

CITY OF LONG BEACH
SIERRA HOTEL PROJECT

**RESPONSES TO COMMENTS REPORT
FOR THE FINAL SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT**

**EIR No. 14-04
SCH No. 2004111127**

October 2005

**City of Long Beach
Department of Planning and Building
333 W. Ocean Boulevard, 7th Floor
Long Beach, CA 90802**

**Contact: Craig Chalfant, Project Manager
(562) 570-6368**

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Appendix A	Notice of Availability, Notice of Completion
Appendix B	Draft Supplemental EIR Distribution List

RESPONSES TO COMMENTS REPORT

ENVIRONMENTAL REVIEW PROCESS

PUBLIC REVIEW

The City of Long Beach circulated the Draft Supplemental Environmental Impact Report (EIR) for the proposed Sierra Hotel project for public review between April 12, 2005 and May 27, 2005. This Responses to Comments Report documents the public review and comment period for the Draft Supplemental EIR.

The Draft Supplemental EIR together with this Responses to Comments Report constitutes the Final Supplemental EIR for this hotel project. In accordance with Section 15132 of the California Environmental Quality Act (CEQA) Guidelines, the Final Supplemental EIR consists of: (1) the Draft Supplemental EIR; (2) all comments and recommendations received on the Draft Supplemental EIR; (3) a list of all persons, organizations and public agencies commenting on the Draft Supplemental EIR; (4) the responses of the Lead Agency (City of Long Beach) to significant environmental issues raised in the public review process; and (5) any other information added by the Lead Agency (see Clarifications to the Draft Supplemental EIR).

In addition to the information provided in accordance with CEQA Guidelines Section 15132, the Notice of Availability and Notice of Completion are provided in Appendix A of this Responses to Comments Report. During the public review period, the Notice of Availability was posted with the Los Angeles County Clerk and the Notice of Completion was forwarded to the State Clearinghouse. The Notice of Availability was also published in the Press-Telegram on April 12, 2005. The Distribution List for the Draft Supplemental EIR public review is provided in Appendix B of this Responses to Comments Report.

SCOPING MEETING

The City of Long Beach conducted a public Scoping Meeting for this project on November 30, 2004 at 6:00 PM in the Social Hall at Bixby Park (130 Cherry Avenue). A representative for the project applicant and Long Beach Planning and Building Department staff members provided an informal overview of the project description and the environmental review process pursuant to CEQA.

COMMENTS ON THE DRAFT SUPPLEMENTAL EIR

Written comments on the Draft Supplement EIR received both during and after the public review period were received from the following entities, arranged in chronological order:

California State Lands Commission (May 25, 2005)

California Governor's Office of Planning and Research, State Clearinghouse (June 1, 2005)

California Public Utilities Commission (June 3, 2005)

California Department of Toxic Substances Control (June 7, 2005)

California Governor's Office of Planning and Research, State Clearinghouse (June 13, 2005)

County of Los Angeles Fire Department (July 22, 2005)

This list contains all comments received by the Lead Agency on the Draft Supplemental EIR for the Sierra Suites hotel project.

Responses to each comment letter are provided following the comment letter. If more than one specific comment is included in a comment letter, a separate response is provided for every comment. Comment letters that provide only one comment are followed by one overall response to such letter.

CEQA Guidelines Section 15204(a) states that "When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR." All comments received on the Draft Supplemental EIR not related to significant environmental issues are addressed in accordance with the provisions of CEQA Guidelines Section 15204(a).

CLARIFICATIONS TO THE DRAFT SUPPLEMENTAL EIR

PROJECT TITLE

The Draft Supplemental Environmental Impact Report (EIR) states on page 2.0-1 that “Lodgeworks, the project applicant, proposes to construct a Sierra Suites Hotel (hereinafter referred to as the Sierra Hotel project) in the Pike at Rainbow Harbor commercial entertainment complex.”

After close of the public review period for the Draft Supplemental EIR, the applicant considered changing the project name to “The Inn at the Pike.” The revised project elevations included in this Responses to Comments Report refer to the hotel as The Inn at the Pike. However, the applicant has subsequently indicated that original name, Suite Suites Hotel, would remain as the project title. Therefore, any reference to the Sierra Suites Hotel, Sierra Hotel project, or The Inn at the Pike all refer to the same project analyzed in this Final Supplemental EIR.

REVISED PROJECT ELEVATIONS

Revisions to the exterior project architectural design and color scheme are provided on the following pages as revisions incorporated into the Final Supplemental EIR for this hotel project.



BAY STREET ELEVATION



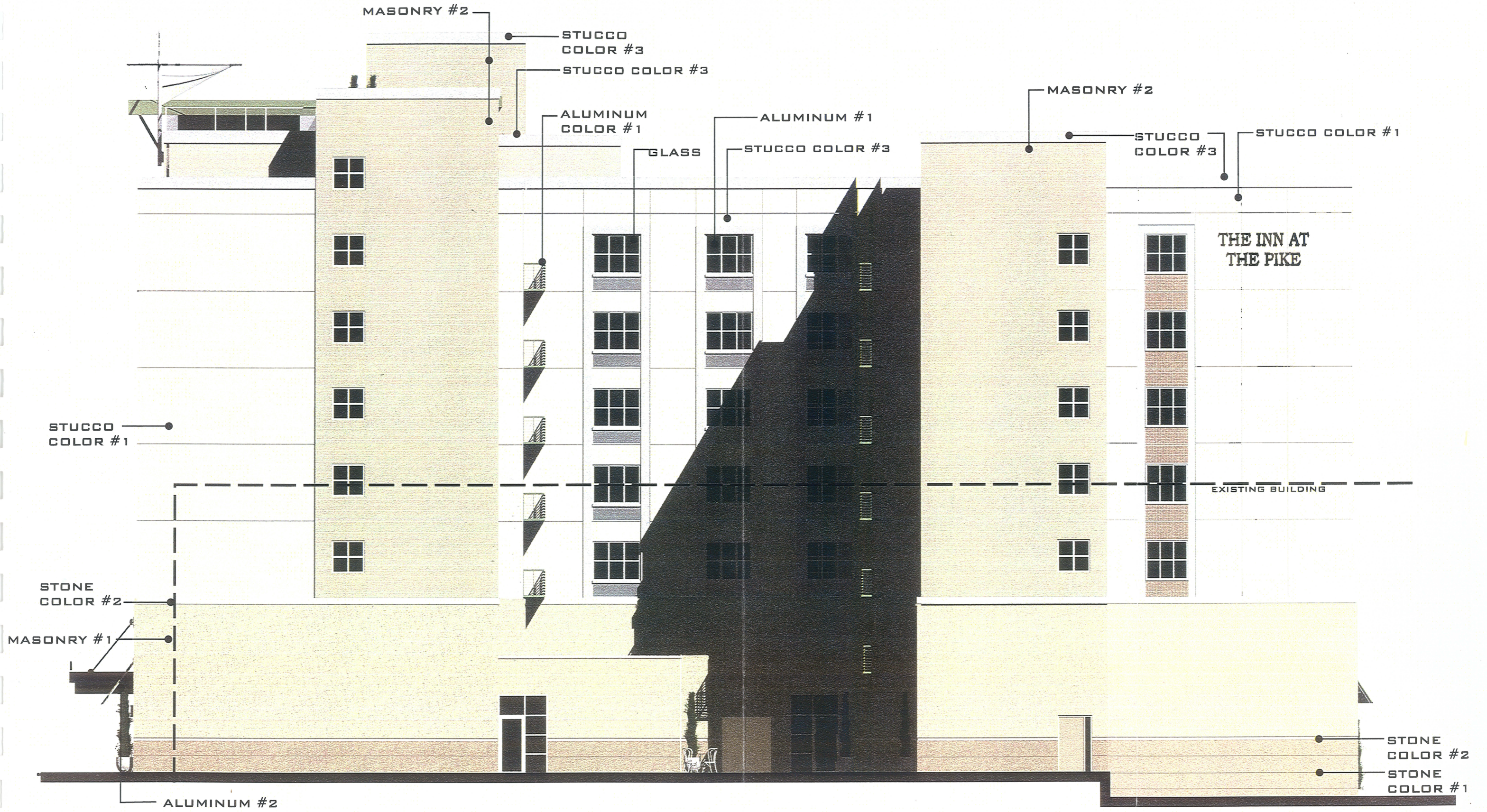
STONE COLOR #1

FABRIC #2

GLASS

ALUMINUM #2

CEDAR AVENUE ELEVATION



EAST ELEVATION



SEASIDE WAY ELEVATION

**COMMENTS ON DRAFT SUPPLEMENTAL EIR
AND RESPONSES TO COMMENTS**

CALIFORNIA STATE LANDS COMMISSION

100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202



PAUL D. THAYER, *Executive Officer*

(916) 574-1800 FAX (916) 574-1810

*California Relay Service From TDD Phone 1-800-735-2922
from Voice Phone 1-800-735-2929*

Contact Phone: (916) 574-0234

Contact FAX: (916) 574-1324

May 25, 2005

File Ref: G05-03.7

Ms. Angela Reynolds
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

RE: Sierra Hotel Project – Draft Supplemental Environmental Impact Report
(SCH# 2004111127)

Dear Ms. Reynolds:

Staff of the California State Lands Commission (CSLC) has reviewed the subject document. The Supplemental Environmental Impact Report (DSEIR) states that the project applicant, LodgeWorks, proposes to construct a Sierra Suites Hotel in the Pike at Rainbow Harbor (formerly known as the Queensway Bay Master Plan project). The project will involve construction of a 91,304 square foot, seven-story hotel structure with 140 rooms, meeting facilities, public areas, and a roof-top swimming pool and fitness center.

The CSLC has jurisdiction and management authority over all ungranted tidelands, submerged lands, and the beds of navigable rivers, sloughs, lakes, etc. The CSLC has certain residual and review authority for tide and submerged lands legislatively granted in trust to local jurisdictions (Public Resources Code §6301 and §6306). All tide and submerged lands, granted or ungranted, as well as navigable rivers, sloughs, etc., are impressed with the Common Law Public Trust.

The subject project area involves filled tide and submerged lands, legislatively granted to the City of Long Beach pursuant to Chapter 676, Statutes of 1911, as amended. However, as the DSEIR documents, pursuant to the Queensway Bay Exchange Agreement between the City and the CSLC, the public trust was terminated on five designated parcels, including the Sierra Hotel project development pad. The Sierra Hotel project site, identified as Queensway Bay Parcel A1 in this Agreement, was required to have a large screen format theater as the agreed upon initial land use. The Agreement provides that if a use other than the theater takes place the property will

May 25, 2005

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revert to its trust status. The DSEIR confirms that because the Sierra Hotel project is not consistent with the Queensway Bay Agreement, in order for a hotel land use to be established at this location, the property must revert to its previous public trust status.

Therefore, regardless of the California Court of Appeal decision (*California Earth Corps. v. California State Lands Commission, et al.*, C041603, Third Appellate District, April 21, 2005), the project area (Parcel A-1) will be held by the City of Long Beach, as trustee of the property, pursuant to Chapter 676, Statutes of 1911, as amended. Therefore, the City, as trustee, must ensure that the use of Parcel A-1 is consistent with the provisions of the relevant granting statutes and the Public Trust. As the DSEIR accurately states, a hotel is a visitor serving land use that is authorized by the Public Trust Doctrine and the City's granting statutes.

We appreciate the opportunity to comment. If you have any questions please do not hesitate to contact me at (916) 574-0234.

Sincerely,



Jennifer Lucchesi
Public Land Management Specialist

cc: Michael Conway
Michael Valentine
Dwight Sanders
Curtis Fossum
Mary Howe

RESPONSES TO COMMENTS FROM CALIFORNIA STATE LANDS COMMISSION IN LETTER DATED MAY 25, 2005

This comment letter summarizes the project description in the first paragraph, provides an overview of the State Lands Commission jurisdiction and authority in the second paragraph, discusses terms of the Queensway Bay Exchange Agreement between the City of Long Beach and the State Lands Commission in the third paragraph, and concludes that the City of Long Beach will be the trustee of the project site in the fourth paragraph.

As discussed in Section 4.4 (Land Use and Planning) of the Draft Supplemental EIR, the project site is within the Tidelands Trust area south of Seaside Way and subject to the terms and provisions of this Trust. The Tidelands Trust is administered by the City and subject to State Lands Commission oversight. Permitted land uses in the Tidelands area are explicitly intended for the promotion and accommodation of the Port, commerce, navigation or fisheries related to the Port or tidelands, marine or aquatic recreational activities, or other activities related to the beach and the tidelands. Hotels are considered a permitted land use that is necessary and incidental to accommodate visitors to public trust lands.

In 2002, the City and the State Lands Commission entered into a Queensway Bay Exchange Agreement (Appendix D of the Draft Supplemental EIR). Pursuant to this Agreement, the City relinquished its Trustee status for five designated Queensway Bay parcels located north of Shoreline Drive, which includes the proposed hotel project site, and conveyed City-owned properties by the Los Angeles River to the State in exchange for the State conveying title of these Queensway Bay properties to the City. Initial land uses for each parcel were specified as a condition of approval for this Agreement. The hotel project site, identified as Queensway Bay Parcel A1 in this Agreement, was required to have a large screen format theater as the mutually agreed upon land use (see Exhibit O of this Agreement).

Although the State Lands Commission considers hotel land uses to be an acceptable land use that is necessary and incidental to accommodate visitors to public trust lands, the hotel project proposal would not be consistent with this Queensway Bay Exchange Agreement. In order for a hotel land use to be established at this location, the property must revert to its previous public trust status and the State Lands Commission must then make a determination whether the proposed hotel project would be a land use consistent with the Public Trust Doctrine. This requirement was incorporated into the Mitigation Monitoring Program (Appendix A of the Draft Supplemental EIR) as Mitigation Measure 4.4.1: Tidelands Trust Status.

The State Lands Commission comment letter therefore acknowledges that the project site property must revert back to its previous public trust status in order to

establish a land use other than the specific use authorized by the Queensway Bay Exchange Agreement (large screen format theater). The City of Long Beach would once again become trustee of this property pursuant to the Tidelands Trust and must ensure that use of the project site would be consistent with the relevant granting statutes and the Public Trust. The hotel land use is confirmed by the State Lands Commission as “a visitor serving land use that is authorized by the Public Trust Doctrine and the City’s granting Statutes.”

The State Lands Commission comment letter confirms that the land use analysis (including the mitigation measure provided in the Draft Supplemental EIR) in regard to the Public Trust status of the project site is correct and accurate. No other environmental issues are raised in this comment letter and therefore no further response is necessary.



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

June 1, 2005

Angela Reynolds
City of Long Beach
333 W. Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Subject: Sierra Hotel Project (Supplemental EIR-14-04)
SCH#: 2004111127

Dear Angela Reynolds:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on May 31, 2005, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2004111127
Project Title Sierra Hotel Project (Supplemental EIR-14-04)
Lead Agency Long Beach, City of

Type SIR Supplemental EIR
Description Construction of a 7-story, 140-room hotel building on a vacant lot located on the east side of Cedar Avenue between Seaside Way and Bay Street as part of the Pike at Rainbow Harbor commercial complex. Parking will be provided by the existing multi-level parking structure located west of Cedar Avenue and south of Seaside Way.

Lead Agency Contact

Name Angela Reynolds
Agency City of Long Beach
Phone (562) 570-6357 **Fax**
email
Address 333 W. Ocean Boulevard, 7th Floor
City Long Beach **State** CA **Zip** 90802

Project Location

County Los Angeles
City Long Beach
Region
Cross Streets Bay Street / Cedar Avenue
Parcel No. 7278-010-920
Township

	Range	Section	Base
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Proximity to:

Highways
Airports
Railways
Waterways Los Angeles River
Schools
Land Use Vacant
Z: PD-6, Subarea 5
GP: LUD #7 Mixed Use

Project Issues Aesthetic/Visual; Air Quality; Landuse; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation

Reviewing Agencies Resources Agency; Regional Water Quality Control Board, Region 4; Department of Parks and Recreation; Native American Heritage Commission; Department of Health Services; Department of Fish and Game, Region 5; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control

Date Received 04/14/2005 **Start of Review** 04/14/2005 **End of Review** 05/31/2005

**RESPONSES TO COMMENTS FROM CALIFORNIA GOVERNOR'S OFFICE
OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE, IN LETTER
DATED JUNE 1, 2005**

This letter provides confirmation that the State of California Office of Planning and Research (OPR) forwarded copies of the Draft Supplemental EIR to selected state agencies for review and comment. The review period for state agencies established by OPR closed on May 31, 2005 and no state agencies submitted comments to OPR by the close of this state review period. This letter also acknowledges that the City of Long Beach, as Lead Agency, complied with the State Clearinghouse review requirements pursuant to the California Environmental Quality Act (CEQA) for this environmental review document.

No other environmental issues were raised in this letter and therefore no further response is necessary.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



June 3, 2005

File No. SCH 2004111127

Angela Reynolds
City of Long Beach
333 West Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Subject: Sierra Hotel Project (Supplemental EIR 14-04)

Dear Ms. Reynolds:

As the state agency responsible for rail safety within California, we recommend that the proposed development project be planned with the safety of the rail corridor in mind. The proposed project is near the Los Angeles County Metropolitan Transportation Authority's Blue Line. The full development of the project area will increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings.

Safety considerations may include, but are not limited to, the following items:

- Grade separation of the crossings along major thoroughfares
- Fencing to limit the access of pedestrians onto the railroad right-of-way
- Improvements to warning devices at existing at-grade highway-rail crossings
- Improvements to traffic signaling at intersections adjacent to crossings
- Improvements to roadway geometry and lane striping near crossings
- Increased enforcement of traffic laws at crossings
- A safety awareness program on rail related hazards

The above-mentioned safety improvements should be considered when approval is sought for new developments; this includes mitigation measures at the West Broadway et al highway-rail at-grade crossings in downtown Long Beach area. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the community.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Rosa Muñoz", written over the word "Sincerely,".

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

cc: Vijay Kwami, LACMTA

RESPONSES TO COMMENTS FROM CALIFORNIA PUBLIC UTILITIES COMMISSION IN LETTER DATED JUNE 3, 2005

Although this letter was sent after close of the state agency review period established by OPR, it is included in the Responses to Comments Report. This letter was sent directly to the City of Long Beach rather than the State Clearinghouse.

This comment letter addresses rail corridor safety and the potential for increased traffic volumes across at-grade highway and rail crossing intersections. Several safety considerations are provided in this comment letter involving grade separation, fencing, warning devices, traffic signaling, roadway improvements, traffic law enforcement, and safety awareness.

In regard to street and rail crossing intersections, the project site is physically separated from the Blue Line rail system by the natural topography of the Pike area in relation to downtown Long Beach. Ocean Boulevard is situated at the top of a hillside that drops several stories to its base at Seaside Way, which forms the northern border of the Pike complex. Traffic generated by this hotel project will tend to flow in a north-south direction via the 710 Freeway or local downtown streets. Since the Blue Line runs in a north-south direction along both Long Beach Boulevard and Pacific Avenue in the downtown area (with the only east-west connections between Long Beach Boulevard and Pacific Avenue located along 1st Street and 8th Street), project-generated traffic in downtown will predominately flow parallel to the Blue Line rather than across at-grade rail lines at street and rail intersections. Most project-generated east-west movement is anticipated to occur south of the Blue Line along Ocean Boulevard, Seaside Way and Shoreline Drive.

This physical separation of the Pike area from the downtown area serving by the Blue Line would also minimize project-generated pedestrian traffic crossing rail lines. It is anticipated that most hotel patrons will commute via passenger vehicle rather than public transit due to physical separation of the hotel site from the nearest bus and rail line stops.

An analysis of project-generated traffic volumes is provided in Section 4.6 (Traffic, Circulation and Parking) in the Draft Supplemental EIR. As stated on page 4.6-8, based on the City's threshold of significance criteria, the proposed project would not have any significant impacts on the surrounding study area intersections and therefore no new traffic system improvements are required.

In terms of regional traffic volume impacts, the statewide Congestion Management Program (CMP) requires that the traffic impacts of development projects with regional significance must be analyzed. Out of the total 164 Countywide CMP arterial monitoring locations, only the Ocean Boulevard/Alamitos Avenue and 7th Street/Alamitos Avenue intersections are in

the project study area. The Draft Supplemental EIR determined that the project will generate less than 50 trips at either intersection and therefore no CMP intersection analysis is required. In addition, the hotel project would not contribute more than 18 trips to the nearest I-710 Freeway segment (south of Anaheim Street) during any peak hour period and therefore no CMP impact analysis is warranted.

Based on the physical location of this hotel project and the traffic impact analysis provided in the Draft Supplemental EIR, there would be no significant impacts regarding rail safety. No further response is necessary.



Department of Toxic Substances Control



Nan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

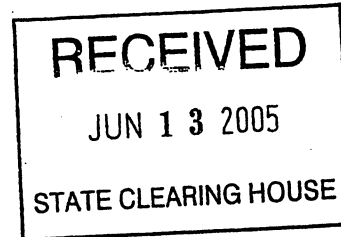
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

June 7, 2005

*Clear
6/31/05
w/e*



Ms. Angela Reynolds
Long Beach Department of Planning & Building
333 West Ocean Boulevard
Long Beach, California 90802

NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF LONG BEACH SIERRA HOTEL PROJECT (SCH #2004111127)

Dear Ms. Reynolds:

The Department of Toxic Substances Control (DTSC) has received your draft Environmental Impact Report (EIR) for the above-mentioned Project. The City of Long Beach proposes to approve construction of a hotel on a vacant lot (283 Bay Street), totaling approximately 15,382 square feet.

Based on the review of the document, DTSC's comments are as follows:

1. DTSC's comments dated December 23, 2004, regarding the Notice of Preparation, have not been addressed properly in the draft EIR. If an item mentioned in the aforementioned letter is not applicable to the project site, it should be stated and explained in the EIR.
2. The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
3. The draft EIR needs to identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the draft EIR should evaluate whether conditions at the site pose a threat to human health or the environment.
4. The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the

potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies.

5. All environmental investigations, sampling and/or remediation should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous waste cleanup. The findings and sampling results from the subsequent report should be clearly summarized in the EIR.
6. Proper investigation, sampling and remedial actions overseen by a regulatory agency, if necessary, should be conducted at the site prior to the new development or any construction.
7. If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."
8. If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, mercury, and asbestos containing materials (ACMs). If lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
9. The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
10. Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if

there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

11. If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).
12. If it is determined that hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility.
13. If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.
14. Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
15. If the project plans include discharging wastewater to storm drain, you may be required to obtain a wastewater discharge permit from the overseeing Regional Water Quality Control Board.
16. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
17. Any hazardous wastes/materials encountered during construction should be remediated in accordance with local, state, and federal regulations. Prior to initiating any construction activities, an environmental assessment should be conducted to determine if a release of hazardous wastes/substances exists at the site. If so, further studies should be carried out to delineate the nature and extent of the contamination. Also, it would be necessary to estimate the potential threat to public health and/or the environment posed by the site. It may be necessary to determine if an expedited response action is required to reduce

Ms. Angela Reynolds
June 7, 2005
Page 4

existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies rather than excavation of soil prior to any assessments.

18. Section 3.2, Laboratory Analyses of the Phase II Limited Subsurface Investigation, Proposed DDR Hotel Site, prepared by VERTEX Engineering Services, Inc., dated August 26, 2004, states that soil samples from different test pits were composited into one soil sample and analyzed for chemicals of concern including volatile organic compounds (VOCs) using EPA Method 8260B. If soil samples are composited, most if not all VOCs will evaporate; therefore, compositing is not acceptable for VOCs and data based on these sample results is not considered valid by DTSC. DTSC recommends that sample preparation method EPA Method 5035 be used for collecting samples for VOC analysis, followed by Method 8260B.

19. In Section 3.2 of the Phase II Limited Subsurface Investigation, barium, chromium and lead concentrations are compared with the United States Environmental Protection Agency's (U.S. EPA's) Preliminary Remediation Goals (PRGs). PRGs may be acceptable as cleanup criteria in certain cases, since they represent a health risk of 1×10^{-6} excess cancers or a hazard index (HI) of less than 1 (one). However, PRGs don't account for the effects of multiple contaminants. Since the draft EIR indicates that the project site contains with multiple contaminants, a site specific health risk assessment (HRA) is necessary for the site. Depending on the results of the HRA, remediation may also be necessary.

If you have any questions regarding this letter, please contact Mr. Al Shami, Project Manager, at (714) 484-5472.

Sincerely,



Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: See next page

Ms. Angela Reynolds
June 7, 2005
Page 5

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA # 1113

RESPONSES TO COMMENTS FROM CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCE CONTROL (DTSC) IN LETTER DATED JUNE 7, 2005

Comment No. 1: DTSC's comments dated December 23, 2004, regarding the Notice of Preparation, have not been addressed properly in the Draft EIR. If an item mentioned in the aforementioned letter is not applicable to the project site, it should be stated and explained in the EIR.

Response to Comment No. 1: Pages 4.3-3 and 4.3-4 of the Draft Supplement EIR addresses the December 23, 2004 comments by DTSC. No further discussion is warranted.

Comment No.2: The Draft EIR needs to identify and determine whether current or historic uses at the project site have resulted in any release of hazardous wastes/substances at the project area.

Response to Comment No. 2: The Phase I Environmental Site Assessment dated July 23, 2004 (Phase I ESA) and Phase II Limited Subsurface Investigation dated August 26, 2004 (Phase II LSI) completed at the site found no evidence that either historic or current uses of the property have resulted in any release of hazardous wastes/substances. Specifically, no recognized environmental conditions were identified at the site. Although there was no evidence of a release of hazardous wastes/substances at the project area, an elective Phase II LSI was conducted by VERTEX Engineering Services Inc. (VERTEX) to evaluate whether there were any potential environmental concerns associated with the placement of artificial fill. This evaluation included visual inspection of test pits and the collection, sampling, and analysis of soil samples. As summarized in the VERTEX Phase II LSI report dated August 26, 2004, no evidence of contamination was observed or reported in the chemical analyses.

Comment No. 3: The Draft EIR needs to identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the Draft EIR should evaluate whether conditions at the site pose a threat to human health or the environment.

Response to Comment No. 3: There are no known or potentially contaminated sites within the proposed project area. The existing VERTEX Phase I ESA report dated July 23, 2004 should be consulted for a discussion of the Federal and State database findings for those sites within the search radii defined by ASTM.

Comment No. 4: The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous

materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies.

Response to Comment No. 4: Since no hazardous materials or wastes were stored at the site, no environmental assessment or remedial activities beyond those investigative measures completed to date are warranted. No further response is necessary.

Comment No. 5: All environmental investigations, sampling and/or remediation should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous waste cleanup. The findings and sampling results from the subsequent report should be clearly summarized in the EIR.

Response to Comment No. 5: The Phase II activities completed by VERTEX as documented in their Phase II LSI report were designed to evaluate a potential environmental concern and did not involve any remediation. The Phase II LSI findings are summarized within the Draft Supplemental EIR (Section 4.3, Hazards and Hazardous Materials). No formal Workplan is considered to be necessary for the type of investigative measures completed.

Comment No. 6: Proper investigation, sampling and remedial actions overseen by a regulatory agency, if necessary, should be conducted at the site prior to the new development or any construction.

Response to Comment No. 6: The Phase II activities completed by VERTEX are considered sufficient to evaluate subsurface environmental conditions. As indicated, no further investigation, sampling, or remedial actions are warranted.

Comment No. 7: If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property".

Response to Comment No. 7: The subject site is not considered to fall within the “Border Zone of a Contaminated Property” or within a “Border Zone Property”.

Comment No. 8: If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products, mercury, and asbestos containing materials (ACMs). If lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

Response to Comment No. 8: The site is currently vacant with an unpaved surface. As such, there will be no demolition activities. Therefore, no investigation or abatement of the referenced materials is necessary.

Comment No. 9: The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure the imported soil is free of contamination.

Response Comment No. 9: The Phase II LSI data shows no evidence of contaminants and is not, therefore, subject to LDRs. Imported fill characterization will be conducted in accordance with accepted industry practice and construction and geotechnical guidelines being used for redevelopment of this part of the City of Long Beach.

Comment No. 10: Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

Response Comment No. 10: All construction will be conducted in accordance with applicable City, State, and Federal guidelines protective of human health and the environment. Available data does not indicate that any release of hazardous materials/waste has occurred at this site.

Comment No. 11: If it is determined that the hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).

Response to Comment No. 11: No hazardous wastes are expected to be generated by the proposed hotel operations. Any wastes generated during construction or future operations at the site will be managed in accordance with applicable City, State, and Federal regulations and guidelines.

Comment No. 12: If it is determined that the hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated on-site, or (c) disposed of on-site, then a permit from DTSC may be required. If so, the facility should contact DTSC at (818) 551-2171 to initiate pre-application discussions and determine the permitting process applicable to the facility.

Response to Comment No. 12: The construction and operation of a hotel land use on this site will not include the generation, storage, treatment or disposal of hazardous waste as outlined above. No further response is warranted.

Comment No. 13: If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.

Response to Comment No. 13: No hazardous wastes are expected to be generated by proposed operations. Therefore, no USEPA Identification Number will be necessary. Any wastes generated during construction or future operations at the site will be managed in accordance with applicable City, State, and Federal regulations and guidelines.

Comment No. 14: Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

Response to Comment No. 14: See response to Comment No. 13.

Comment No. 15: If the project plans include discharging wastewater to storm drain, you may be required to obtain a wastewater discharge permit from the overseeing Regional Water Quality Control Board.

Response to Comment No. 15: A discussion of wastewater (stormwater) discharge with respect to National Pollution Discharge Elimination System (NPDES) compliance for the project is included within Section 4.5.2 of the Draft Supplemental EIR. Mitigation Measures in compliance with City, State and Federal wastewater discharge regulations are provided in both Section 4.5.3 and the Mitigation Monitoring Program of the Draft Supplemental EIR.

Comment No. 16: If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined the contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

Response to Comment No. 16: As previously referenced, available data and documentation do not indicate any contamination is present at the site. If during construction, impacted soils are encountered, all appropriate measures will be taken to provide compliance with applicable City, State and Federal regulations and guidelines.

Comment No. 17: Any hazardous wastes/materials encountered during construction should be remediated in accordance with local, state, and federal regulations. Prior to initiating any construction activities, an environmental assessment should be conducted to determine if a release of hazardous wastes/substances exists at the site. If so, further studies should be carried out to delineate the nature and extent of the contamination. Also, it would be necessary to estimate the potential threat to public health and/or the environment posed by the site. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies rather than excavation of soil prior to any assessments.

Response to Comment No. 17: The investigative measures completed to date did not detect evidence that a release of hazardous wastes/substances has occurred at the site. As such, no additional environmental investigation or remediation is warranted.

Comment No. 18: Section 3.2, Laboratory Analyses of the Phase II Limited Subsurface Investigation, Proposed DDR Hotel Site, prepared by VERTEX Engineering Services, Inc., dated August 26, 2004, states that soil samples from

different test pits were composited into one soil sample and analyzed for chemicals of concern including volatile organic compounds (VOCs) using EPA Method 8260B. If soil samples are composited, most if not all VOCs will evaporate; therefore, compositing is not acceptable for VOCs and data based on these sample results is not considered valid by DTSC. DTSC recommends that sample preparation method EPA Method 5035 be used for collecting samples for VOC analysis, followed by Method 8260B.

Response to Comment No. 18: There was no reason to expect impacted soil to be present at the site. The Phase II LSI by VERTEX was conducted as a part of the environmental due diligence during a transaction involving the project site. The purpose of the subsurface investigation was to provide an additional level of confidence that there was no impacted (contaminated) soil at the project site. As stated on page 5 of the VERTEX Phase II LSI report: "No evidence of soil impacted with hazardous substances was observed in any of the excavated test pits." To provide an additional level of confidence that there was no contamination, soil samples were collected for analysis. The composite soil samples were prepared by the laboratory under controlled conditions. The laboratory preparation of the composite soil samples is discussed in Section 3.2 (page 3) of the VERTEX Phase II LSI report. Because there was no evidence that VOCs would be present and because the laboratory prepared the composite sample, this sampling and analytical methodology is considered appropriate for this project site.

Comment No. 19: In Section 3.2 of the Phase II Limited Subsurface Investigation, barium, chromium and lead concentrations are compared with the United States Environmental protection Agency's (U.S. EPA's) Preliminary Remediation Goals (PRGs). PRGs may be acceptable as cleanup criteria in certain cases, since they represent a health risk of 1×10^{-6} excess cancers or a hazard Index (HI) of less than 1 (one). However, PRGs don't account for the effects of multiple contaminants. Since the Draft EIR indicates that the project site contains with multiple contaminants, a site specific health risk assessment (HRA) is necessary for the site. Depending on the results of the HRA, remediation may also be necessary.

Response to Comment No. 19: The project site does not contain multiple contaminants. As stated on p. 5 of VERTEX's Phase II LSI report: "No evidence of soil impacted with hazardous substances was observed in any of the excavated test pits. In addition, none of the analyzed chemicals of concern was detected at a concentration that would be considered of environmental concern." Therefore, a site specific health risk assessment (HRA) is not considered to be warranted. No further response is necessary.



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

June 13, 2005

Angela Reynolds
City of Long Beach
333 W. Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Subject: Sierra Hotel Project (Supplemental EIR-14-04)
SCH#: 2004111127


Dear Angela Reynolds:

The enclosed comment (s) on your Supplemental EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on May 31, 2005. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2004111127) when contacting this office.

Sincerely,


Jerry Roberts
Senior Planner, State Clearinghouse

Enclosures
cc: Resources Agency

RESPONSES TO COMMENTS FROM CALIFORNIA GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE, IN LETTER DATED JUNE 13, 2005

This letter confirms that the review period for state agencies established by the Governor's Office of Planning and Research (OPR) closed on May 31, 2005 and transmits a copy of the June 7, 2005 comment letter from the California Department of Toxic Substance Control (which was date-stamped June 13, 2005 by the State Clearinghouse).

The letter further states that the "California Environmental Quality Act does not require Lead Agencies to respond to late comments ' but OPR encourages Lead Agencies to incorporate these late comments into the Final EIR and consider such comments prior to taking final action on the proposed project.

While the comment letter from the California Department of Toxic Substances Control was sent after close of the state agency review period, it is included in the Final Supplemental EIR along with responses to all comments provided in this letter. No further response to the June 13, 2005 letter from OPR is therefore necessary.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

July 22, 2005

Ms. Angela Reynolds
City of Long Beach
Department of Planning and Building
333 West Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds:

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, SIERRA HOTEL PROJECT, EIR 14-04, "CITY OF LONG BEACH" – (FFER #200500060)

The Supplemental Environmental Impact Report (EIR) has been reviewed by the Planning Division, Land Development Unit, and Forestry Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION -- SERVICE RESPONSIBILITY:

The project is totally within the City of Long Beach and does not appear to have any impact on the emergency responsibilities of this Department. It is not a part of the emergency response area of the Consolidated Fire Protection District.

LAND DEVELOPMENT UNIT:

1. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLEN DORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

Ms. Angela Reynolds

July 22, 2005

Page 2

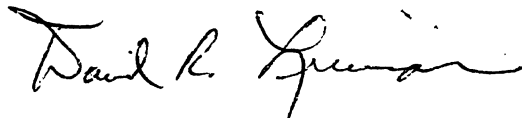
2. This project is located entirely in the City of Long Beach. Therefore, the City of Long Beach Fire Department has jurisdiction concerning this project and will be setting conditions. This project is located in close proximity to the jurisdictional area of the County of Los Angeles Fire Department. However, this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the Los Angeles County Fire Department.
3. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit's EIR Specialist at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include 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. The proposed project will not have significant environmental impacts in these areas.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



DAVID R. LEINGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:lc

RESPONSES TO COMMENTS FROM COUNTY OF LOS ANGELES FIRE DEPARTMENT IN LETTER DATED JULY 22, 2005

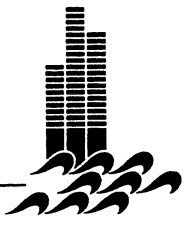
Although this letter was sent after close of the state agency review period established by OPR, it is included in the Responses to Comments Report. This letter was sent directly to the City of Long Beach rather than the State Clearinghouse.

This letter states that the project site is entirely within the City of Long Beach city limits and does not appear to have any impact on the County Fire Department's emergency responsibilities. The project site is not part of the emergency response area of the Consolidated Fire Protection District. The City of Long Beach Fire Department has jurisdiction over this project site and "this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the Los Angeles County Fire Department." The proposed project would also not have any significant environmental impacts regarding the statutory responsibilities of the Forestry Division of the County of Los Angeles Fire Department.

No significant environmental issues were raised in this comment letter and therefore no further response is necessary.

APPENDIX A

**NOTICE OF AVAILABILITY,
NOTICE OF COMPLETION**



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6894 FAX (562) 570-6068

COMMUNITY AND ENVIRONMENTAL PLANNING

DATE: April 12, 2005

ATTENTION: RESPONSIBLE AGENCIES AND PERSONS WHO
MAY BE CONCERNED WITH THE ENVIRONMENTAL
EFFECTS OF THE PROPOSED PROJECT

SUBJECT: Sierra Hotel Project
SCH 2004111127

DATE RESPONSE DUE: May 27, 2005

DATE OF PUBLIC HEARING: to be determined

In conformance with the California Environmental Quality Act (CEQA) of 1970, as currently amended, the City of Long Beach hereby distributes copies of the Draft Environmental Impact Report for the above project.

AN EIR IS A DISCLOSURE DOCUMENT TO INFORM PUBLIC DECISION MAKERS AND THE GENERAL PUBLIC OF ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED PROJECT AND IS INTENDED TO BE UTILIZED AS AN INFORMATIONAL DOCUMENT FOR CONCERNED CITIZENS AND DECISION MAKERS TO EVALUATE THE PROPOSAL, DETERMINE REASONABLE MITIGATION MEASURES TO REDUCE OR ELIMINATE ENVIRONMENTAL IMPACTS AND TO EVALUATE ALTERNATIVES OF THE PROPOSAL.

This report is not an action document, and does not constitute or imply approval or denial of the project.

The CEQA Guideline establishes the intent of an EIR as follows:

“...an informational document which will inform public agency decision makers and the public generally of the significant environmental effect of a project identifies possible ways to minimize the significant effects, and describe reasonable alternatives to the project...”

In conformance with CEQA, this Draft Environmental Impact Report is circulated for review and comment by responsible agencies and interested citizens. CEQA directs the review of EIR's as follows:

With respect to standards for accuracy of an EIR, CEQA states as follows:

“An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate. The courts have looked not for perfection but for adequacy, completeness and a good faith effort at full disclosures.”

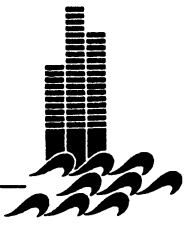
With respect to comments, CEQA states as follows:

“If any public agency or person who is consulted with regards to an EIR fails to comment within a reasonable time as specified by the Lead Agency, it shall be assumed, absent a request for a specific extension of time, that such Agency or person has no comment to make.”

Therefore, please review the document in terms of your particular jurisdiction or area of expertise and respond with any written comments on the Environmental Impact Report. Parties interested in attending the hearings or giving oral testimony should verify the time and place with the Community and Environmental Planning Division in advance (562) 570-6357.

Written comments regarding the EIR which are to be included in that document should be directed to:

ANGELA REYNOLDS
Environmental Planning Officer
Department of Planning and Building
333 West Ocean Boulevard, 7th Floor
Long Beach, CA 90802



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

ENVIRONMENTAL PLANNING

RECEIVED
APR 25 2005
Planning and Building Dept.
Community Planning
\$25.00 FILING FEE

NOTICE OF AVAILABILITY FOR EIR NO. 14-04 (SCH NO. 2004111127) Sierra Hotel Project

ORIGINAL FILED

TO:
Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90605

FROM:
Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

APR 14 2005

LOS ANGELES COUNTY CLERK

In conformance with Section 15087(d) of the State CEQA Guidelines, please post this notice for a period of 30 days. Enclosed is the required fee of \$25.00 for processing.

Project Location: The project is located in downtown Long Beach in the Pike at Rainbow Harbor commercial complex. The project development pad is specifically located on the east side of Cedar Avenue between Seaside Way to the north and Bay Street to the south.

Applicant(s): LodgeWorks

Project Title: Sierra Hotel Project (Case File: EIR No.14-04)

Project Description: The project applicant (LodgeWorks) proposes construction and operation of a Sierra Suites Hotel, consisting of 140 rooms in a seven story, 91,304 square foot building on a currently vacant 0.35 acre development pad at the southeast corner of Seaside Way and Cedar Avenue. This project is considered to be part of a larger commercial development known as the Pike at Rainbow Harbor (previously known as the Queensway Bay project). A previous EIR was prepared for the Queensway Bay project (EIR No. 13-94, State Clearinghouse No. 94081033) and certified by the Long Beach Planning Commission in 1994. The City of Long Beach Department of Planning and Building has prepared EIR No. 14-04 for the Sierra Suites Hotel proposal as a Draft Supplemental Environmental Impact Report (DEIR) and incorporates the previous EIR No. 13-94 by reference.

Project Contact: Angela Reynolds, City of Long Beach Department of Planning and Building
Address: 333 West Ocean Boulevard, 7th Floor, Long Beach, CA 90802
Phone: (562) 570-6357 **Email:** angela_reynolds@longbeach.gov

SIGNIFICANT EFFECTS: This DEIR documents the technical analysis of the potential impacts of the proposed project related to: aesthetics, air quality, hazards and hazardous materials, land use and planning, national pollution discharge elimination system, and transportation/ circulation/parking. No new unavoidable adverse impacts were identified in this Supplemental EIR. The project does not include any hazardous site listed pursuant to Gov. Code Section 65962.5.

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for the Draft EIR commences on April 12, 2005 and will close on May 27, 2005 at 4:00 p.m. All comments must be written and should be directed to Ms. Angela Reynolds, at the address specified above. **Comments are due no later than May 27, 2005 at 4:00 p.m.** Pursuant to State law, comments received after that date may not be considered.

Copies of the Draft EIR and all referenced documents are available for review by contacting the above listed project contact. The Draft EIR is also available on the web at: <http://www.longbeach.gov/plan/pb/epd/er.asp>

PUBLIC MEETINGS: CEQA does not require formal hearings at any stage of the environmental review process and public comments may be restricted to written communications. The City has not scheduled public meetings yet for the project. However, anyone who submitted written comments on the Draft EIR will be notified of all meetings and/or hearings on the subject project provided a valid address was provided with the comments. If you challenge the project in court you may be limited to raising only those issues you or someone else raised at a public meeting or hearing or described in written correspondence delivered to the City of Long Beach at, or prior to, the conclusion of the public review period or the public meeting/hearing.

Notice of Completion & Environmental Document Transmittal

Appendix C

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 200411127

Project Title: Sierra Hotel Project (Supplemental EIR 14-04)

Lead Agency: City of Long Beach Contact Person: Angela Reynolds
 Mailing Address: City Hall, 7th Floor, 333 W. Ocean Boulevard Phone: (562) 570-6357
 City: Long Beach Zip: 90802 County: Los Angeles

Project Location:

County: Los Angeles City/Nearest Community: Long Beach
 Cross Streets: Bay Street/Cedar Avenue Zip Code: 90802
 Assessor's Parcel No.: 7278-010-920 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: Los Angeles River
 Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|--------------------------------------|---|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input checked="" type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u>94081033</u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>90,000</u> Acres <u>0.35</u> Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| Total Acres (approx.) _____ | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document:

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| | | | <input type="checkbox"/> Other _____ |

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant Zoning: PD-6, Subarea 5 General Plan: LUD No. 7, Mixed Use

Project Description: *(please use a separate page if necessary)*

Construction of a 7-story, 140-room hotel building on a vacant lot located on the east side of Cedar Avenue between Seaside Way and Bay Street as part of the Pike at Rainbow Harbor commercial complex. Parking will be provided by the existing multi-level parking structure located west of Cedar Avenue and south of Seaside Way.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Appendix C, continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

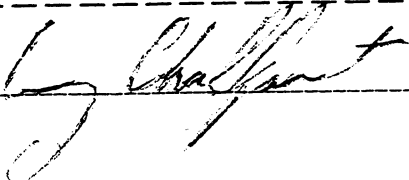
- | | |
|--|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 12, 2005 Ending Date May 27, 2005

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>LodgeWorks, c/o Chris Gebert</u>
Address: _____	Address: <u>947 Third Street</u>
City/State/Zip: _____	City/State/Zip: <u>Hermosa Beach, CA 90254</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 4/12/05

APPENDIX B

**DRAFT SUPPLEMENTAL EIR
DISTRIBUTION LIST**

**LOCAL AND
REGIONAL ISSUES**

**Office of the County Clerk
Environmental Filings**
12400 E. Imperial Hwy., 2nd Floor
Room 2001
Norwalk, CA 90650

**CALIFORNIA COASTAL
COMMISSION**
200 Oceangate, 10th Floor
Long Beach, CA 90802

LBUSD
Attn: Lisa Dutra
1515 Hughes Way
Long Beach, CA 90810

**LONG BEACH AREA
CHAMBER OF COMMERCE**
One World Trade Center
Suite 206
Long Beach, CA 90831-0206

**LONG BEACH COMMUNITY
COLLEGE DISTRICT**
Dr. E. Jan Kehoe, President
4901 East Carson Street
Long Beach, CA 90808

**L.A. COUNTY SANITATION
DISTRICT**
1955 Workman Mill Road
Whittier, CA 90607

L.A. COUNTY TAX ASSESSOR
1401 East Willow Street
Signal Hill, CA 90755

L.A. CO. FLOOD CONTROL
Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

L.A. COUNTY FIRE DEPT.
Forestry Division, Room 123
ATTN: Lily Cusick
5823 Rickenbacher Road
Commerce, CA 90040

**Los Angeles County
Metropolitan Transportation
Authority**
1 Gateway Plaza
P.O. Box 194
Los Angeles, CA 90053

**LARRY J. CALEMINE
EXECUTIVE OFFICER
LAFCO for Los Angeles Cty.**
700 N. Central Boulevard
Suite 350
Glendale, CA 91203

**BOARD OF DIRECTORS
Water Replenishment District
of Southern California**
2621 East 166th Street
Cerritos, CA 90703

**COMPTON CREEK
MOSQUITO ABATE
DISTRICT**
1224 S. Santa Fe Avenue
Compton, Ca 90021-4339

**JAMES HEINSELMAN,
CHANCELLOR**
L.A. City Community College
District
770 Wilshire Boulevard
Los Angeles, CA 90017

**L.A. COUNTY PUBLIC
WORKS**
Land Development Division
Mr. Suk Chong
P.O. Box 1460
Alhambra, CA 91802-1460

**DAVID JANSSEN,
Chief Administrator's Office**
Accumulated Capital Outlay
Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

SCAQMD
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

**JOHN BISHOP
CALIFORNIA REGIONAL
WATER QUALITY CONTROL
BOARD**
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

**Jeffrey M. Smith, AICP
Intergovernmental Review
SCAG**
818 West 7th Street, 12th Floor
Los Angeles, CA 90017-3435

**GREATER LOS ANGELES CO.
VECTOR CONTROL DISTRICT**
12545 Florence Avenue
Santa Fe Springs, CA 90670

**ENVIRONMENTAL & PROJECT
PLANNING SERVICES DIV.**
George Britton, Manager
P.O. Box 4048
Santa Ana, CA 92702-4048

**L.A. CO. CONSOLIDATED
PROTECTION DISTRICT**
1320 N. Eastern Avenue
Los Angeles, CA 90063

AIR RESOURCES BOARD
9528 Telstar Ave
El Monte, CA 91731

UTILITIES

**SOUTHERN CALIFORNIA
EDISON**
P.O. Box 2944
505 Maple Avenue
Torrance, CA 90509

**METROPOLITAN WATER
DISTRICT HEADQUARTERS**
P.O. Box 54153
Los Angeles, CA 90054-0153

**SANITATION DISTRICTS OF
LOS ANGELES COUNTY**
Public Information
1955 Workman Mill Road
P.O. Box 4998
Whittier, CA 90607

**SOUTHERN CALIFORNIA
GAS COMPANY**
2929 182nd Street
Redondo Beach, CA 90278

**CHARTER
COMMUNICATIONS**
4031 Via Oro Avenue
Long Beach, CA 90810

STATE ISSUES

STATE CLEARINGHOUSE
P.O. Box 3044
Sacramento, CA 95812-3044

**CALIFORNIA DEPT. OF WATER
RESOURCES**
DPLA-Environmental Review
P.O. Box 942836
Sacramento, CA 94236

**RON KOSINSKI
CALTRANS - DISTRICT 7**
*Division of Environmental
Planning*
120 S. Spring St., 1-8A
Los Angeles, CA 90017

**CALIFORNIA DEPARTMENT OF
TRANSPORTATION**
Division of Aeronautics
Austin Wisell
P.O. Box 942874
Sacramento, CA 94274-001

**CALIFORNIA NATIVE
AMERICAN COMM**
115 Capitol Mall # 364
Sacramento, CA 95814

**CALIFORNIA STATE LANDS
COMMISSION**
Attn: Curtis Fossum
100 Howe Avenue
Suite 100 - South
Sacramento, CA 95825-8202

**CITY OF
LONG BEACH**

**13TH FLOOR
GERALD MILLER,
CITY MANAGER**

**14th FLOOR,
ALL COUNCILMEMBERS**

**FIRE DEPARTMENT
JEREMY BERRYMAN**

**POLICE DEPARTMENT
CHIEF ANTHONY BATTS**

**PARKS, RECREATION
AND MARINE
PHIL HESTER**

**PUBLIC WORKS,
CHRISTINE ANDERSEN**

**WATER DEPARTMENT,
KEVIN WATTIER**

**3RD FLOOR
REDEVELOPMENT,
BARBARA KAISER**

**PLANNING & BUILDING,
TADY MATTAR**

**ADVANCE PLANNING,
ANGELA REYNOLDS**

**ZONING,
GREG CARPENTER**

**LONG BEACH TRANSIT
1300 Gardenia Avenue
Long Beach, CA 90813**

**LONG BEACH ENERGY
2400 East Spring Street
Long Beach, CA 90807**

**HEALTH AND HUMAN
SERVICES,
RONALD ARIAS**

**AIRPORT BUREAU
CHRIS KUNZE**

**CITY OF LONG BEACH
Energy Recovery Bureau
120 Henry Foard Avenue
Long Beach, CA 90802**

**CITY ATTORNEY,
MICHAEL MAIS**

**CITY PLANNING
COMMISSIONERS**

CHARLES GREENBERG
6238 East 6th Street
Long Beach, CA 90803

MATTHEW JENKINS
20 13th Place
Long Beach, CA 90802

LESLIE GENTILE
211 Roycroft Avenue
Long Beach, CA 90803

NICK SRAMEK
1816 West Lincoln Street
Long Beach, CA 90810

MORTON STUHLBARG
1500 East Ocean Blvd, #407
Long Beach, CA 90802

CHARLIE WINN
1371 East 1st Street
Long Beach, CA 90803

MITCHELL ROUSE
5531 Bryant Drive East
Long Beach, CA 90815

CITY OF CARSON
701 Carson Street
Carson, CA 90745

**LONG BEACH MAIN
LIBRARY**
101 Pacific Avenue
Long Beach, CA 90802

**LONG BEACH ALAMITOS
NEIGHBORHOOD LIBRARY**
1836 E. 3rd Street
Long Beach, CA 90802

**ENVIRONMENTAL
GROUPS AND
INDIVIDUALS**

**WEST END COMMUNITY
ASSOCIATION**
Attn: George Ghiotto
240 Chestnut Avenue
Suite 917
Long Beach, CA 90802

**DEVELOPERS DIVERSIFIED
REALTY**
Ann M. Forella
Marketing Director
95 S. Pine Avenue
Long Beach, CA 90802

**WILLMORE CITY HERITAGE
ASSOCIATION**
P.O. Box 688
Long Beach, CA 90801

ANN CANTRELL
3106 Claremont
Long Beach, CA 90808

**DOWNTOWN LONG BEACH
ASSOCIATES**
Attn: Kraig Kojian
One World Trade Center
Suite 300
Long Beach, CA 90831

**EL DORADO AUDUBON
SOCIETY**
P.O. Box 90713
Long Beach, CA 90809

DON MAY
California Earth Corporation
4927 Minturn Avenue
Lakewood, Ca 90712

DIANA MANN
P.O. Box 30165
Long Beach, CA 90853

**NO AGENCY
COMMENT LIST**

**Department of Toxic Substance
Control**
1011 N. Grandview Avenue
Glendale, CA 91201

**County of Los Angeles
Fire Department**
1320 N. Eastern Avenue
Los Angeles, CA 90063-3294