (3) safety concerns related to the narrowing of the Marina Channel between Basins 3 and 4; (4) public access to and availability of guest docks and other facilities during construction; (5) project impacts to water quality (e.g., silt and hazardous materials); (6) project-related noise impacts; (7) project impacts to views and aesthetics; (8) impacts to and/or loss of habitat; (9) consideration of alternatives; and (10) traffic-related project impacts.

The Draft EIR addresses each of these areas of concern or controversy in detail, examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant impacts of the proposed project.

## **2.3 EFFECTS FOUND NOT TO BE SIGNIFICANT**

As required by State CEQA Guidelines Section 15128, the Draft EIR should identify the potential effects of the proposed project that were determined not to be significant. The proposed project would not result in adverse impacts related to the following: Agricultural Resources, Mineral Resources, and Population and Housing. These issues are briefly discussed below along with reasons they were determined not to be significant. For further information and additional discussion, please refer to the NOP in Appendix A of this EIR.

### **2.3.1 Agricultural Resources**

According to the United States Department of Agriculture National Agricultural Statistics Service, no farmland, agricultural zoning, or Williamson Act contracts exist within or adjacent to the project site. No impact to farmland or agriculture will occur with project implementation, and the proposed project will not result in the conversion of existing farmland uses to nonagricultural uses. Therefore, this issue is not evaluated further in this EIR.

### **2.3.2 Mineral Resources**

The proposed project site is not a mineral resource recovery site designated on a local General Plan, Specific Plan, or other land use plan. The project site contains no known mineral resources that would be of value to the region or the residents of the State of California. Therefore, this issue is not evaluated further in this EIR.

### **2.3.3 Population and Housing**

The proposed project will renovate the existing boating facilities in the Marina and will not include the construction of any new homes or businesses. The proposed project will not impact or affect the location, distribution, density, or growth rate of populations within the vicinity of the project site. In addition, the proposed project will not create additional permanent employment that could increase the City's population.

There would be no displacement or loss of residential units as a result of the project, and no replacement housing would be necessary. The project site is designated as a Marina use on the City's General Plan and zoning maps and is not designated for residential uses. However, it is possible that people living on their boats ("live-aboards") may claim them as their primary home. Although the proposed project may result in temporary displacement or relocation of these individuals within the Marina, the City has assured its Alamitos Bay Marina customers that they will not be forced out of the Marina due to the project.

The rebuild will result in 1,646 slips in Basins 1 through 7. As of the date of this notice, there are 1,430 customers in the Marina, so there would be a slip for every customer once the

renovations are complete. However, should the number of correctly sized slips not be available at project completion, those customers would be placed in alternate slips until the appropriately sized slips become available. Currently, less than 7 percent of Marina customers have live-aboard permits issued by the Marine Bureau. Because the number of customers who live aboard boats is relatively small, and because boats will be temporarily relocated only during construction, impacts are considered less than significant, and mitigation is not required. Therefore, this issue is not evaluated further in this EIR.

## **2.4 FORMAT OF THE EIR**

Pursuant to State CEQA Guidelines Section 15120(c), this EIR contains the information and analysis required by Sections 15122 through 15131. Each of the required elements is covered in one of the sections described below.

### **2.3.1 Section 1.0: Executive Summary**

Section 1.0 contains the Executive Summary of the EIR, listing all significant project impacts, mitigation measures that have been recommended to reduce any significant impacts of the proposed project, and the level of significance of each impact following mitigation. The summary is presented in a matrix (tabular) format.

### **2.3.2 Section 2.0: Introduction**

Section 2.0 contains a discussion of the purpose and intended use of the EIR, a background on project initiation and the NOP, and areas of controversy known to the Lead Agency, including issues raised by the public. A summary discussion of effects found not to be significant and therefore not included in the EIR analysis is also included in this section.

### **2.3.3 Section 3.0: Project Description**

Section 3.0 includes a discussion of the project's geographical setting, the history of the project site, and the project's goals, objectives, characteristics, and components.

### **2.3.4 Section 4.0: Environmental Analysis, Impacts, and Mitigation Measures**

Section 4.0 includes an analysis of the project's environmental impacts. It is organized into topical sections, including Aesthetics, Air Quality, Biological Resources, Cultural and Historic Resources, Geology and Soils, Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services and Utilities, Recreation, and Transportation and Circulation. The environmental setting discussions describe the "existing conditions" of the

environment on the project site and in the vicinity of the site as they pertain to the environmental issues being analyzed (Section 15125 of the State CEQA Guidelines).

The project impact discussions identify and focus on the significant environmental effects of the proposed project. The direct and indirect significant effects of the project on the environment are identified and described, giving due consideration to both the short-term and long-term effects, as necessary (Section 15126.2[a] of the State CEQA Guidelines).

Cumulative impacts are based on the build out of the project and the surrounding area, including all other known proposed projects in the surrounding area.

The discussions of mitigation measures identify and describe feasible measures that could minimize or lessen significant adverse impacts for each significant environmental effect identified in the EIR (Section 15126[c] of the State CEQA Guidelines). The level of significance after mitigation is reported in each section. Unavoidable adverse effects are identified where mitigation is not expected to reduce the effects to insignificant levels.

### **2.3.5 Section 5.0: Alternatives to the Proposed Project**

In accordance with CEQA, the alternatives discussion in Section 5.0 describes a reasonable range of alternatives that could feasibly attain the basic objectives of the project and that are capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance. Alternatives analyzed in Section 5.0 include: No Project/No Development Alternative; Reduced Project Alternative; and ADA Improvements Only Alternative.

### **2.3.6 Section 6.0: Long-Term Implications of the Project**

Section 6.0 includes CEQA-mandated discussions required by Section 15126 of the State CEQA Guidelines regarding: (a) significant irreversible environmental changes that would result from implementation of the proposed project, and (b) growth-inducing impacts of the proposed project.

### **2.3.7 Section 7.0: Mitigation Monitoring and Reporting Program**

Section 7.0 provides a list of all proposed project mitigation measures, defines the party responsible for implementation, and identifies the timing for implementation of each control measure.

### **2.3.8 Sections 8.0 and 9.0, Report Preparers and References**

Sections 8.0 and 9.0 respectively provide: the Draft EIR preparers, technical report authors, and the organizations and persons contacted during preparation of the Draft EIR; and the references used by the authors.

## **2.5 INCORPORATION BY REFERENCE**

As permitted in Section 15150 of the State CEQA Guidelines, an EIR may reference all or portions of another document that is a matter of public record or is generally available to the public. Information from the documents that have been incorporated by reference has been briefly summarized in the appropriate sections of this EIR, along with a description of how the public may obtain and review these documents. These documents include:

- Alamitos Bay Master Plan, City of Long Beach, 2001
- City of Long Beach General Plan, City of Long Beach, as amended
- City of Long Beach Municipal Code
- Colorado Lagoon Draft Environmental Impact Report, LSA Associates, Inc., 2008
- Local Coastal Program (LCP), City of Long Beach, 1980
- State Tidelands Grant, City of Long Beach
- Seaport Marina Draft Environmental Impact Report, ESA, 2006
- Guidelines for Marina Berthing Facilities, California Department of Boating and Waterways, 2005
- City of Long Beach Parks, Recreation and Marine Strategic Plan, City of Long Beach, 2003.
- Termino Avenue Drain Project Draft Environmental Impact Report, County of Los Angeles Department of Public Works, February 2007.

Documents that are incorporated by reference are available for review at the City of Long Beach, Department of Development Services, located at the address provided in Section 2.1, above.