



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

(562) 570-6194

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April 18, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Adopt Mitigated Negative Declaration (MND 01-13) and recommend City Council approve a Zone Change from Subarea 1 of PD-10 (Willmore City Planned Development District) to Subarea 3 of PD-10 for the Drake Park Soccer Field Project. (District 1)

APPLICANT: City of Long Beach
Department of Parks, Recreation and Marine
c/o Anna Mendiola
2760 Studebaker Road
Long Beach, CA 90803
(Application No. 1303-11)

DISCUSSION

The project site is located by Drake Park to the west of Loma Vista Drive and extending in a northeastern direction adjacent to the southwestern corner of Anaheim Street and Daisy Avenue (Exhibit A – Location Map). The site is located in Subarea 1 of the PD-10 zoning district (Willmore City Planned Development District) and has a General Plan land use designation of LUD #7 Mixed Use. Subarea 1 of PD-10 only allows for land uses and development in accordance with the R-2-N Two-Family Residential District. LUD-7 allows a mix of land uses, including recreational facilities.

The existing 8.75-acre project site is currently vacant and undeveloped (Exhibit B – Plans & Photos). The proposed project would consist of one striped soccer field, large landscaped open space/passive park areas, a pedestrian walking trail, restroom facilities, and on-site parking spaces. The proposed park would incorporate the existing 0.17-acre Loma Vista Park (a passive park on the west side of Loma Vista Drive with only landscaping and a picnic table) into the new park layout by removing the existing chain-link fencing along the northeastern portions of Loma Vista Park. In addition, the proposed project would use a portion of a City-owned parking lot located near the northwest area of the project site to accommodate the proposed passive park space. The proposed Drake Park Soccer Field Project would be linear in form and would be characterized by an eight-

foot-wide pedestrian trail traversing the park from the northeast to southwest. The northeast entrance at Anaheim Street and Daisy Avenue is envisioned to be a gateway entrance to this park.

Project implementation would involve adoption of the Mitigated Negative Declaration (Exhibit C - MND 01-13) and a Zone Change to allow the proposed park land use. No other approvals or entitlements are required for this project. For this MND, mitigations were included to reduce all potentially significant environmental impacts to a less than significant level. These mitigations are listed in the Mitigation Monitoring and Reporting Program (Table 5.A of this MND) for environmental issues covering Aesthetics, Biological Resources, Cultural Resources, Hydrology and Water Quality, and Noise.

The Zone Change is necessary to allow park recreational land uses. The project site is presently in Subarea 1 of PD-10, which only allows residential land uses. Subarea 3 of PD-10 specifically allows for land uses permitted in the Park (P) district. Therefore, although the proposed project is not currently consistent with the City's zoning, a Zone Change from Subarea 1 to Subarea 3 of PD-10 would result in project consistency with the Zoning Code.

PUBLIC HEARING NOTICE

A Notice of Public Hearing was distributed on April 2, 2013 in accordance with the provision of the Zoning Ordinance. As of the date of preparation of this report, no comments have been received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND 01-13) was prepared for the proposed project. A thirty-day public review period for this MND started on February 28, 2013 and ended on March 29, 2013. The Notice of Intent (NOI) was mailed out to various local and State agencies and was published in the Press Telegram on February 28, 2013. In addition, copies of the NOI were posted on and off the project site. Three comment letters were received during the MND public review period (Exhibit D – MND Comment letters). The County Sanitation Districts of Los Angeles County sent a standard informational letter dated March 13, 2013 that did not raise any CEQA issues regarding this project. A representative of the Gabrieleno Band of Mission Indians Kizh (Kitc) Nation send an email dated March 20, 2013 that requested Native American monitors to be present on the project site during all ground disturbance activities, which is adequately addressed in Mitigation Measure 4.5-1. The South Coast Air Quality Management District send an email dated March 28, 2013 regarding potential air quality impacts to the project from diesel truck activity in the surrounding industrial area. Section 4.3 of the MND determined that the project would not result in any significant air quality impacts.

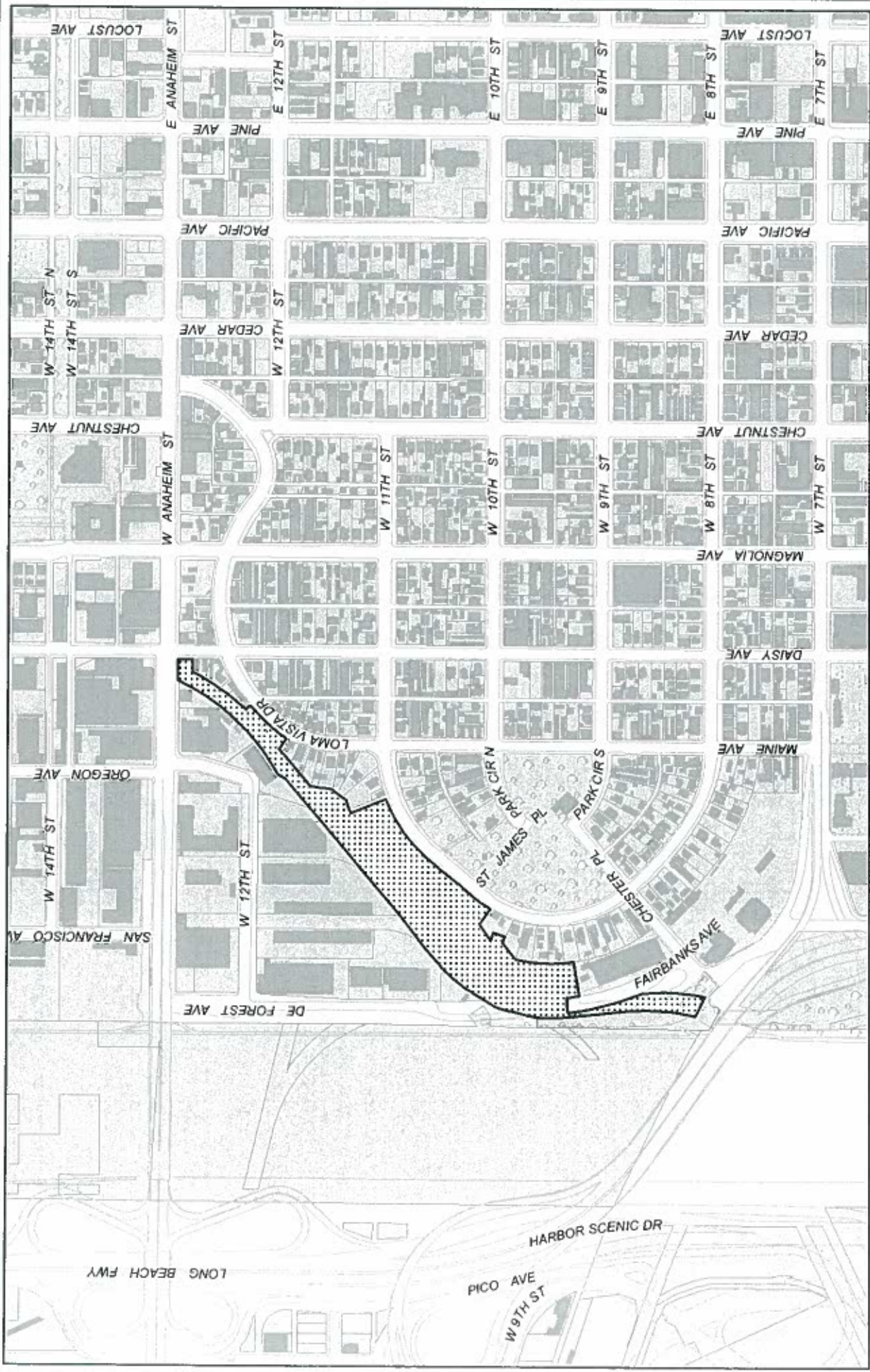
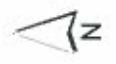


Exhibit A



Subject Property:
 Drake Park
 Application No. 1303-11
 Council District 1
 Zoning Code : PD-10 SubArea 1, CCA & IL



**COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY**

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

March 13, 2013

Ref. File No: 2523316

Mr. Craig Chalfant, Planner
Development Services Department
City of Long Beach
333 W. Ocean Boulevard
5th Floor
Long Beach, CA 90802

Dear Mr. Chalfant:

Drake Park Soccer Field Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project on February 28, 2013. The proposed development is located within the jurisdictional boundaries of District No. 3. We offer the following comments regarding sewerage service:

1. The Districts maintain sewerage facilities within the project area that may be affected by the proposed project. Approval to construct improvements within a Districts' sewer easement and/or over or near a Districts' sewer is required before construction may begin. For a copy of the Districts' buildover procedures and requirements, go to www.lacsd.org, Wastewater & Sewer Systems, and click on Buildover Procedures. For more specific information regarding the buildover procedure, please contact Mr. Ronnie Burtner at extension 2766.
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall "C" Unit 3A Trunk Sewer, located in a private right of way northwest of the intersection of Loma Vista Drive and Maine Avenue. This 10-inch diameter trunk sewer has a design capacity of 0.8 million gallons per day (mgd) and conveyed a peak flow of 0.1 mgd when last measured in 2012.
3. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 265.7 mgd.
4. The expected average wastewater flow from the project site is 67 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the

strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

c: R. Burtner



Drake Park socce field Project/ Kizh Gabrieleno Village area of Puvungna

Gabrieleno Band of Mission Indians to: craig.chalfant,
christinaswindall

03/20/2013 09:58 PM

Dear Craig

This email is in response to your letter dated Feb 27, 2013 in regards to the above subject project. The proposed project is within a highly culturally sensitive area and in order to protect our resources we're requesting one of our experienced & certified Native American monitors to be on site during all ground disturbances.

In all cases, when the NAHC states there are "no records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are NOT the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes. Please contact our office regarding this project to coordinate a NA monitor to be present. Thank You

Sincerely,
Chairman
Andy Salas

Gabrieleno Band of Mission Indians Kizh(Kitc) Nation



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

E-Mailed: March 28, 2013
craig.chalfant@longbeach.gov

March 28, 2013

Mr. Craig Chalfant
Planning Bureau
Long Beach Development Services Department
333 W. Ocean Boulevard
Long Beach, CA 90802

Review of the Draft Mitigated Negative Declaration (Draft MND) for the Proposed Drake Park Soccer Field Project

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the lead agency and should be incorporated into the final environmental document as appropriate.

The proposed project is considered a sensitive land use¹; as a result, the AQMD staff is concerned about its close proximity (less than 100 feet) to an active industrial area located along the northern boundary of the project site. Based on Figure 2.3 of the Draft MND it appears that the aforementioned industrial area contains diesel truck activity for logistics operations, however, the lead agency does not provide any information pertaining to the level or type of diesel truck activity in this area. Therefore, AQMD staff requests that the lead agency provide additional information about the level of diesel truck activity in the surrounding industrial area (e.g., approximate daily truck volumes, truck classifications and hours of operation). In the event that the lead agency determines that the surrounding industrial uses accommodate more than a 100 trucks per day, more than 40 trucks per day with transport refrigeration units (TRUs) or TRU operations that exceed 300 hours per week (consistent with Table 1-1 of the Air Quality and Land Use Handbook) the AQMD staff recommends that the lead agency conduct a Health Risk Assessment (HRA) to determine the potential health risk impacts from surrounding industrial activities prior to approval of the Final MND. Also, if the lead agency determines that the project will have any significant health impacts the AQMD staff recommends that pursuant to Section 15370 of the California Environmental Quality Act

¹ California Air Resources Board. April 2005. "Air Quality and Land Use Handbook: A Community Health Perspective." Accessed at: <http://www.arb.ca.gov/ch/landuse.htm>

(CEQA) Guidelines additional mitigation measures are considered to minimize such impacts.

The AQMD staff requests that the lead agency provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. Further, staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Dan Garcia, Air Quality Specialist CEQA Section, at (909) 396-3304, if you have any questions regarding the enclosed comments.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM:DG

LAC130228-03
Control Number