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3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared to evaluate environmental impacts that will result from the development and operation of a pay-for-play Sports Park, a youth golf center, and creation of a commercial (retail/office) parcel on 55.5-acre site in the City of Long Beach. The City of Long Beach, as the Lead Agency, has the authority for preparation of this Draft EIR and, after the comment/response process, certification of the Final EIR (FEIR) and approval of the proposed project. The City of Long Beach and Responsible Agencies have the authority to make decisions on discretionary actions relating to the development of the proposed project. This EIR is intended to serve as an informational document to be considered by the City of Long Beach and the Responsible Agencies during deliberations on the proposed project.

3.2 PROJECT LOCATION/SITE CONTEXT

Comprising approximately 55.5 acres, the proposed project site ("site") is located south of Spring Street and is bounded by California Avenue on the west, Orange Avenue on the east, and the Long Beach Municipal and Sunnyside cemeteries on the south. The City of Long Beach owns most of the project site and intends to acquire (either through purchase or use of eminent domain) the remainder of the property. The site is rectangular in shape with the exception of a ± 1.4 -acre parcel ("outparcel") and a small area in the southeast corner that are not included in the proposed project. Although the project site is located entirely within the City of Long Beach, the City of Signal Hill is adjacent to the site along Orange and California Avenues and across a portion of Spring Street. Throughout this EIR, the terms "site," "proposed project site," "proposed project," and "subject property" are used interchangeably to indicate the project site that is the subject of this EIR.

The City of Long Beach is approximately 20 miles south of downtown Los Angeles and is adjacent to the Pacific Ocean. The Long Beach Municipal Airport is located approximately two miles northeast of the project site. Regional access to the project site is provided by Interstate 405 (I-405) and Interstate 710 (I-710) to the north and west. Figure 3.1, Project Location, provides regional and local maps depicting the project location.

The project site is located in the Long Beach/Signal Hill Joint Powers Authority (JPA) area. The JPA was established to facilitate joint projects between cities, including the widening of Spring Street.

Seven tenants, two unauthorized subtenants, and limited ongoing oil extraction activities were located on the project site at the time the NOP was published. (See Table 4.1.A.) The tenant rental agreements were all renewable on a month-to-month basis. At the time of Draft EIR preparation, four tenants remain on the project site. Only the operation of oil wells will continue concurrent with the operation of the proposed project. The demolition of the existing structures and remaining improvements on the site are a component of the proposed project. The existing facilities to be removed include a detention basin, commercial buildings along California Avenue, Spring Street, and Orange Avenue; and the unused compressor building on Orange Avenue.

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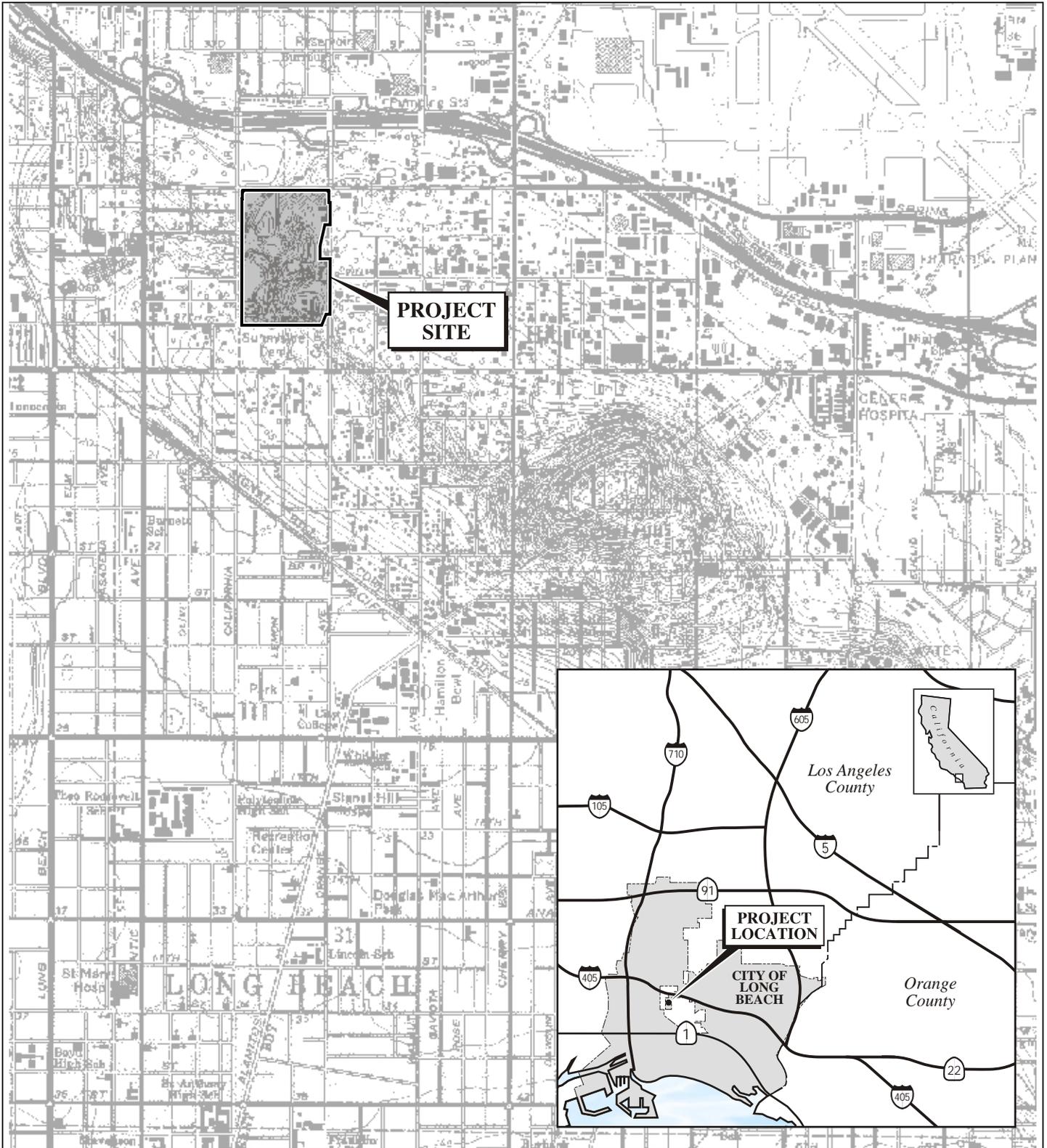
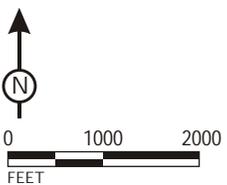


FIGURE 3.1

LSA



SOURCE: USGS 7.5" Quad - Long Beach, CA.

Long Beach Sports Park
Project Location

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The project site is within the Signal Hill West Unit (SHWU), an active field since the early 1900s. SHWU is one of several unitized fields within the broader Signal Hill Oilfield in the Cities of Signal Hill and Long Beach.¹ Per acre, the Signal Hill Oilfield has been one of the most productive oilfields in the world since oil was discovered in this area in 1921. Less than two years after oil discovery, the Signal Hill Oilfield was producing 259,000 barrels of crude a day from nearly 300 wells. Signal Hill Petroleum, Inc. (SHPI) currently manages the unitized field and operates the wells on the project site.

Properties surrounding the project site include vacant land and various industrial and commercial developments to the north, east, and west and two adjacent cemeteries to the south. Long Beach Municipal and Sunnyside Cemeteries are located immediately south of and adjacent to the project site. Sunnyside Cemetery is a privately owned cemetery located west of the Long Beach Municipal Cemetery. Entries to both cemeteries are from Willow Street. Various commercial developments, storage tanks, and a privately operated golf driving range are located south of the cemeteries, across Willow Street. Located north of the project site, across Spring Street, are mixed-use commercial offices, industrial developments, and oil operations.

SHPI operates a petroleum processing and gas production facility east of the project site. Other land uses east of the project site include commercial offices and additional oil extraction wells. An assortment of oil extraction wells and commercial offices are located farther west. Warehouses, storage tanks, vacant land, and additional extraction wells (some owned by SHPI) are located west of the project site. Figure 3.2 is an aerial photograph showing the existing project site and surrounding land uses.

The City of Signal Hill bounds the east, west, and north perimeter of the project site. The vacant areas near the project site are the largest single vacant land areas remaining in the City of Signal Hill. The areas surrounding the project site in Signal Hill are designated in the City of Signal Hill General Plan for general commercial and industrial uses. Also, the City of Signal Hill's General Plan Petroleum Production overlay district identifies land east, west, and north of the project site in Signal Hill as areas characterized by petroleum production activity. Section 4.1 of this document describes existing and planned development in the vicinity of the project site in both the City of Signal Hill and the City of Long Beach.

Existing constraints to site development include ongoing oil production and transmission activities, potentially impacted soils, substantial grading and detention requirements, the Cherry Hill Fault, and current lack of on-site infrastructure. In addition, a structure located on the project site is eligible for listing in the National Register of Historic Places. The structure is a gas compressor and treating facility ("compressor building"), built in 1923 and located on the northeast quadrant of the project site.

¹ A unit or unitized field is one where several contiguous parcels of land in one or more ownerships are operated as a single petroleum lease or operating units (source: Long Beach Municipal Code, Section 12.04.330).

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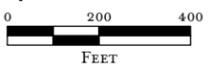


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Legend



 Project Boundary



SOURCE: Eagle Aerial, 2001.

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FIGURE 3.2

Long Beach Sports Park
Aerial

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3.3 PROJECT HISTORY

The proposed Concept Plan reflects the recreation objectives of the City of Long Beach Department of Parks, Recreation and Marine to meet the recreation facility demand in the community. According to the Department's Strategic Plan (2002) there are currently approximately 5.7 acres of park land within the City of Long Beach for every 1,000 residents, which is substantially below the average of 13 acres per 1,000 residents for other cities compared in the Strategic Plan, and somewhat below the average of 7 acres per 1,000 population for other high-density cities.

The City Council initiated an evaluation of the shortage of the City's sports fields in 1984 and in 1986 the Park, Recreation, and Marine Department proposed to build a sports park on a 26-acre area known as the "Tree Farm." A Blue Ribbon Citizens task force was created in 1989 to study the issue after public opposition to building a sports park at the "Tree Farm" forced that planning effort to be abandoned. The task force unanimously recommended that a sports complex be developed in Area III of El Dorado Regional Park. In 1991, plans and a draft EIR were prepared. Community objection to the site resulted in the City Council direction in 1997 to consider and evaluate the current project site for a sports complex. Previously considered uses for the project site included an auto mall in 1988, a retail center in 1991, a warehouse/storage facility in 1994, and an auto racetrack in 1996. These proposals failed to materialize due to the development constraints of the site including topography, operating oil facilities, and environmental and geologic issues. A Draft EIR (DEIR 2000) was released for circulation and public comment January 10, 2000, but a Final EIR was never certified. As a result of subsequent site planning refinements and additional site environmental investigations, the City of Long Beach concluded that DEIR 2000 could not be relied upon for CEQA environmental review purposes. As a result, the DEIR 2000 effort was abandoned.

The current master planning and environmental review process was initiated in the summer of 2002. The proposed project under discussion in this recirculated Draft EIR is the result of months of interactive design and collaborative effort among various City departments and the City's consultant team. It is not the same site plan or project description that was analyzed in DEIR 2000.

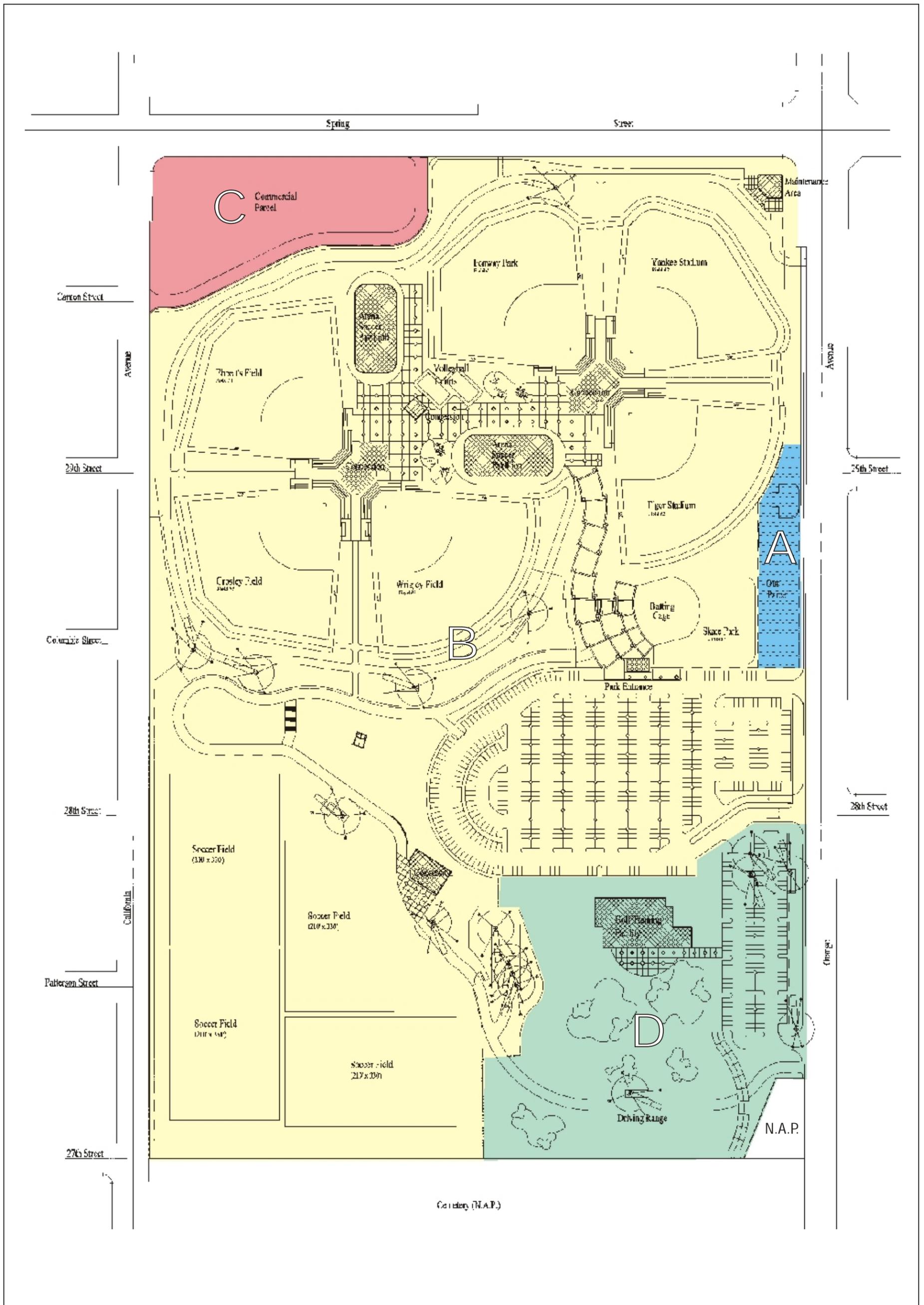
3.4 PROJECT CHARACTERISTICS

3.4.1 Development Proposal

The City of Long Beach proposes to develop a pay-for-play Sports Park and a youth golf center and to rezone a portion of the ±55-acre project site for future commercial (retail/office) use. The project includes an application for a General Plan amendment, zone changes, and a tentative parcel map that will create separate parcels for the outparcel and future commercial uses. Figure 3.3, Project Components, is a diagrammatic illustration of the project site showing the location of the outparcel, commercial parcel, Sports Park, and golf training facility. Figure 3.4 shows the proposed project site plan. The project site plan is conceptual and stadium names may change. The City's intent is to acquire and retain ownership of the assembled project site, with the exception of the commercial parcel on the corner of Spring Street and California Avenue, and to use contract operators to manage the facilities.

The recreation components of the Sports Park include four soccer fields, six softball/baseball diamonds, a skate park, batting cages, two playgrounds, two volleyball courts, and soccer arenas. Patrons of the Sports Park will be charged for the use of the sports facilities. The project also includes a youth golf training center that will be operated separately from the Sports Park.

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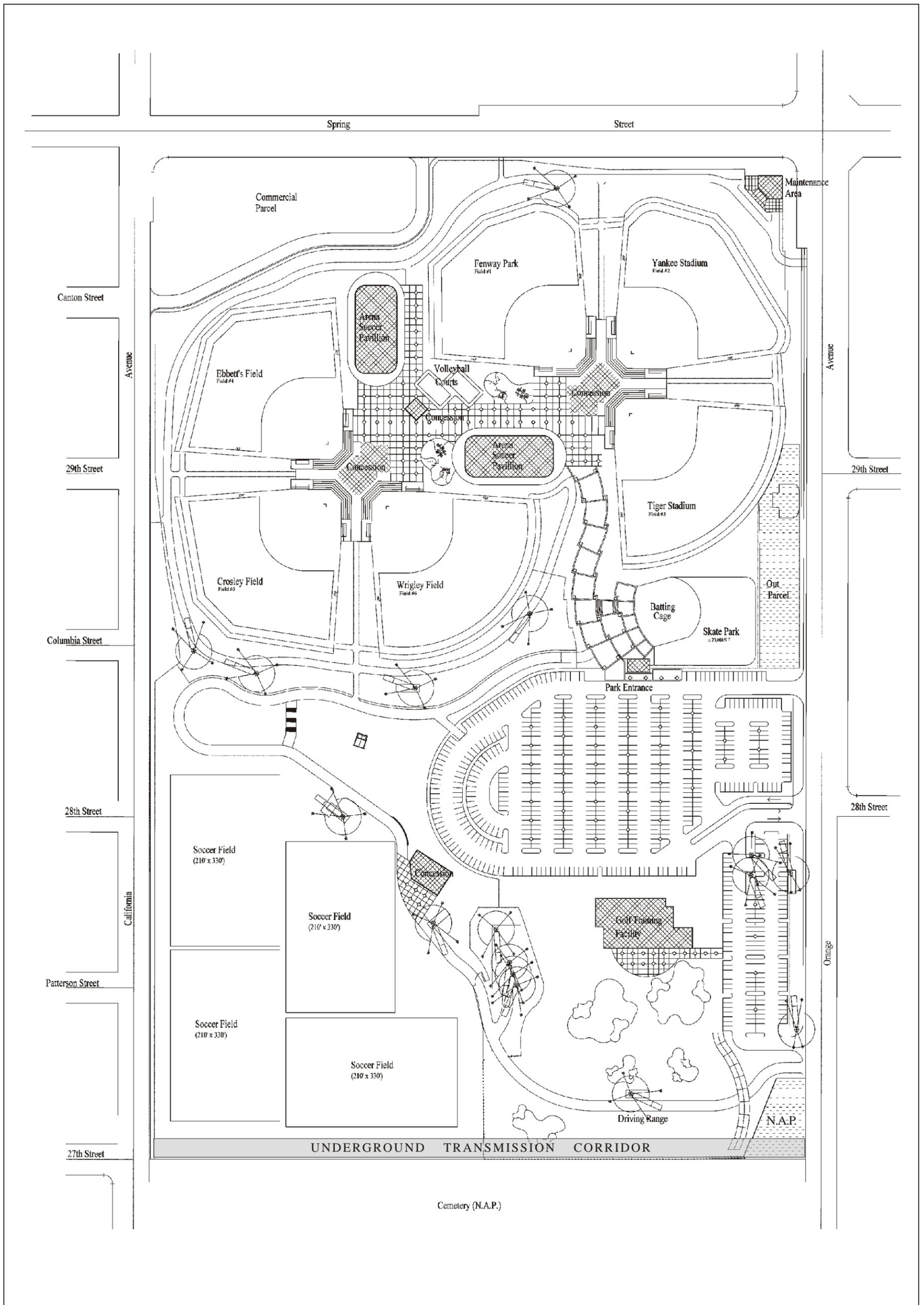
LEGEND

- | | |
|---|---|
| A Out Parcel | C Commercial Parcel |
| B Sports Park | D Youth Golf Center |

FIGURE 3.3

Long Beach Sports Park
Project Components

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LSA

FIGURE 3.4



NOT TO SCALE

SOURCE: RJM DESIGN GROUP

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Long Beach Sports Park
Proposed Project

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A single operator would manage the pay-for-play Sports Park facilities with the property remaining under the ownership of the City. Patrons of the Sports Park would access the facilities through a single point of entry from a parking lot along Orange Avenue. In addition to the recreation uses, the Sports Park includes three restaurant/concession buildings; alcohol will be sold for on-site consumption.

It is anticipated that the youth golf center would be operated by a separate private or nonprofit operator or by the City of Long Beach. The proposed youth golf center includes a two-story, 15,000-square-foot building, eight tee locations for the driving range, three pitch-and-putt holes, and a putting green.

The 2.5-acre commercial parcel in the northwest corner will be created by a tentative parcel map. The parcel will be rezoned for retail/commercial (CCA) use and the General Plan land use district for this portion of the project site amended from LUD #9G (Industrial) to LUD #8A (Traditional Retail Strip Commercial). Commercial use of the property is analyzed in this Draft EIR. To facilitate analysis of this portion of the proposed project, it was assumed that a 30,000 square foot commercial office building would be built on the parcel. The project does not include construction of this building. Should the assumptions used in this document substantially change at the time development plans are submitted for City consideration, additional environmental analysis may be necessary.

The layout of the recreation uses and parking areas responds to the physical constraints of the site, which include the Cherry Hill earthquake fault, topographic and geologic variations across the site, grading and water detention requirements, and continued operation of 17 on site wells and 2 adjacent to the site.

The Cherry Hill fault diagonally transects the southern half of the site. Buildings have been set back from the fault in accordance with the requirements of the Alquist-Priolo Act. The soccer fields have been sited in the southern portion of the site where grades are low enough that this portion of the site can be used as a storm water detention basin capable of holding a minimum of 36 acre-feet of water.

A minimum setback of 150 feet from operating oil wells is proposed for the soccer pavilions and the youth golf center. A minimum setback of 50 feet from operating oil wells is proposed for the concession/restaurant buildings. Vehicular access for well maintenance and emergency vehicles is provided in the site plan.

Other site constraints are addressed through project design and mitigation measures; for example, the Human Health Risk Assessment includes measures to reduce human health risks due to exposure to residual concentrations of chemicals in the site soils to ensure that the developed site is below actionable established standards for the future end user of the site. Potential risks to construction workers as a result of exposure during grading and demolition are also addressed.

The project also includes a wetlands mitigation program, and an off-site location for wetlands mitigation has been identified along the San Gabriel River.

Table 3.A provides a list of project components and a description of each. A comprehensive list of future actions by Responsible Agencies, incorporated into the project description, is presented in Table 3.B.

Table 3.A: Project Components and Discretionary Actions by Lead Agency

Project Component	Description
General Plan Amendment	<ul style="list-style-type: none"> • Amend City of Long Beach General Plan, Land Use District (LUD) #9G Industrial to LUD #11 Park and LUD #8A Traditional Retail Strip Commercial
Rezoning	<ul style="list-style-type: none"> • City of Long Beach Zoning Code, Medium Industrial and Institutional (IM and I) to Park (P) and Community Commercial Automobile Oriented (CCA)
Dedication of Public Open Space	<ul style="list-style-type: none"> • Dedication of approximately 53 acres of public open space
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> • Permit to allow venue to obtain an alcohol license • Permit to allow restaurant uses in a Park Zone
Tentative Parcel Map	<ul style="list-style-type: none"> • Create commercial parcel (2.5 acres) • Creation of outparcel for existing office (not a part of the project)
Site Plan Review & Variances	<ul style="list-style-type: none"> • Review of project design, including the location and height of proposed fences and landscaping • Variance from parking requirements in the Zoning Code
Off-Site Street Improvements	<ul style="list-style-type: none"> • Improve Orange Avenue bordering the project site to City of Signal Hill Secondary Highway Street Standards • Install two-way left-turn lane on Orange Avenue at 28th Street • Widen and improve California Avenue between Spring Street and Willow Street to City of Signal Hill Secondary Modified Street Standards • Install traffic signal at intersection of Orange Avenue and 28th Street • Any additional changes required as project mitigation
Site Demolition and Debris Removal	<ul style="list-style-type: none"> • Fault Setbacks • Slope and Soil Stabilization and Remediation • Grading • Fill removal and recompaction
Construction of Sports Park Facilities, including:	<ul style="list-style-type: none"> • Six lighted, full-size softball diamonds (2.8 acres per field) • Four lighted soccer fields (210' x 330') (1.8 acres per field) • Two lighted sand volleyball courts • Two large indoor soccer arenas (synthetic turf) (Total 100 seats) • Skate Park (approximately 23,000 square feet) • Detention Basin (36 acre-feet capacity) • Nine station batting cages • One Concession building (3,600 square feet) • Two restaurants/2,390 square feet of indoor seating • Two children's play areas • One maintenance building (2,000 square feet) • Gate entrance and administrative structure (2,300 square feet) • Approximately 600 parking spaces

Project Component	Description
Youth Golf Facility	<ul style="list-style-type: none"> • Golf Training Building (approximately 15,000 square feet) • Driving range/putting green/chip and putt • Approximately 135 parking spaces • Approximately 7.25 acres
Project Lighting	<ul style="list-style-type: none"> • 80-foot light poles on baseball/softball fields • 30-foot light poles in parking lots and throughout facilities core
Project Landscaping	<ul style="list-style-type: none"> • Perimeter and streetscape landscaping • Parking lot landscaping • On-site landscaping
Wetland Fill and Restoration	<ul style="list-style-type: none"> • Requires a Section 1601 Streambed Alteration Agreement to be approved by the California Department of Fish and Game • Requires a Section 404 Permit to be approved by the U.S. Army Corps of Engineers • Fill of riparian/wetland habitat • Create a desilting basin area on site • Create off-site wetlands mitigation
Utility Relocation	<ul style="list-style-type: none"> • 21-inch vitrified clay pipe (VCP) trunk sewer (City of Long Beach) • 69-inch reinforced concrete pipe (RCP) storm drain (City of Long Beach) • 78-inch RCP storm drain (County of Los Angeles) • 108-inch RCP storm drain (County of Los Angeles) • 54-inch RCP (County of Los Angeles) • Relocation and/or undergrounding of existing overhead facilities (Southern California Edison) • Pipes and overhead electrical lines that support oil extraction and transportation activities (SHPI and others) • Maintain pipeline corridor along southern property line
Water Quality Improvements: such as bio-retention, trash separators, and filters	<ul style="list-style-type: none"> • Requires approval of a Section 401 Water Quality Certification by the Regional Water Quality Control Board, Los Angeles
Oil Well Abandonment, Reabandonment, and Relocation	<ul style="list-style-type: none"> • Requires approval by the California Department of Oil, Gas & Geothermal Resources and a permit from the City of Long Beach Planning and Building Department
Oil Line Relocation	<ul style="list-style-type: none"> • Requires approval by the California Department of Oil, Gas & Geothermal Resources and City of Long Beach Department of Oil Properties
Reclaimed Water Line Extension	<ul style="list-style-type: none"> • Extend existing reclaimed water line from Walnut Avenue north of I-405 to project site (City of Long Beach Water Department) • Requires an encroachment permit by Caltrans to cross I-405 right-of-way • May require an encroachment permit from the City of Signal Hill for construction in Signal Hill streets

Project Component	Description
Site Acquisition	<ul style="list-style-type: none">• Potential City acquisition (through purchase or use of eminent domain) of SHPI gas processing plant and 2901 Orange Avenue• Potential City disposition of commercial parcel at the intersection of California Avenue and Spring Street
Site Clearance	<ul style="list-style-type: none">• Removal of remaining tenants, structures, and other property improvement

Table 3.B: Future Actions by Responsible Agencies

Responsible Agency	Action
1. Los Angeles County Department of Public Works—Flood Control District	Approve plans for modification of and connection with on-site and off-site drainage facilities. Operation and maintenance of on-site drainage systems with the exception of City owned and controlled retention basin.
2. City of Signal Hill	Approval of encroachment permits and street construction permits for widening and vertical realignment of California Avenue and Orange Avenue, related curb and sidewalk improvements, and relocation of pipeline facilities for Signal Hill Petroleum. An encroachment permit may also be required for extension of the reclaimed water line to the project site.
3. City of Signal Hill	Approval of a General Plan Amendment changing the designation of Orange Avenue, if necessary, and encroachment permits for the extension of a reclaimed water line
4. City of Long Beach Water Dept	<ul style="list-style-type: none"> • Reclaimed water line extension from Walnut Avenue north of I-405 to project site. • Relocation of existing sewer line.
5. State Water Resources Control Board	City must submit a Notice of Intent to comply with General Construction Activity NPDES Permit.
6. South Coast Air Quality Management District	Prior to grading, the City must obtain a Rule 1166 Permit related to release of airborne contaminants.
7. California Department of Oil and Gas/City of Long Beach	Oil well abandonment, reabandonment, modification and relocation, and pipeline abandonment and removal.
8. Los Angeles County Park and Open Space District	Funding and plan approval of the park facilities.
9. Long Beach-Signal Hill Joint Powers Authority	Improvements to Spring Street.
10. California Department of Fish and Game	Fill of riparian/wetland habitat through approval of a 1601 Streambed Alteration Agreement.
11. U.S. Army Corps of Engineers	Section 404 Permit for fill of riparian/wetland.
12. Department of Alcoholic Beverage Control (ABC)	ABC License for on-site sale of alcohol.
13. Caltrans	Encroachment permit to extend reclaimed water line across I-405.
14. Los Angeles Regional Water Quality Control Board	<ul style="list-style-type: none"> • Approval of Health Risk Assessment (HRA). • Section 401 Water Quality certification.
15. U.S. Economic Development Agency	Potential funding source for project development.

3.4.2 Outparcel

The project site is a rectangle bounded by California Avenue, Spring Street, Orange Avenue, and the Long Beach Municipal and Sunnyside Cemeteries, with the exception of an irregularly shaped lot that is excluded. (Refer to Figure 3.4.) The excluded area, or “outparcel,” accommodates the existing office building located at 2901 Orange Avenue. The outparcel will be created by a Tentative Parcel Map. The parking area servicing the existing SHPI office will be relocated south of the existing office building. The new parking area will be accessed from Orange Avenue separately from the Sports Park complex and youth golf center. The traffic study (Appendix C) comprehensively addresses circulation, parking, and access for the project site and the outparcel site. Approval of the Tentative Parcel Map is the only discretionary action required to create the outparcel and its Orange Avenue access.

3.4.3 Parking and Access

The Sports Park will operate as a distinct, fenced facility with a single parking lot and a primary and secondary vehicular access point. Pedestrian access to the site will be provided via a public sidewalk that will be provided on all three street frontages. It is anticipated that most of the site users will access the site via private vehicles, given the site’s relative isolation from residential neighborhoods and schools. See Section 4.9 of this EIR for more information about access and traffic effects. Automobile parking will be provided based on a project-specific parking demand analysis for the proposed uses. The number of parking spaces to be provided by the proposed project is given by use in Table 3.C.

See Section 4.1 of this EIR for more information about zoning requirements.

Table 3.C: Project Parking

Use	Parking Provided
Sports Park*	612
Youth Golf Center	134
Total	846

* Includes Skate Park and Batting Cages

Separate parking and access are provided for the youth golf center, outparcel (not a part of the project), and the commercial parcel. Assuming a 30,000 square foot commercial office building were to be built on the commercial parcel, City of Long Beach Zoning Code standards would require 100 parking spaces.

Vehicular access is provided from Orange Avenue, Spring Street, and California Avenue. Access to the proposed project will be provided via five access driveways. The driveway at the intersection of Orange Avenue and 28th Street will be signalized. All other project driveways are anticipated to be one-way stop controlled.

Commercial Parcel. A vehicle entry point will provide access to the commercial parcel from California Avenue. This access will remain unsignalized and will provide full access both into and

out of the project site. Restriping on California Avenue will be necessary to accommodate the southbound left-turn lane into the project site.

A secondary driveway will be provided off of Spring Street. The channelization plan of Spring Street will need to be designed to accommodate a full-access driveway for the commercial parcel.

Both driveways will be constructed to City of Long Beach standards for width and adequate sight distances.

Entry Driveway for Outparcel (not a part of the project). This vehicle entry point, located south of 29th Street on Orange Avenue, provides access to the existing office building. This access will remain unsignalized and will provide full access to the outparcel. This driveway is not considered to be a project access point.

Main Project Entrance. Primary access to the recreation uses on site will be provided at Orange Avenue and 28th Street. This access will be signalized and will provide full access into and out of the project site. Two outbound lanes will be provided at the main entrance. Restriping on Orange Avenue will be necessary to accommodate the northbound left-turn lane into this project site.

A second access driveway on Orange Avenue will be located north of the main project entrance between 29th Street and 28th Street. This driveway will provide full access into and out of the project site.

Both driveways will be constructed to City of Long Beach standards.

Youth Golf Center. A separate vehicular entry point will provide access to the Youth Golf Center from Orange Avenue south of 28th Street. This entry point will remain unsignalized and will provide full ingress and egress to the project site and will be constructed to City of Long Beach standards.

3.4.4 Infrastructure Improvements and Extensions to the Site

On-Site and Off-Site Infrastructure. The project infrastructure components to be implemented will require improvements to, and connection with, off-site and on-site infrastructure systems. These systems, consisting of water, electricity, natural gas, telephone and cable television/telecommunication lines, sewerage, storm water drains, and street improvements, will be constructed on the project site for the development and will be fully provided and maintained by the municipal entities. Portions of California Avenue will be reconstructed along the western site boundaries. See Tables 3.A and 3.B for a complete list of infrastructure improvements and the Responsible Agencies.

A backbone infrastructure plan has been developed to serve the proposed uses. Infrastructure plans and connections to off-site utilities are further described and assessed in Section 4.7, Public Services/Utilities.

Water, Sewer, and Gas Utilities. The water and sewer system will be constructed to City of Long Beach Water Department (LBWD) standards and maintained by the LBWD, the provider of both potable and reclaimed water within the City. The natural gas lines will be constructed to City of Long Beach Energy Department (LB Energy) standards and maintained by LB Energy, the provider of natural gas within the City.

The proposed water, sewer, and natural gas improvements include the following components:

- Construction of water delivery and on-site sewer collection and elimination systems.
- Construction of sewer connection to the existing sewer line located in California Avenue at the intersection with 28th Street.
- Construction of a water pipeline connecting the development to the 12-inch water line in Orange Avenue and Spring Street.
- Construction of a gas pipeline connecting the development to the existing 14-inch gas line beneath Orange Avenue and Spring Street.
- In addition to the on-site improvements, the project also includes an extension to the project site of the reclaimed water line that currently terminates at Walnut north of Interstate 405. See Figure 3.5.

Storm Drain System. A comprehensive surface drainage/storm drain system has been developed to collect and convey runoff on the project site into the existing and planned City storm drain system. A Preliminary Hydrology Study has been prepared for the project and is included in Appendix H of this EIR. Storm runoff from on-site development and slopes will be collected by a new on-site storm drain system and conveyed to inlet structures. Storm water runoff is then conveyed into a storm drain pipe connected to a 54-inch storm drain located at the southwest corner of the site. On-site drainage will be discharged via outlet structures into existing City storm drain facilities and public streets. The project is subject to the new Los Angeles County Standard Urban Storm Water Mitigation Plan and is required to implement structural or treatment control Best Management Practices (BMPs) as required (refer to Section 4.4, Water Resources). A Preliminary SUSMP is included in the project and is included in its entirety in Appendix I.

3.4.5 Design

Hardscape elements proposed throughout the project include walls, columns, fences, paving, and lighting. A perimeter six-foot wrought-iron fence is proposed around the sports facilities and parking areas with landscaping in front of the fence. The parking lots will not be gated. Textured paving material will be incorporated into the project to define pedestrian and activity areas.

Lighting. The proposed Sports Park including parking areas, concessions, and restaurant facilities will involve nighttime operations, although no specific operating hours have been established. Such nighttime operations are permitted by the City of Long Beach Municipal Code. All facilities will be lighted to accommodate planned nighttime activities and to provide for security after facilities are closed. As indicated on Figure 3.4, Proposed Project Site Plan, sport fields for baseball and soccer are planned in proximity to adjacent roadways. Light poles and fixtures for baseball fields (located in



**RECLAIMED
WATERLINE
EXTENSION**

**PROJECT
SITE**

LSA

FIGURE 3.5



NO SCALE
SOURCE: EAGLE AERIAL.

Long Beach Sports Park
Reclaimed Water Line Extension

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the vicinity of Spring Street and Orange Avenue) may be up to 80 feet in height in certain locations. Soccer fields to be located adjacent to California Avenue and the cemetery may have light poles and fixtures up to 30 feet in height in certain locations. The lighting of other recreation facilities is anticipated to be less intensive than that necessary for soccer and baseball fields. An analysis of proposed lighting and potential effects from spillage, glare, and sky glow is contained in Section 4.12, Aesthetics.

Landscape Elements

Figure 3.6 depicts the concept landscape plan for the project. The proposed landscape plan includes approximately 900 trees and palms throughout the project site. The plant palette is composed of both ornamental and native plant materials. Specific tree species were selected for use to provide distinctive form and function, to create a unique character, to provide interest, to create focal point areas, to create a naturalized landscape, and to provide privacy and screening.

Palms have been incorporated into the main pedestrian plaza areas including the park entrance, the arena soccer pavilion, and the golf training facility. The contrast in size, form, and appearance of the palms contributes to making these areas a place of significance.

A uniform type of shade tree variety is used in the parking lot areas to create a unique grove or orchard type character. Accent trees are proposed at parking lot entrances, driveways, and access locations into the ball fields to create specialized feature areas or focal points. Evergreen trees are located at the perimeter of the outfield fence at each ball field as a screen and visual backdrop to the spectator fencing improvements.

In addition to the perimeter fencing around the project boundary, evergreen trees are used to provide privacy and to create a parklike setting. Along the south edge of the property, abutting the adjacent cemetery, trees are planted to blend with the natural vegetation and to add scale and screening to the proposed golf training facility fencing.

3.4.6 Oil Facilities and Operations

Much of the existing project site is an operating oilfield containing 46 wells (and two off-site wells). Fifteen of the wells are currently active and producing oil. Oil well operations are more fully described below and in Section 4.13, Public Health and Safety.

Of the 46 oil wells (and two adjacent off-site wells), 25 are previously abandoned, 15 are currently operating, and 8 are idle. Abandonment of a well means the permanent plugging of a well in accordance with the California Division of Oil, Gas, and Geothermal Resources (DOGGR). The procedures are described in Section 4.13, Public Health and Safety. An idle well is one where petroleum operations have ceased but the well has not been abandoned in accordance with DOGGR requirements. As the site is developed, 17 on-site wells and 2 adjacent off-site wells will remain in operation with a 150-foot building setback for the soccer pavilions and youth golf center and a 50-foot setback for the concession/ restaurant buildings. The remaining wells on the site will be legally abandoned or reabandoned. There will be no idle wells on the site under project conditions. All of the

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LSA

FIGURE 3.6



Long Beach Sports Park
Landscape Plan

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operating wells will be subject to vertical changes in wellhead location as a result of site grading. Figure 3.7 provides the identification number and location of those wells that will remain active on the project site. Well locations, status, and venting are described further in Section 4.13.

3.5 PROJECT DISCRETIONARY ACTIONS

The purpose of this EIR is to analyze the proposed development and activities further described and analyzed in Chapter 4.0, and it is intended to apply to all listed project approvals as well as to any other approvals necessary or desirable to implement the project.

This EIR is intended to inform decision makers and the public of the environmental effects of implementing the proposed project and of the alternatives available that lessen or avoid significant impacts. This EIR analyzes and documents the impacts of the proposed Sports Park project and all discretionary and ministerial actions associated with the project. The City of Long Beach, as Lead Agency, will use this EIR in assessing the effects of the City actions detailed below.

Development of the proposed project will require discretionary approvals by the City of Long Beach, the Lead Agency, and by Responsible Agencies. The City of Long Beach discretionary actions include:

1. General Plan Amendment from Land Use District (LUD) No. 9G Industrial to LUD No. 11 Park and LUD No. 8A Traditional Retail Strip Commercial.
2. Zone change from Medium Industrial (IM) and Institutional (I) to Park (P) to allow commercial recreation on the project site.
3. Zone change from Medium Industrial (IM) to Community Commercial-Automobile Oriented (CCA) to allow commercial/retail uses on the parcel at the corner of Spring Street and California Avenue.
4. Site Plan Review of the Master Site Plan, including approval of all proposed structures, hardscape, access fence heights, landscape plan, and a parking variance.
5. Conditional Use Permits for the sale of alcohol and operation of restaurants in a Park Zone.
6. Tentative Parcel Map to create an outparcel for the existing office building and associated parking at 2901 Orange Avenue and to create a commercial parcel in the northwest corner of the project site.

Because the project also involves approvals, permits or authorization from other agencies (i.e., Los Angeles County Department of Public Works, Flood Control District, for drainage system facility improvements and the City of Signal Hill for changes to California and Orange Avenues and encroachment for extension of an off-site reclaimed water line), these agencies are “Responsible Agencies” under CEQA. Section 15381 of the CEQA Guidelines defines Responsible Agencies as public agencies other than the Lead Agency that will have discretionary approval power over the project or some component of the project, including mitigation. Responsible Agencies having permitting authority for some aspect of the project have been identified in Table 3.B.

Project approvals by all agencies are described in detail below.

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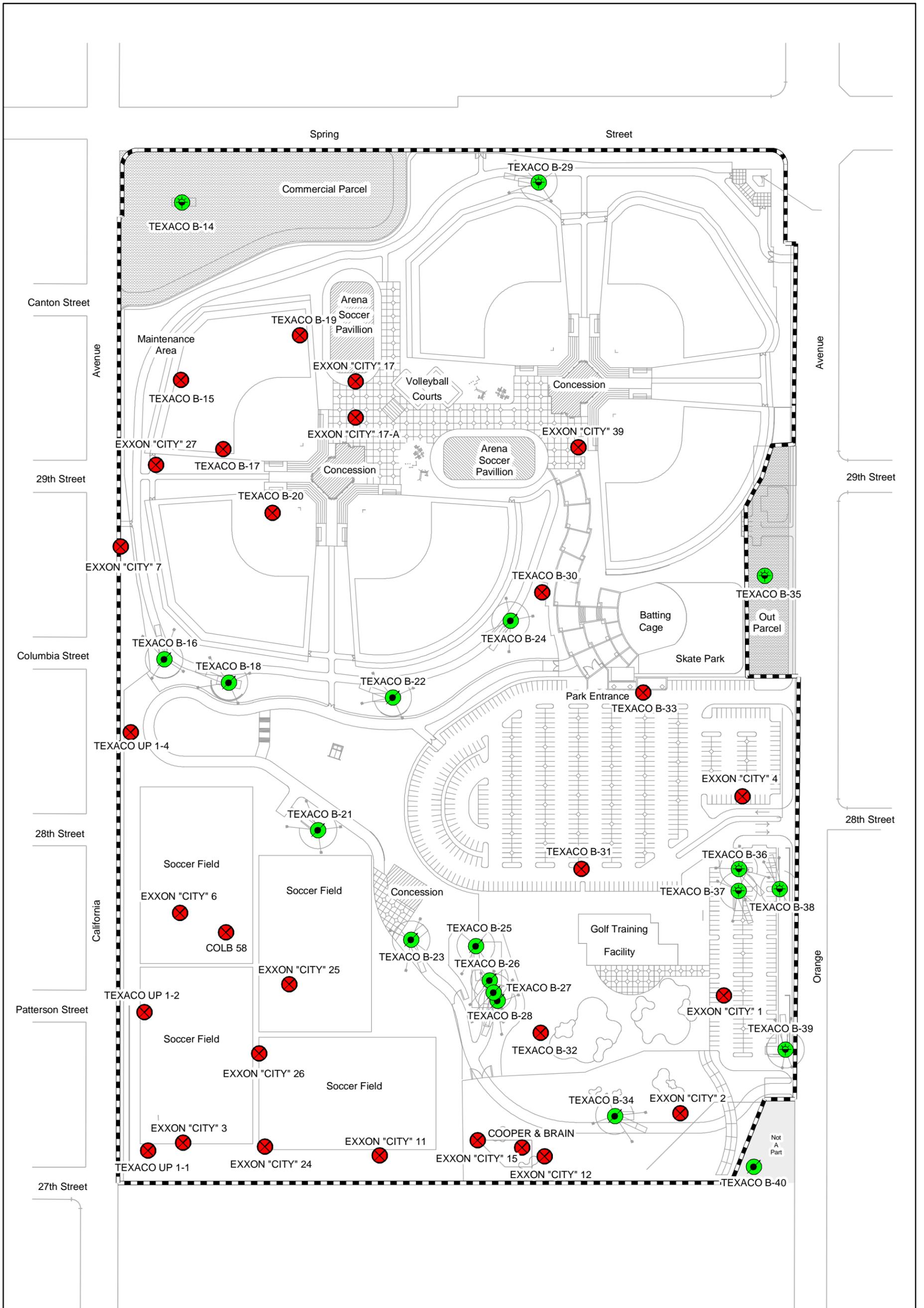


FIGURE 3.7

LSA



-  Abandoned Oil Well
-  Active Beam Oil Well
-  Active Submersible Oil Well

 Project Limits

NOT TO SCALE

SOURCE: Signal Hill Petroleum, Inc., 2003 & PBS&J Design Group, Inc., 2003.

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Long Beach Sports Park
Future Status of Wells

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3.5.1 General Plan Amendment

The project site is designated as Industrial Land Use District (LUD) No. 9G in the Land Use Element of the General Plan. The City has determined that the proposed project requires an amendment to the General Plan land use designation to accommodate the proposed project and future commercial uses. The project includes an application for a General Plan amendment to LUD #11, Park for the Sports Park and Youth Golf Center and LUD #8A for the commercial parcel.

3.5.2 Zone Changes

The project site is zoned Industrial (IM) and Institutional (I). Proposed project development of a Sports Park and Youth Golf Center is inconsistent with this zoning classification, and a zone change will be required for these uses. The commercial use at the corner of Spring Street and California Avenue similarly requires a zone change. A rezoning to Park (P) and Community Commercial Automobile Oriented (CCA) is included in the project description.

3.5.3 Site Plan Review and Variance

Site Plan Review of the Master Site Plan, including review by the City's Technical Advisory Committee. The project also includes a Standards Variance from the codified parking requirements.

3.5.4 Conditional Use Permit

Conditional Use Permits are required to allow the sale of alcohol for on-site consumption and for restaurant uses in a Park Zone.

3.5.5 Tentative Parcel Map

A Tentative Parcel Map would create a separate outparcel for the existing office building and associated parking, which is not part of the proposed project. A separate parcel will also be created for future commercial use in the northwest corner of the project site. The Tentative Parcel Map will consolidate the remaining parcels into a single parcel and will ensure that the subdivision of land is consistent with the California Subdivision Map Act and the City of Long Beach Subdivision Ordinance.

The City of Long Beach will work with utility service providers, including the Long Beach Water Department and Southern California Edison, to obtain the proper permits and authorization to remove and/or relocate on-site utilities and infrastructure. As part of the proposed project, the following on-site utilities and infrastructure will be relocated:

- Three major storm drainage pipes exist on the site. Two of the pipes bring storm water into the site from Spring Street. One is a 69-inch RCP maintained by the City of Long Beach. The other is a 78-inch RCP maintained by the County of Los Angeles. Both pipes combine approximately 700 feet into the site into a single 108-inch RCP that discharges into the on-site detention basin. The third pipe is a 54-inch RCP that received water from the detention basin and conveys it off site.

Most of these storm drains will need to be replaced and/or relocated to accommodate the proposed project.

- The existing 21-inch VCP trunk sewer traversing the site from Spring Street about 300 feet west of the intersection of Spring Street and Orange Avenue and exiting the site at 28th Street and California Avenue will need to be replaced and/or relocated to accommodate the proposed project.
- Development of the site may require the relocation and/or undergrounding of the existing overhead electrical facilities owned and operated by Southern California Edison.
- Several pipes and overhead electrical lines crisscross the site in support of existing oil extraction and transportation activities. Grading of the site will require the majority of these pipelines to be relocated.

3.5.7 National Pollutant Discharge Elimination System Permit

The project will need to comply with both the State General Construction Activity Stormwater Permit (99-08-DWQ) and the City of Long Beach Municipal Stormwater Permit (CA5004003 [C18052]). The City must submit a Notice of Intent (NOI) to comply with the construction activity permit and must prepare a Storm Water Pollution Prevention Plan (SWPPP) before grading can begin. Refer to Sections 3.4 and 4.4 regarding water resources for further discussions on National Pollutant Discharge Elimination System Permit (NPDES).

3.5.8 Right-of-Way Dedications and Improvements

To implement required street improvements, the City of Long Beach will be required to execute a fair-share agreement with the City of Signal Hill and to contribute a fair-share portion of the total costs for street improvements identified in Section 4.9, Traffic and Circulation. Implementation of improvements in the City of Signal Hill or Caltrans right-of-way is subject to the approval of those agencies. The approvals are required in order for the City of Long Beach to implement improvements to City of Signal Hill streets or Caltrans facilities.

The project may also require encroachment permits, temporary street closure permits, and curb cut permits from the City of Long Beach, City of Signal Hill, and Caltrans.

3.5.9 Other Ministerial City Actions

Ministerial permits/approvals, such as grading permits, building permits, and street work permits, would be issued by the affected city to allow site preparation and construction of the proposed project and off-site project infrastructure. A ministerial permit will also be required to remove all existing trees from City-owned property including trees on the project site and on City parkways.

3.6 IMPLEMENTATION/PHASING

The Sports Park component of the project is planned for development in a single phase, including site preparation, grading, trenching, installation and connection of utilities, construction of access and

parking, perimeter landscape, perimeter curbs, gutters and street sections, and connection of on-site public utilities to utilities into the public street rights-of-way. The golf facility and development of the commercial parcel will be separate components of the project that may or may not coincide with construction of the Sports Park. The scope of the project requires coordination of public infrastructure improvements and connections for the proposed project. Traffic circulation, storm water drainage, water, electrical, gas, and sewer system improvements will be integrated with the existing City and utility-owned infrastructure.

3.7 PROJECT OBJECTIVES

Pursuant to Section 15124 of the CEQA Guidelines, the description of the proposed project contains a statement of the objectives sought for development of the proposed project.

The Long Beach Sports Park project seeks to accomplish two primary goals. The first is to develop a commercial Sports Park within the City of Long Beach to meet documented demand for adult and youth league sports facilities. This is consistent with the spirit and intent of the recently adopted Open Space and Recreation Element (OSE), which encourages the provision of new recreation uses. It will also free up space for children's sports leagues in neighborhood and community parks by providing space for adult leagues in accordance with the OSE policy to "give preference to children's sports leagues over adult sports leagues in neighborhood parks." The proposed project does not convert existing public park space into a pay-for-play facility, but involves the redevelopment of an underused and physically constrained site with new recreation facilities that will supplement those provided in City parks. In addition to the commercial Sports Park, the project includes a commercial development of 2.5 acres and a youth golf training and after-school learning center.

The second primary goal of the Long Beach Sports Park project is the redevelopment of a blighted, urban infill site. The proposed project will result in the viable redevelopment of a currently blighted and underused site with a use that will result in the remediation of existing soil conditions and the provision of needed recreation facilities for the residents of the City.

The following project objectives are intended to implement these goals:

1. Develop a 35- to 40-acre operationally self-sufficient Sports Park to meet the documented demand for an adult and youth league sports facility, as reflected in the 2002 Open Space and Recreation Element of the City of Long Beach General Plan, the 2002 Department of Parks, Recreation and Marine Strategic Plans, and Long Beach Strategic Plan 2010. Objectives outlined in these plans include:
 - Develop a new Sports Park on City property at Spring Street and Orange Avenue. (Department of Parks, Recreation and Marine Strategic Plan, page 42).
 - Create additional recreation open space and pursue all appropriate available funding to enhance recreation opportunities (Open Space and Recreation Element, Open Space for Outdoor Recreation and Recreation Facilities, Policy 1).
 - Give preference to children's sports leagues over adult sports leagues in neighborhood parks (Open Space and Recreation Element, Open Space for Outdoor Recreation and Recreation Facilities, Policy 12).

- Promote and assist with the remediation of contaminated sites (Open Space and Recreation Element, Open Space for the Preservation of Natural Resources, Policy 4).
 - Manage oil, water, and natural gas extracting site and operations to extend the life of these resources (Open Space and Recreation Element, Open Space for the Managed Projection of Resources, Policy 3).
 - Maintain open space buffers adequate to keep property and lives safe from natural and manmade disasters within the City, including unstable soil areas, known active fault zones, low-lying flood prone lands, airport flight paths, and areas of physical and noise contamination. (Open Space and Recreation Element , Open Space for Public Health and Safety, Policy).
 - Increase youth engagement in productive activities (Long Beach Strategic Plan 2010, Our Children and Schools, Policy 5).¹
2. Minimize costs to the City by developing the commercial Sports Park on a site that does not result in excessive site acquisition costs to the City, with minimal demolition and tenant relocation costs.
 3. Provide community sports and recreational facilities on a site centrally located within the City.
 4. Provide an appropriately sized area for a youth golf facility that will provide training in basic golf skills to young people who might not otherwise have the exposure and opportunity to play golf, combined with a development center that provides academic support through after-school programs and resources.
 5. Redevelop a blighted site characterized by multiple development constraints (soils impacted with chemicals associated with oil field activities, geologic fault, ongoing oil operations, etc.) with an economically viable and attractive use.
 6. Promote compatibility of the proposed development with future operation of oil facilities and operations, consistent with provisions of Chapter 12 of the Long Beach Municipal Code, entitled "Oil Code."
 7. Improve public infrastructure on and near the project site, including adjacent roadways.
 8. Enhance the economic vitality of the City of Long Beach through redevelopment of this underutilized property.

¹ This objective correlates with the provision of the youth golf center, including after-school programs.