



## **Notice of Availability of a Draft Environmental Impact Report (DEIR)**

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**DATE:** January 18, 2022

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

**FROM:** City of Long Beach  
Department of Development Services, Planning Bureau  
411 W. Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
Contact: Amy L. Harbin, Planner

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report for the River Park Residential Development Project

**NOTICE IS HEREBY GIVEN:** Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft Environmental Impact Report (DEIR) for the River Park Residential Development Project is available for public review during a public comment period, which begins January 18, 2022 and ends at 4:30 pm on March 21, 2022. This DEIR also is on file with the State Clearinghouse (SCH) under number 2021020492.

The City of Long Beach (City), as lead agency, has prepared the DEIR to analyze environmental impacts associated with development of the proposed project; to consider alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**PROJECT TITLE:** River Park Residential Development Project

**PROJECT LOCATION:** The proposed project is located on an approximately 20-acre site, which was formerly a facility used to treat production water from oil wells in the City of Long Beach. The project site is located in the neighborhood of Wrigley Heights in the City of Long Beach, within Los Angeles County. The project site borders the Los Angeles River to the west, Interstate 405 (I-405) to the north, Golden Avenue to the east, and Wardlow Road to the south.

Regional access to the project site is provided by I-405 and Interstate 710 (I-710). I-405 runs east-west and connects to the regional roadway on Pacific Avenue east of the project site, while I-710 runs north-south and connects to Wardlow Road south of the project site (N/B on-ramp and S/B off-ramp only).

**PROJECT DESCRIPTION:** The project applicant, Integral Communities, proposes a residential development project on 20 acres of vacant land in the neighborhood of Wrigley Heights in the City of Long Beach. The gated residential development will include 226 single-family detached and attached homes, which will include at least 11 affordable housing units (5% of the total). The residential project will include a mix of detached single-family homes, carriage townhouses, row townhouses, private streets, parking areas, and open space areas. Three-quarters of the site will be used for residential development at approximately 15 acres, and 5 acres of the site will be used for public open space with recreational facilities. The primary components of the development area are further divided into single-family lots with 74 condominium units, carriage townhouses with 53 dwelling units, row townhouses with

99 dwelling units, and 510 parking spaces for both residents and guests. The site will be remediated prior to construction according to a Remediation Action Plan approved by the Regional Water Quality Control Board (RWQCB).

**ENVIRONMENTAL DETERMINATION:** The City has completed a DEIR for the proposed project. The DEIR analyzed impacts for 15 environmental topical areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

The DEIR analysis concluded that the Project would result in potentially significant environmental impacts in the areas of Air Quality, Geology, Noise, Transportation, and Tribal Cultural Resources. Mitigation measures are identified in the DEIR that would reduce all of these impacts to a less than significant level. All other topic areas were determined to be less than significant.

A database search was conducted to determine if the project area was included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5. The project site used to operate as a water treatment facility for treating produced water recovered during oil well production. The City has enforced the remediation of the site under the supervision of RWQCB and requires additional site soil assessment and groundwater assessment prior to development.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** The DEIR is available for a public review period beginning Tuesday, January 18, 2022 and ending Monday, March 21, 2022. Copies of the DEIR are available for review at the locations below:

- Online at <https://www.longbeach.gov/lbds/planning/environmental/reports/>
- Online at <https://ceqanet.opr.ca.gov/>
- Long Beach City Hall  
Department of Development Services permit counter  
411 W. Ocean Boulevard, 2<sup>nd</sup> floor  
Long Beach, CA 90802

**COMMENTS:** 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 Monday, March 21, 2022 at 4:30pm. The City will accept written comments only during the aforementioned public review period. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person for your agency or organization and send your written comments to Amy Harbin, Planner, Development Services Department, of the City of Long Beach at the below address, or by e-mail at: [LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

City of Long Beach, Department of Development Services, Planning Bureau  
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