

# CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PROCESS

## BELMONT POOL REVITALIZATION PROJECT EIR





# Environmental Impact Report (EIR)



- Initial Study and Notice of Preparation (NOP) were published from April 18 to May 17, 2013
- Revised NOP was published April 9 to May 8, 2014
- Draft EIR was prepared
- Public Review for 65 days: April 13 through June 16, 2016
- Respond to Comments/Final EIR
- Project Approval and EIR Certification

**CITY OF LONG BEACH**  
DEPARTMENT OF DEVELOPMENT SERVICES  
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**RE-ISSUED NOTICE OF PREPARATION**

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

**SUBJECT:** Re-issued Notice of Preparation of a Focused Environmental Impact Report for the proposed Belmont Pool Renovation Project

In compliance with the Guidelines for the California Environmental Quality Act (CEQA) Section 15000, the City of Long Beach is the Lead Agency responsible for preparation of a Focused Environmental Impact Report (EIR) addressing potential impacts associated with the Belmont Pool Project (project) (project) below.

**AGENCIES:** The purpose of this notice is to serve as a re-issued Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15002, and other comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. The original NOP was published April 18, 2013 in May 17, 2013. Due to revisions in the Project Description, the NOP is being re-issued. Specifically, the indoor component of the pool is increasing from 17,000 square feet to 18,500 ft and the proposed building would increase from approximately 60,000 gross sq ft to 110,000 gross sq ft. Additionally, the proposed outdoor pool deck area would be reduced from approximately 20,000 sq ft to 17,200 sq ft. The City of Long Beach requests that the proposed project. Your agency may rely on the Draft EIR prepared by the City when considering permits or other approvals for this project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City of Long Beach requests your comments and concerns regarding the proposed scope and content of the environmental information to be included in the EIR.

**PROJECT TITLE:** Belmont Pool Renovation Project

**PROJECT LOCATION:** 4000 E Olympic Plaza Long Beach, CA 90803

**PROJECT DESCRIPTION:** The project proposes the replacement of the Belmont Pool Facility with a new pool facility in the same approximate location of the existing Belmont Pool Plaza. The new pool facility would include a new restaurant with dining facilities and new outdoor pool facilities.

**PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:** The proposed project could have potentially significant impacts on the following environmental factors: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use/Planning, Noise, Recreation, Traffic and Circulation and Utilities/Service Systems.





# Draft EIR Topics Analyzed

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Global Climate Change/Greenhouse Gas (GHG) Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Recreation
- Transportation and Traffic
- Utilities

**ALL IMPACTS MITIGATED TO A  
LESS THAN SIGNIFICANT LEVEL**

# Less than Significant Impacts



- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Global Climate Change/Greenhouse Gas (GHG) Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Recreation
- Transportation and Traffic
- Utilities





# Less Than Significant with Mitigation Measures (MM)

- **Aesthetics (1)**
- **Air Quality**
- **Biological Resources (2)**
- **Cultural Resources (1)**
- **Geology and Soils (1)**
- **Global Climate Change/Greenhouse Gas (GHG) Emissions**
- **Hazardous Materials (2)**
- **Hydrology and Water Quality (5)**
- **Land Use**
- **Noise (3)**
- **Recreation**
- **Transportation and Traffic (2)**
- **Utilities (3)**



# Less Than Significant with Mitigation Measures (MM)



*Standard of Review: Whether or not a project would block or impede views of a designated scenic resource or vista.*

## Aesthetics:

- Alter views but comparable in mass, scale, and height
- Aligned to increase coastal views
- Structure would be illuminated from the inside – produce glow and not direct light

- Construction fencing could serve as a potential target for graffiti and trash

**MM Required: Maintenance of Construction Barriers**





Key View Location Map



Key View 1: Before  
View facing south at intersection of Termino/Midway







Key View 1: After  
View facing south at intersection of Termino/Midway



Key View 2: Before  
View facing southwest from intersection of Ocean/Bennett







Key View 2: After  
View facing from site facing southwest at Ocean/Bennett



Key View 3: Before  
View facing west on Ocean at intersection at Prospect







Key View 3: After  
View facing of the site from west on Ocean at intersection at Prospect



Key View 3: After  
View facing of the site from midway point on Pier facing northeast





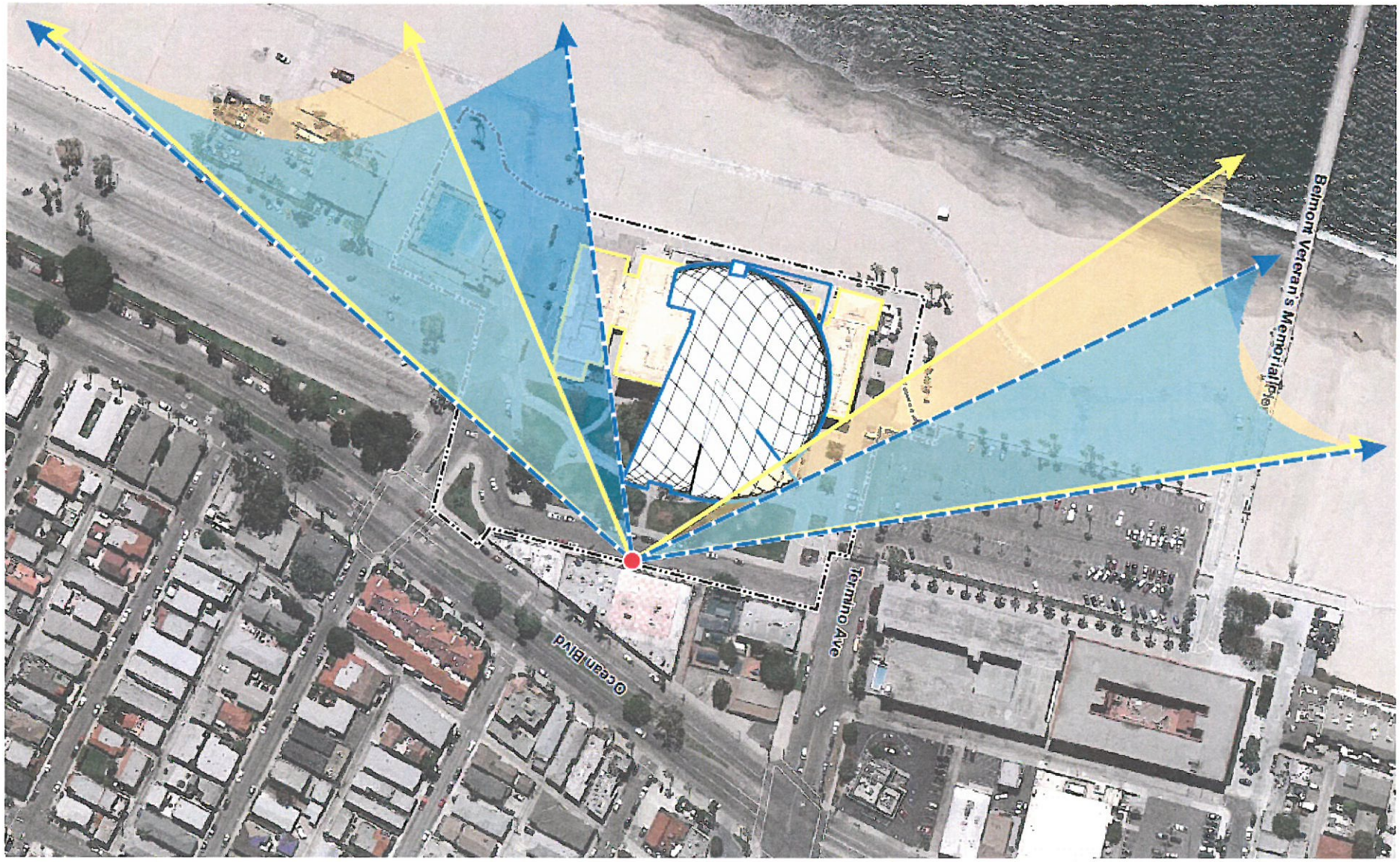


Key View 3: After  
View facing of the site from midway point on Pier facing northeast

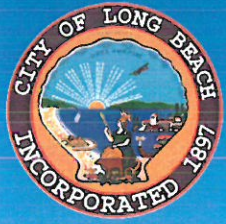


# Building Orientation- Before and After Project Implementation

- LEGEND
- Viewshed with Proposed Structure
  - Viewshed with Existing Structure
  - Project Site







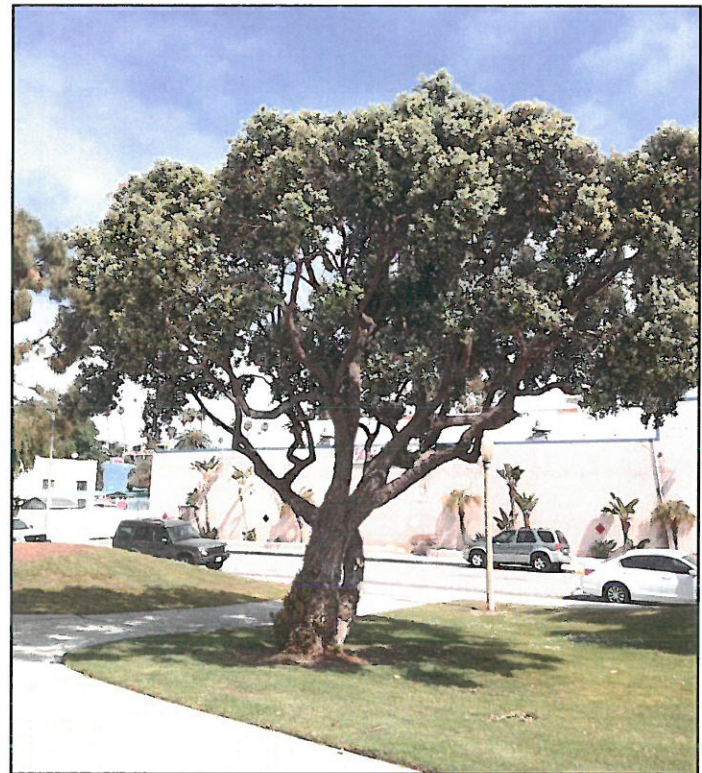
# Less Than Significant with Mitigation Measures (MM)

## Biological Resources:

- No sensitive natural communities or special-status plant species
- May interfere with nesting birds

## MMs required:

- (1) Avoid impacts to nesting birds (Jan. 15 to Sept. 1)
- (2) Obtain a tree removal permit





# Less Than Significant with Mitigation Measures (MM)



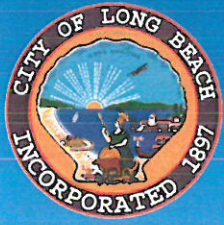
Cultural Resources:

- No known resources

MM required:  
Retain an on-call  
paleontologist for activities  
below 23 feet







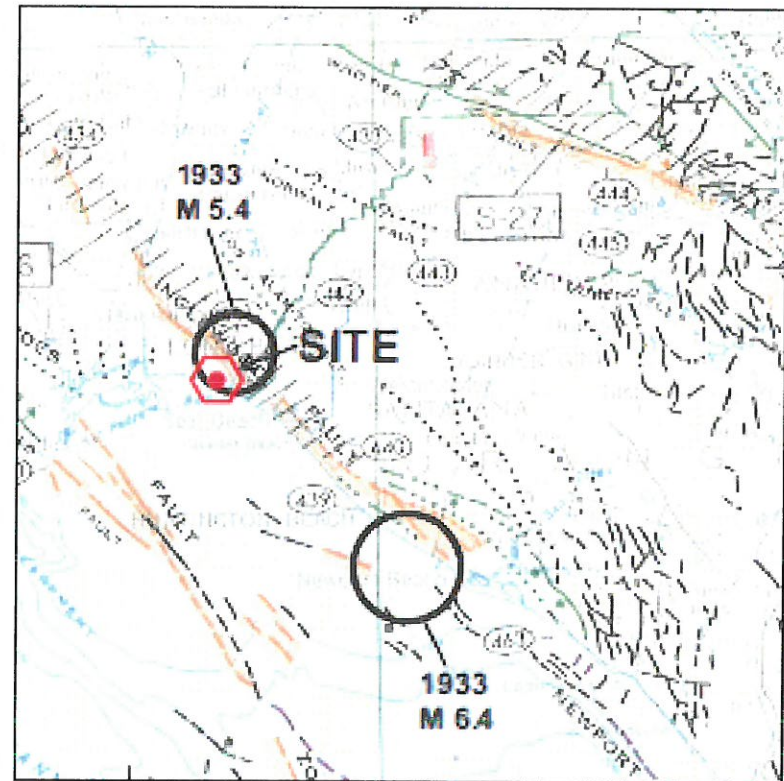
# Less Than Significant with Mitigation Measures (MM)

## Geology and Soils:

- No geological hazards and Project is feasible

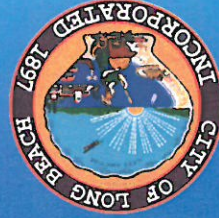
**MM required:**

**Require conformance  
with recommendations  
in Geotechnical Study**





# Less Than Significant with Mitigation Measures (MM)



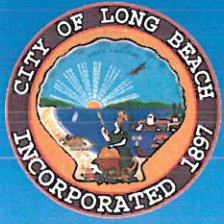
## Hazards and Hazardous Materials:

- Not on any hazardous materials sites
- No unusual use of hazardous materials during construction or operation
- Would comply with applicable regulations

## MMS required:

- (1) Contingency Plan for unknown hazardous materials during construction
- (2) Predemolition surveys for potential asbestos-containing materials and lead





# Less Than Significant with Mitigation Measures (MM)

## Hydrology and Water Quality:

- Potential for soil erosion during construction and dewatering
- (1) Compliance with General Construction Permit**
- (2) Obtain Groundwater Discharge Permit**
- Decreases impervious area, but potential pollutants in runoff
- (3) Prepare Standard Urban Stormwater Mitigation Plan**
  - Drainage patterns would change
- (4) Prepare Hydrology Report**
  - Eastern half of site in Flood Zone A
- (5) Require a floodplain report**



# Less Than Significant with Mitigation Measures (MM)



## Noise:

- Heavy construction equipment could cause noise impacts

**MMS required:**

(1) Standard conditions for construction equipment

(2) Preconstruction Community

Meeting

- Normal operations would not impact sensitive uses, but special events at outdoor pool could impact such uses

**MM required:**

(3) Reduce noise levels from the outdoor speakers to a

level below City standards.





# Less Than Significant with Mitigation Measures (MM)

## Traffic:

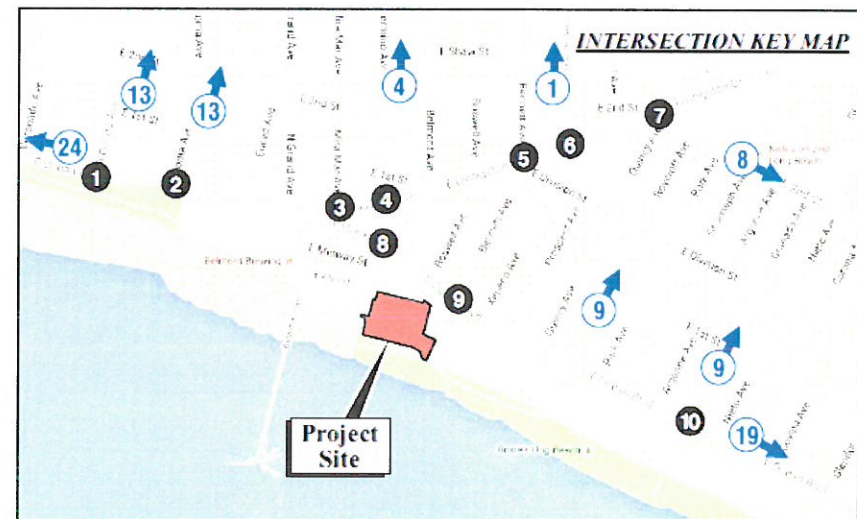
- No construction traffic impact, but MM required to ensure adequate emergency access

### MM required:

### Traffic Management Plan

- All study intersections would operate at an acceptable Level of Service (LOS); however, large events would require mitigation

### MM required: Event Traffic Management Plan





# Less Than Significant with Mitigation Measures (MM)



## Utilities and Service Systems:

- No new major facilities required
- **MM required: Hydrology MMS (Groundwater Discharge Permit, SUSMP, Hydrology Report) to reduce impacts**
- Potential to encounter groundwater during construction
- **MM required: Dewatering Permits**

- Change in drainage patterns.

New stormwater Best Management Practices (BMPs) require an operations and maintenance plan

**MM required: Hydrology MMS (SUSMP and Hydrology Report)**

- Increase in water demand = 0.027% of LBWD water supply in 2015 and within available and projected water supplies of UWMP
- Less than significant impacts to electricity and natural gas





# Off-Site Alternatives Considered But Rejected

- **The Harry Bridges Memorial Park**
  - Parkland mitigation for the Aquarium and Rainbow Harbor
  - Federally Funded – Must be used for outdoor recreation
- **The Queen Mary Site (Pier J)**
  - Current lease to private operator expires in 40 years
- **“Elephant Lot” at Long Beach Convention Center**
  - Current lease expires in 2030



# Alternatives Considered



- Alternative 1: No Project/No New Development
- Alternative 2: Maintain Temporary Pool with Ancillary Uses
- Alternative 3: Outdoor Diving Well
- Alternative 4: Reduced Project – No Outdoor Components
- Alternative 5: Reduced Project – No Diving Well and No Outdoor Components



# Project Objectives

- Replace the former Belmont Pool facility with a state-of-the-art aquatic facility to continue to serve as a recreational and competitive venue for the community, City, region, and State.
- Redevelop the site with similar aquatic uses
- Replace the former facility with a more modern facility
- Minimize time without a permanent pool facility
- Support recreation, training, and all competitive events
- Increase programmable water space
- Provide a signature design
- Generate revenue to cover operational and maintenance costs
- Implement the land use goals of Planned Development PD-2
- Maximize sustainability and energy efficiency
- Minimize view disruptions
- Maximize views to the ocean from inside the facility
- Serve the existing users
- Utilize drought tolerant and/or native landscaping
- Maintain or increase the amount of open space

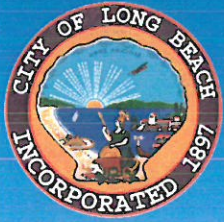


# Alternatives Considered



- Alternative 1: No Project/No New Development**
- No changes to the existing land uses and conditions on the Project site
  - No new development on the Project site
  - Temporary pool located in the parking area would continue to operate, but no new pool facilities or open space would be constructed
  - The existing backfilled sand area would remain unchanged





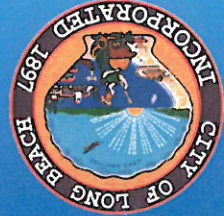
# Alternatives Considered

## **Alternative 2: Maintain Temporary Pool with Ancillary Uses**

- Improvements to construct a permanent foundation and permanent administrative and support facilities (lockers, restrooms, snack bar) consistent with the temporary pool configuration
- Existing backfilled sand area would be removed and the open space park area would be expanded



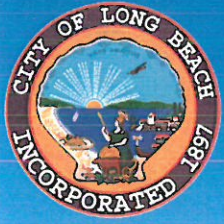
# Alternatives Considered



## Alternative 3: Outdoor Diving Well

- Similar to the Project, but would locate the diving well outside the proposed enclosed pool facility
- Allows the building height to be reduced
- All other components would be included in this alternative, allowing similar programming and events to occur at the site





# Alternatives Considered

## **Alternative 4: Reduced Project – No Outdoor Components**

- Eliminates the outdoor pool and reduces the footprint of the pool structure
- Open space and park areas would be increased
- Many of the facility amenities would remain, and the indoor pool components would remain the same as the Project
- A height variance would still be required because the diving well would still be located within the structure



# Alternatives Considered



## Alternative 5: Reduced Project – No Diving Well and No Outdoor Components

- Similar to Alternative 4, but would eliminate the indoor diving well along with the outdoor pool facilities. Reduces the footprint and height of the pool structure and increases open space and park areas
- Height variance would still be required under this alternative because the existing height limitation is 30 feet



# Public Comments

- \* **Written comments on the Draft EIR were received from 4 public agencies and 57 interested persons**
- \* **All comment letters are responded to in the Final EIR**
- \* **No new analysis or changes to the analysis were required based on comments received**



