



1 Introduction

1.1 Overview of the Proposed Project

The proposed project is a business park/warehouse complex with off-site street improvements along Spring Street and Orange Avenue and park enhancements consistent with the Willow Springs Park Master Plan. The proposed business park/warehouse complex would consist of a total of 160,673 SF of floor area within 3 concrete “tilt-up” buildings comprised of industrial or manufacturing uses with accessory office uses. Building 1 of the project site is 39,812 SF, inclusive of 3,000 SF of mezzanine. Building 2 is 48,745 SF, inclusive of 3,000 SF of mezzanine. Building 3 is 72,116 SF, inclusive of 4,000 SF of mezzanine. The project is proposing to provide 162 standard surface lot parking stalls, 8 trailer spaces, and 18 loading docks. Project improvements are consistent with the land use and development standards of IM zoning district, in which the project is located.

1.2 Purpose of an EIR

The Draft EIR evaluates the environmental effects of the proposed project and has been prepared in compliance with CEQA (PRC Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.). CEQA was enacted by the California legislature in 1970 and has the following four basic purposes:

1. Inform governmental decision makers and the public about the potential significant environmental effects of proposed activities
2. Identify ways in which environmental damage can be avoided or significantly reduced
3. Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved

An EIR is an informational document intended to meet the four basic purposes described above. In instances where significant impacts cannot be avoided or mitigated, the project may nonetheless be carried out or approved if the approving agency finds that economic, legal, social, technological, or other benefits outweigh the project’s unavoidable significant environmental impacts

1.2.1 Agency Roles and Intended Uses of This EIR

All discretionary projects in the State of California are required to comply with CEQA if implementation of the project has the potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. More specifically, a project requires environmental review if it incorporates a discretionary action undertaken by a public agency. Discretionary actions are activities that are supported in whole, or in part, through public agency contracts, grants, subsidies, etc., or activities requiring a public agency to issue a lease, permit, license, certificate, or other entitlement. If the project may have a “significant” impact on any environmental resource, an EIR must be prepared.

The City of Long Beach is the CEQA lead agency, and, as defined under CEQA Guidelines Section 15050, has principal responsibility for approving the proposed project. As the lead agency, the City of Long Beach also has primary responsibility for complying with CEQA. As such, the City of Long Beach has analyzed the environmental effects of the proposed project; the results of that analysis are presented in this Draft EIR. The City Council, in its role as the decision making body of the City of Long Beach, is responsible for certifying the Final EIR and approving the Findings of Fact and Statement of Overriding Considerations, pursuant to CEQA Guidelines Section 15090-15093, prior to project approval.

1.3 Document Organization

The content and format of this EIR meet the current requirements of CEQA and the CEQA Guidelines. This EIR is organized into the following chapters with supporting technical appendices, so the reader can easily obtain information about the proposed project and its specific issues.

Executive Summary: This chapter provides a summary of the potential impacts, mitigation measures of the proposed project and impact conclusions, and a summary of alternatives to the proposed project. Areas of controversy and issues to be resolved are discussed.

Chapter 1 – Introduction: This chapter describes the purpose and use of the EIR and the organization of the EIR. This chapter provides a description of the NOP and scoping process. A list of environmental topics addressed in the EIR is provided.

Chapter 2 – Project Description: This chapter describes the existing, general physical conditions of the project site, as well as past and current operations of the site. This chapter provides a detailed description of the proposed project, project components, and discretionary actions, as well as identifies the overall objectives for the proposed project.

Chapter 3 – Environmental Impact Analysis: For each environmental issue, this chapter presents the existing environmental setting and conditions before project implementation, regulatory environment, methods and assumptions used in the impact analysis, thresholds for determining significance, impacts that would result from the project, mitigation measures that would eliminate or reduce significant impacts, and the level of significance of each impact area after implementation of mitigation. This chapter further identifies cumulative projects in the vicinity, whether a cumulative impact would occur, if the contribution of the project would result in a cumulatively significant impact, and lists feasible mitigation measures that would eliminate or reduce any identified significant cumulative impact.

Chapter 4 – Other CEQA Considerations: This chapter identifies growth-inducing impacts, significant irreversible environmental changes associated with project implementation, a summary of the significant and unavoidable impacts, and a brief discussion of the environmental resource impacts found not to be significant.

Chapter 5 – Alternatives: This chapter evaluates a reasonable range of alternatives to the proposed project, including the No Project Alternative, and compares the significant environmental impacts of alternatives to the proposed project. Additionally, this chapter identifies an environmentally superior alternative.

Chapter 6 – References: This chapter provides a comprehensive listing of all references cited in this Draft EIR.



Chapter 7 – List of Preparers and Agencies Consulted: This chapter identifies the individuals involved in preparing this EIR and the agencies, organizations, and persons consulted.

Appendices: Includes all NOP comment letters received, the project’s IS, and all technical reports prepared for the project and other background or technical detail pertinent to this Draft EIR.

1.4 Notice of Preparation and Scoping Meeting

Development of the proposed project is subject to the requirements of CEQA, because it is an action subject to discretionary approval by a public agency (in this case, the City of Long Beach) that has the potential to result in a physical change in the environment.

The City of Long Beach began the environmental review process pursuant to CEQA by sending out an NOP, including an IS and Environmental Checklist (Appendix A). The NOP was distributed locally to interested local public agencies and the general public, as well as the State Clearinghouse for distribution to state responsible and trustee agencies.

The locally-distributed NOP was filed with the County Clerk on October 25, 2019. The NOP was also provided on the city’s website. The CEQA-required 30-day NOP review period began on October 25, 2019, and identified that the city intended to prepare an EIR for the proposed project. The NOP served as a chance for interested local public agencies and the general public to comment on the proposed project and the scope and content of environmental issues to be examined in the EIR. Pursuant to CEQA, the NOP review period is 30 days, and, therefore, the comment period closed on November 25, 2019.

The NOP was also submitted to the State Clearinghouse for distribution to state responsible and trustee agencies. The CEQA required 30-day NOP review period began October 25, 2019, and closed November 25, 2019. A public scoping meeting was held on November 12, 2019, at 5:00 p.m. at the Long Beach Gas and Oil Auditorium, located at 2400 East Spring Street, Long Beach, CA 90806. Comments on the NOP regarding the proposed project were received by the city and are included in Appendix A.

1.5 Environmental Topics Addressed

Based on the City of Long Beach’s preliminary evaluation of the probable effects of the proposed project and a thorough review of the comments on the NOP, the Draft EIR analyzes the effects associated with the following resources:

- Air Quality
- Geology and Soils
- GHG Emissions
- Noise
- Transportation

1.6 EIR Processing

This Draft EIR was distributed to various federal, state, regional, county, city agencies, and interested parties for a 45-day public review period in accordance with Section 15087 of the CEQA Guidelines. In addition, this Draft EIR, including supporting technical documentation, is available to the general public for review during normal operating hours at the City of Long Beach, Department of Development Services, 411 West Ocean Boulevard, 2nd Floor, Long Beach, California 90802. Copies are available to the public at the city's Main Library (200 West Broadway), Burnett Neighborhood Library (560 East Hill Street) and Dana Neighborhood Library (3680 Atlantic Avenue), and can be viewed on the City of Long Beach website at the following address:

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

1.7 Comments Requested

Interested parties may provide written comments on the Draft EIR before the end of the 45-day public review and comment period. Written comments on the Draft EIR must be received by February 20, 2020, at 5 p.m. and submitted to:

Department of Development Services, Planning Bureau
ATTN: Scott Kinsey, Planner V
411 West Ocean Blvd, 3rd Floor
Long Beach, CA 90802

Comments may also be emailed to Scott.Kinsey@longbeach.gov.

Following the 45-day public review and comment period for the Draft EIR, the City of Long Beach will prepare a written response for each written comment received on the Draft EIR. The written comments and city's responses to those comments, as well as any required EIR changes, will be incorporated into a Final EIR. The Final EIR will be reviewed by the city at the time the proposed project is considered for approval.