



I. INTRODUCTION

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1. PURPOSE OF THE EIR

The City of Long Beach (City) is the Lead Agency under the California Environmental Quality Act (CEQA) responsible for preparing the Environmental Impact Report (EIR) for the Golden Shore Master Plan project (State Clearinghouse No. 2008111094). This EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), and the CEQA *Guidelines* (California Code of Regulations, Title 14, Section 15000 et seq.). The principal CEQA *Guidelines* sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), and Section 15161 (Project EIR).

In accordance with Section 15121 of the CEQA *Guidelines*, a primary purpose of this EIR is to provide decision-makers and the public with specific information regarding the environmental effects associated with development of the site, identify ways to minimize the significant effects and describe reasonable alternatives to the project. Mitigation measures are provided which may be adopted as Conditions of Approval in order to reduce the significance of impacts resulting from the project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

The City, which has the principal responsibility of processing and approving the project, and other public agencies (i.e., responsible and trustee agencies) that may use this EIR in the decision making or permit process will consider the information in this EIR, along with other information that may be presented during the CEQA process. Significant environmental impacts cannot always be mitigated to a level considered less than significant; in those cases, impacts are considered significant and unavoidable. In accordance with Section 15093(b) of the CEQA *Guidelines*, if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093(b) of the CEQA *Guidelines*, a “statement of overriding considerations.”

This document analyzes the environmental effects of the project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the CEQA *Guidelines*. This analysis considers the actions associated with the project, to determine the short-term and long-term effects associated with their implementation. This EIR discusses both the direct and indirect impacts of this project, as well as the cumulative impacts associated

with other past, present, and reasonably foreseeable future projects. CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of the proposed action; provide mitigation measures to reduce or eliminate significant adverse effects; and identify and evaluate reasonable alternatives to the proposed project.

2. COMPLIANCE WITH CEQA

The Draft EIR is subject to a 45-day review period by responsible and trustee agencies and interested parties. In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the CEQA *Guidelines*, the City, serving as the Lead Agency: 1) publishes a notice of availability of a Draft EIR in the Press-Telegram, a newspaper of general circulation, which states that the Draft EIR will be available for review at City Hall, located at 333 W. Ocean Blvd, and three City of Long Beach public library branches (Main Library, Alamitos Neighborhood Library, and Mark Twain Neighborhood Library); 2) prepares and transmits a Notice of Completion (NOC) to the State Clearinghouse; and 3) sends notices to all property owners within 1,000 feet of the subject property. Proof of publication is available at the City.

Any public agency or members of the public desiring to comment on the Draft EIR must submit their comments in writing to the individual identified on the document's NOC prior to the end of the public review period. During the public review period, the Long Beach Planning Commission will hold a regularly scheduled public hearing regarding the Draft EIR. The public will be afforded the opportunity to orally comment on the Draft EIR at the public hearing. Such comments shall be recorded and shall have the same standing and response requirements as written comments provided during the public review period. Upon the close of the public review period, the Lead Agency will then proceed to evaluate and prepare responses to all relevant oral and written comments received from both citizens and public agencies during the public review period.

The Final EIR will consist of the Draft EIR, and revisions to the Draft EIR and responses to comments addressing concerns raised by responsible agencies or reviewing parties. After the Final EIR is completed and at least 10 days prior to its certification, a copy of the response to comments made by public agencies on the Draft EIR will be provided to the respective agency.

3. EIR SCOPING PROCESS

In compliance with the CEQA *Guidelines*, the City has taken steps to maximize opportunities to participate in the environmental process. During the preparation of the Draft

EIR, an effort was made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. This included the distribution of an Initial Study and Notice of Preparation (NOP).

a. Initial Study

The proposed project would provide new residential, office, retail, and potential hotel uses, along with associated parking and open space. The project includes three development options, a Residential Option and two Hotel Options, all of which would be entitled through the City of Long Beach. However, only one option would be ultimately constructed based on market conditions prevailing at the time entitlement is complete. Under the Residential Option, development would include 1,370 condominiums, an estimated 340,000 square feet of office space, 28,000 square feet of retail uses, approximately 3,355 parking spaces, open space, and other amenities. Under both Hotel Options (Hotel Option A and Hotel Option B) development would include 1,110 condominiums, a 400-room hotel including 27,000 square feet of conference/banquet facilities, approximately 340,000 square feet of office space (similar to the amount of office space proposed under the Residential Option), 27,000 square feet of retail uses, approximately 3,430 parking spaces, open space, and other amenities. The primary difference between the Residential Option and the two Hotel Options is reflected in a single building that would either consist entirely of residential units or a mixed-use tower with residential units and 400 hotel rooms. The difference between the two Hotel Options is reflected in the mixed-use residential/hotel tower within Parcel 2 of the western portion of the project site, which would be the southern tower with 27 stories (15 hotel levels and 12 residential levels) under Hotel Option A, or the northern tower with 36 stories (15 hotel levels and 21 residential levels) under Hotel Option B. The proposed project would be constructed in three phases: (1) the proposed office tower in Parcel 1 in the western portion of the project site; (2) the residential and mixed-use hotel/residential towers in Parcel 2 west of Golden Shore; and (3) the office/residential tower, which includes the portion of the project site located east of Golden Shore. Existing development totaling approximately 294,003 square feet of office and retail floor area would be removed as part of the project.

In accordance with Section 15063(a) of the CEQA *Guidelines*, the City undertook the preparation of an Initial Study. The Initial Study determined that a number of environmental issue areas may be impacted by implementation of the Golden Shore Master Plan project. As a result, the Initial Study determined that this Draft EIR should address the project's potentially significant impacts on a variety of environmental issue areas.

The EIR focuses primarily on changes in the environment that would result from the proposed project. The EIR identifies potentially significant impacts resulting from the construction and operation of the proposed project and provides measures to mitigate potential

significant impacts. Those impacts that cannot be mitigated to levels less than significant are also identified. This EIR addresses impacts in the following areas:

- Aesthetics, Views, Light and Glare, Shade and Shadow;
- Air Quality/Global Climate Change;
- Cultural (Archaeological and Paleontological) Resources
- Geology, Soils, and Seismicity;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services;
- Traffic and Circulation; and
- Public Utilities.

Based on the Initial Study, issues for which no significant impacts are anticipated to occur are addressed in Section VI, *Other Environmental Considerations*, contained in this EIR.

b. Notice of Preparation

Pursuant to the provision of Section 15082 of the CEQA *Guidelines*, the City circulated a NOP to public agencies, special districts, and members of the public requesting such notice for a 30-day period commencing November 25, 2008 and ending December 26, 2008. The purpose of the NOP was to formally convey that the City is preparing a Draft EIR for the Golden Shore Master Plan project, and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The Initial Study was circulated with the NOP. The NOP, Initial Study, and responses to the NOP are provided in Appendix A, Initial Study/Notice of Preparation.

c. NOP and Scoping Results

During the NOP circulation period, the City advertised a public scoping meeting. The meeting was held on December 10, 2008 at 1st Congregational Church, Patterson Hall, at 241 Cedar Avenue in Long Beach, and was intended to facilitate public input. The meeting was held with the specific intent of affording interested individuals/groups and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR as described in the NOP and Initial Study.

The NOP/Initial Study was distributed for 30 days to various public agencies in order to receive input as to the scope and content of the environmental information to be provided in this EIR. Comments were received from the following agencies/organizations:

- City of Long Beach Water Department;
- County of Los Angeles Fire Department;
- California Department of Transportation;
- County Sanitation Districts of Los Angeles County;
- California Governor's Office of Planning and Research;
- County of Los Angeles Metropolitan Transportation Authority; and
- South Coast Air Quality Management District.

The following specific environmental concerns were raised in response to the NOP (the numerical reference in parenthesis is the EIR section in which the analysis is provided). The NOP comments are contained in Appendix A:

- Encouraged use of low-water-use landscaping devices for landscaping and irrigation. (refer to Section IV.K-1, *Water*, of this EIR);
- Project-related wastewater generation and impacts to Los Angeles County wastewater conveyance and treatment facilities (refer to Section IV.K-2, *Wastewater*, of this EIR);
- Project-related traffic impacts to Los Angeles County Congestion Management Program (CMP) facilities and impacts to public transit facilities (refer to Section IV.J, *Traffic and Parking*, of this EIR);

- Air quality impacts from construction and operation of proposed land uses on-site and recommendations for mitigation measures to address them (refer to Section IV.B, *Air Quality*, of this EIR);
- Project-related impacts related to erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance (refer to Section IV.C, *Cultural Resources*, Section IV.E, *Hydrology and Water Quality*, and Section VI, *Other Environmental Considerations*, of this EIR);
- Project-related and cumulative traffic impacts and mitigation measures related to State highways and associated facilities (refer to Section IV.J, *Traffic and Parking*, of this EIR);
- Conflicts with federal aviation safety regulations related to airport operations and aircraft safety in the project area resulting from the proposed development (refer to Section IV.F, *Land Use*, of this EIR); and
- Project-related impacts to local water supply and distribution, and sewer conveyance and treatment facilities (refer to Section IV.K-1, *Water*, and Section IV.K-2, *Wastewater*, in this EIR).

4. FORMAT OF THE EIR

The Draft EIR includes nine sections as well as technical appendices, which are organized as follows:

- Executive Summary.** This section describes the Draft EIR focus, effects found not to be significant, Draft EIR organization, project summary, areas of controversy and issues to be resolved, public review process, summary of alternatives, and a summary of environmental impacts and mitigation measures.
- I. Introduction and Purpose.** This section provides CEQA compliance information relative to the proposed project and the EIR.
- II. Project Description.** This section describes the project location, existing conditions, project objectives, project characteristics and a description of the intended use of the Draft EIR.

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- III. Basis for Cumulative Analysis.** This section contains a list of related projects anticipated to be built within the project vicinity.
- IV. Environmental Impact Analysis.** This section contains the environmental setting, Project and cumulative impact analyses, mitigation measures, and conclusions regarding the level of significance after mitigation for each of the following environmental issues: (1) Aesthetics, Views, Light and Glare, Shade and Shadow; (2) Air Quality/Global Climate Change; (3) Cultural (Archaeological and Paleontological) Resources; (4) Hydrology and Water Quality; (5) Geology, Soils, and Seismicity; (6) Land Use and Planning; (7) Noise; (8) Population and Housing; (9) Public Services; (10) Traffic and Circulation; and (11) Public Utilities.
- V. Alternatives.** This section provides analysis of each of the three alternatives to the proposed project including: the No Project/No Build Alternative, the Reduced Density Alternative, the West Site Only Alternative, and the East Site Only Alternative.
- VI. Growth Inducing Impacts.** This section analyzes growth-inducing impacts in which the project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment.
- VII. Other Environmental Considerations.** This section provides a discussion of significant unavoidable impacts that would result from the proposed project and the reasons why the project is being proposed notwithstanding the significant unavoidable impacts. An analysis of the significant irreversible changes in the environment and potential secondary effects that would result from the proposed project is also presented here. Potential secondary effects caused by the implementation of the mitigation measures for the proposed project are also discussed. Last, a discussion of possible effects of the proposed project that were determined within the Initial Study not to be significant is provided.
- VIII. Document Preparation and References.** This section lists all of the persons, public agencies, and organizations that were consulted or contributed to the preparation of this Draft EIR, as well as all the references and sources used in the preparation of the document.

This Draft EIR includes the environmental analysis prepared for the project and eight appendices as follows:

- Appendix A – Initial Study/NOP/NOP Comment Letters
- Appendix B – Air Quality Worksheets
- Appendix C – Cultural Resources Records/Technical Data
- Appendix D – Noise Worksheets
- Appendix E – Public Service Correspondence Letters
- Appendix F – Traffic Impact Study
- Appendix G – Water Supply Assessment
- Appendix H – Pedestrian-Level Wind Study

5. RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to Sections 15381 and 15386 of the CEQA *Guidelines*, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency that proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “Responsible Agency” includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” (Section 15381)

“Trustee Agency” means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies include:

- (a) The California Department of Fish and Game with regard to the fish and wildlife of the state, to designated rare or endangered native plants, and to game refuges, ecological reserves, and other areas administered by the department;

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- (b) The State Lands Commission with regard to state owned “sovereign” lands such as the beds of navigable waters and state school lands;
 - (c) The State Department of Parks and Recreation with regard to units of the State Park System;
 - (d) The University of California with regard to sites within the Natural Land and Water Reserves System.” (Section 15386).

Responsible and Trustee Agencies and other entities that may use this EIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- United States Army Corps of Engineers;
- California Coastal Commission;
- California Department of Fish and Game;
- California Department of Transportation (Caltrans);
- Los Angeles County Fire Department;
- Los Angeles County Sanitation Districts;
- Los Angeles County Department of Public Works;
- Los Angeles Regional Water Quality Control Board;
- South Coast Air Quality Management District; and
- Southern California Association of Governments.

6. INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with Section 15148 of the CEQA *Guidelines*, which encourages “incorporation by reference” as a means of reducing redundancy and length of environmental reports. The following document, which is available for public review at the City of Long Beach Planning Department, located at 333 W. Ocean Boulevard, Long Beach, California, is hereby incorporated by reference into this EIR.

Information contained within this document has been utilized for each section of this EIR. A brief synopsis of the scope and content of this document is provided below.

City of Long Beach General Plan

The City of Long Beach General Plan (General Plan) is the long-range planning guide for growth and development for the City. The City is currently going through the process of updating the current General Plan, which was originally adopted in July 1989. The General Plan has two basic purposes: 1) to identify the goals for the future physical, social and economic development of the City; and 2) to describe and identify policies and actions adopted to attain those goals. It is a comprehensive document that addresses seven mandatory elements/issues in accordance with State law, including Land Use, Transportation, Housing, Conservation, Noise, Open Space and Safety. The Housing Element is the most recent element to be updated and was adopted in May 2009. In addition, the General Plan includes three optional Elements, including Air Quality, Scenic Routes and Seismic Safety. The General Plan was utilized throughout this EIR as the fundamental planning document governing development on the project site. Background information and policy information from the Plan is cited in several sections of the EIR.