

APPENDIX A

PART I: NOTICE OF PREPARATION

PUBLIC NOTICE

NOTICE OF INTENT TO PREPARE

A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to Public Resources Code Section 21165, the City of Long Beach is the Lead Agency responsible for preparing an environmental impact report (EIR) addressing potential impacts associated with the proposed project. The project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east. The pay-for-play Sports Park component of the project will include up to six soccer fields, six softball/baseball fields, a skate park, batting cages, volleyball facilities, and a soccer arena. The Sports Park will also include restaurants and concessions. A youth golf center will be located in the southeast portion of the site and will include an after-school learning center, a "chip and putt" course, and a driving range. The project also includes the creation of a commercial parcel in the northwest corner of the project site. Access to the project site will be provided via five access driveways. The primary access driveway will be located at the intersection of Orange Avenue and 28th Street.

At a minimum, the EIR will examine the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Utilities, Recreation, and Transportation and Circulation. A more complete description of EIR requirements is included in the Notice of Preparation (NOP).

SCOPING MEETING: THE CITY OF LONG BEACH WILL CONDUCT A SCOPING MEETING IN CONJUNCTION WITH THE NOP IN ORDER TO PRESENT THE PROJECT AND THE EIR PROCESS AND TO RECEIVE COMMENTS.

DATE/TIME: MONDAY, FEBRUARY 9, 2004 / 6:30 PM

ADDRESS: VETERAN'S PARK, 101 E. 28TH STREET, LONG BEACH 90806

REVIEWING LOCATIONS

COPIES OF THE NOP ARE AVAILABLE FOR PUBLIC REVIEW FROM JANUARY 23, 2004, TO FEBRUARY 23, 2004, AT THE FOLLOWING LOCATIONS:

City of Long Beach Community Development
Department:

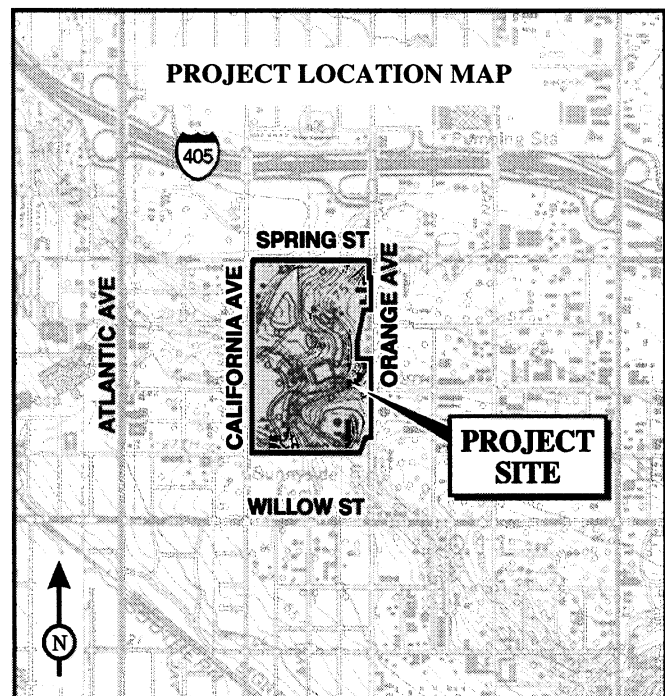
Contact: Amy Bodek, Manager, (562) 570-6479

City of Long Beach Libraries

Long Beach Main Library, 101 Pacific Avenue
Dana Neighborhood Library, 3680 Atlantic Avenue
Burnett Neighborhood Library, 560 E. Hill Street

Address Comments to:

Mona McGuire De Leon, AICP
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614-4731



NOTICE OF PREPARATION

To: Notice of Preparation Recipients (See attached distribution list.)

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency

Agency Name City of Long Beach
Street Address 333 West Ocean Boulevard
City/State/Zip Long Beach, CA 90802
Contact Angela Reynolds, Environmental Planning Officer

Consulting Firm

Firm Name LSA Associates, Inc.
Street Address 20 Executive Park, Suite 200
City/State/Zip Irvine, CA 92614
Contact Mona McGuire De Leon, AICP

Project Title: Long Beach Sports Park

Project Location: The proposed project is located in the City of Long Beach. Comprising approximately 55.5 acres, the proposed project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east. Long Beach Municipal and Sunnyside Cemeteries are south of the project site. The City of Signal Hill surrounds the project site on three sides.

Project Description: The City of Long Beach is considering development of a pay-for-play Sports Park, youth golf center, and creation of a commercial parcel on the project site. Patrons of the Sports Park will be charged for use of the sports facilities.

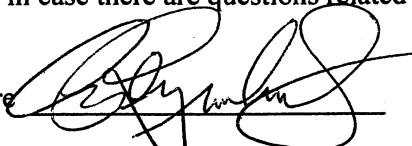
The City of Long Beach will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed project. This Notice of Preparation (NOP) is sent in order to obtain input from your agency on the scope and content of the environmental analyses to be contained in the Draft Environmental Impact Report (DEIR). Specifically, the City of Long Beach requests input on the environmental information that is germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the DEIR prepared by the City of Long Beach when considering permits or other approvals for the project.

The project description, location, and potential environmental effects, based on the information known to date, are contained in the attached materials. A copy of the Initial Study is also attached. Through the receipt of comments on this NOP and the process of preparing the DEIR, additions, deletions, and/or modifications of these potential environmental impacts may occur.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but *no later than 30 days* after receipt of this notice.

Please send your response to Mona McGuire De Leon, AICP, LSA Associates, Inc., at the address shown above. We will need the name of a contact person in your agency in case there are questions related to your response to this NOP.

Date January 13, 2004

Signature 
Title Environmental Planning Officer

Telephone (562) 570-6357

State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 222
Sacramento, CA 95814

Greater Los Angeles Vector Control
CEQA Compliance
12545 Florence Avenue
Santa Fe Springs, CA 90670

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Mail Stop 99-23-2
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Los Angeles, CA 90012-2952

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Signal Hill, CA 90755

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Commerce, CA 90040

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Long Beach, CA 90815

California Department of Conservation
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Long Beach, CA 90806-3454

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Los Angeles, CA 90013

State Water Resources Control Board
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Sacramento, CA 95814

SCAQMD
CEQA Compliance
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Diamond Bar, CA 91765

Oil, Gas, & Geothermal Resources
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Alcoholic Beverage Control
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Lakewood, CA 90712

CALTRANS, District 7
Environmental Planning Branch
120 S. Spring Street
Los Angeles, CA 90012

SCAG
Intergovernmental Review
818 W. Seventh Street, 12th Floor
Los Angeles, CA 90017

California Dept. of Fish and Game
1416 Ninth Street
Sacramento, CA 95814

U.S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92008

Charles Raysbrook, Regional Manager
Dept. of Fish and Game, Region 5
4949 Viewridge Avenue
San Diego, CA 92123

U.S. Army Corps of Engineers
915 Wilshire Boulevard
Los Angeles, CA 90017

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

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Hall of Administration
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Long Beach, CA 90802

Long Beach Transit
CEQA Compliance
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Long Beach, CA 90807

Office of the County Clerk
Environmental Filings
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Norwalk, CA 90650

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Long Beach, CA 90822

Reference Desk
Dana Neighborhood Library
3680 Atlantic Ave.
Long Beach, CA 90807

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William Marmion, Commissioner
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Naomi Rainey, Commissioner
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Long Beach, CA 90803

Harry Saltzgaver, Commissioner
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Long Beach, CA 90803

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Long Beach, CA 90815

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Long Beach, CA 90810

Eversoft Water Products
2870 California Avenue
Long Beach, CA 90806

Guardian Fence Company
1050 East Spring Street
Long Beach, CA 90806

John and Bob's Auto Body
2815 Orange Avenue
Long Beach, CA 90806

Long Beach Spring and Forge
1000 East Spring Street
Long Beach, CA 90806

MacPherson Sandblasting
2811 Orange Avenue
Long Beach, CA 90806

Kruger Tow, Inc.
1030 E. Spring Street
Long Beach, CA 90806

Hansen Aggregate
2840 California Avenue
Long Beach, CA 90806

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ENVIRONMENTAL ANALYSIS CHECKLIST CLB 231

Issues and Supporting Data Sources:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY Where applicable, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Issues and Supporting Data Sources:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death, involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LAND USE AND PLANNING Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:

Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues and Supporting Data Sources:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTICE OF PREPARATION

INTRODUCTION

The City of Long Beach (City) is considering development of a pay-for-play Sports Park, a youth golf center, and creation of a commercial (retail/office) parcel on a 55.5-acre site in Long Beach adjacent to the City of Signal Hill. Under the requirements of the California Environmental Quality Act (CEQA), the City, acting as Lead Agency, must evaluate the potentially significant environmental effects of the proposed project. Based upon initial review of the proposed project, the City has determined that an Environmental Impact Report (EIR) must be prepared to adequately assess the proposed project's environmental impacts, to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and to discuss feasible alternatives to the project that may accomplish the basic project objectives while lessening or eliminating any potentially significant project impacts.

This Notice of Preparation (NOP) is being circulated pursuant to the California Public Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the EIR. A 30-day comment period is provided to return written comments to LSA Associates, Inc. at the following address:

Ms. Mona McGuire De Leon, AICP
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614-4731

PROJECT LOCATION

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 1, Project Location, provides regional and local maps depicting the project location.

Comprising approximately 55.5 acres, the proposed project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east. The Long Beach Municipal and Sunnyside Cemeteries are south of the project site. The City of Long Beach owns most of the project site and is negotiating for the purchase of the remainder of the property. The site is rectangular in shape with the exception of a ± 1.4 -acre parcel ("outparcel") that will remain under ownership of Signal Hill Petroleum, Inc. (SHPI) and will not be 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.

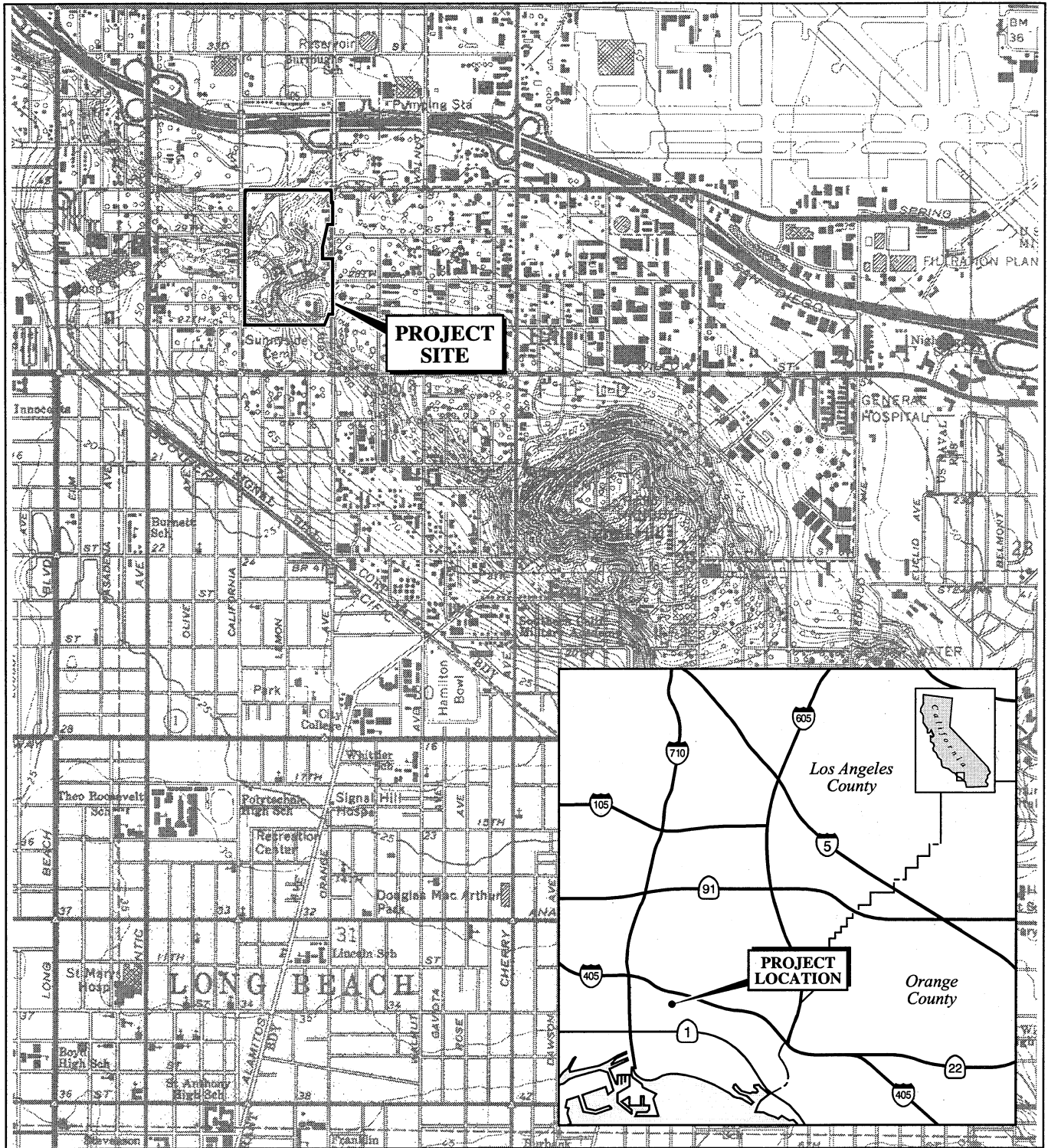


FIGURE 1

LSA



0 1000 2000
FEET

SOURCE: USGS 7.5" QUAD - LONG BEACH, CA.

Long Beach Sports Park
Project Location

ON-SITE AND SURROUNDING USES

The project site is within the Signal Hill West Unit (SHWU), an active oil field since the early 1900s. SHWU is one of several unitized fields within the broader Signal Hill Oil Field in the Cities of Signal Hill and Long Beach.¹ SHPI currently manages the unitized field and operates the wells on the project site. Seven tenants, two unauthorized subtenants, and ongoing oil extraction activities currently occupy the proposed project site.

A gas compression and treating facility (also known as the compressor building) is located in the northeast quadrant of the project site. Built in 1923, the compressor building is eligible for listing in the National Register of Historic Places. An office building owned by SHPI is also eligible for listing in the National Register of Historic Places. However, this structure is located on the outparcel of the Sports Park project site and is not included in the proposed project.

Several mixed-use commercial offices, industrial developments, and oil operations are located north of the project site, across Spring Street. SHPI operates a petroleum processing and gas production facility east of the project site. An assortment of oil extraction wells and commercial offices are located farther east. Warehouses, storage tanks, vacant land, and additional extraction wells (some owned by SHPI) are located west of the project site.

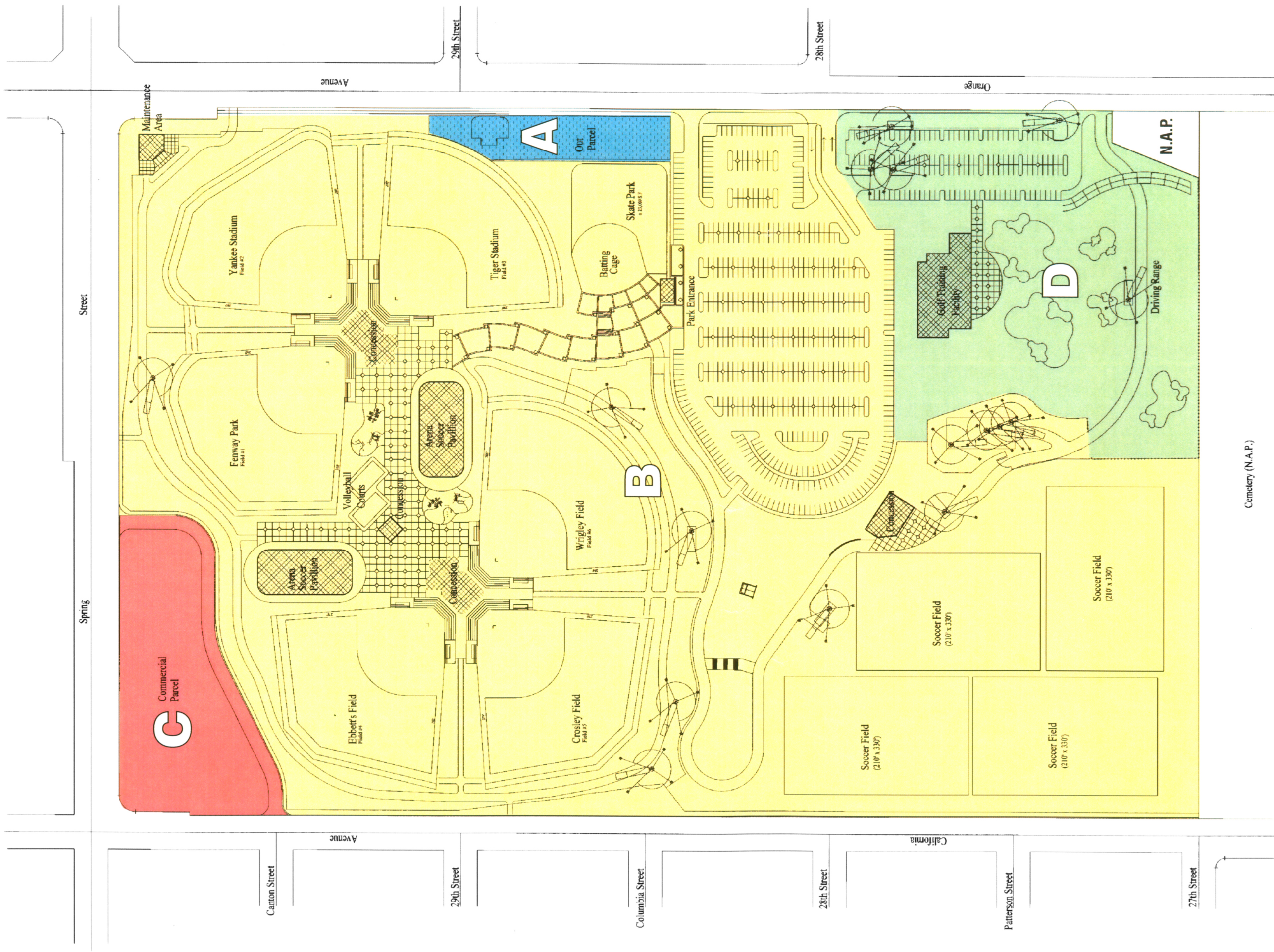
Long Beach Municipal and Sunnyside Cemeteries are located immediately south of and adjacent to the project site. Sunnyside Cemetery is a privately owned cemetery located west of the Long Beach Municipal Cemetery. Entries to both cemeteries are from Willow Street. Various commercial developments, storage tanks, and a privately operated golf driving range are located south of the cemeteries, across Willow Street.

Figure 2 is an aerial photograph showing the existing project site and surrounding land uses.

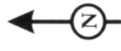
PROPOSED PROJECT DESCRIPTION

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 commercial (retail/office) use. The project also includes a General Plan amendment, zone change, and lot line adjustments for the creation of the outparcel and commercial parcel. Figure 3 is a diagrammatic illustration of the project site showing the location of the outparcel, commercial parcel, Sports Park, and golf training facility. The recreation components of the Sports Park include four soccer fields, six softball/baseball diamonds, a skate park, batting cages, two playgrounds, a volleyball court, 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. It is anticipated that the Sports Park facilities and youth golf center would be operated by one or more commercial operators, with the property remaining under the ownership of the City.

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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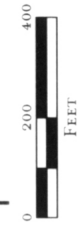
LEGEND

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

FIGURE 3



LSA



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FEET

SOURCE: Eagle Aerial, 2001.

I:\cb231\gis\cb231-aerial.mxd (03/24/03)

FIGURE 2

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. A single operator would manage the pay-for-play Sports Park. 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, including the sale of alcohol 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.

Figure 4 is a site plan of the proposed project. The layout of the recreation uses and parking areas reflects the potential 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 19 oil wells (17 on site and 2 adjacent to the site) on or in close proximity to the project 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 existing and future grades are low enough that this portion of the site can be used as a detention basin capable of holding a minimum of 36 acre-feet of water.

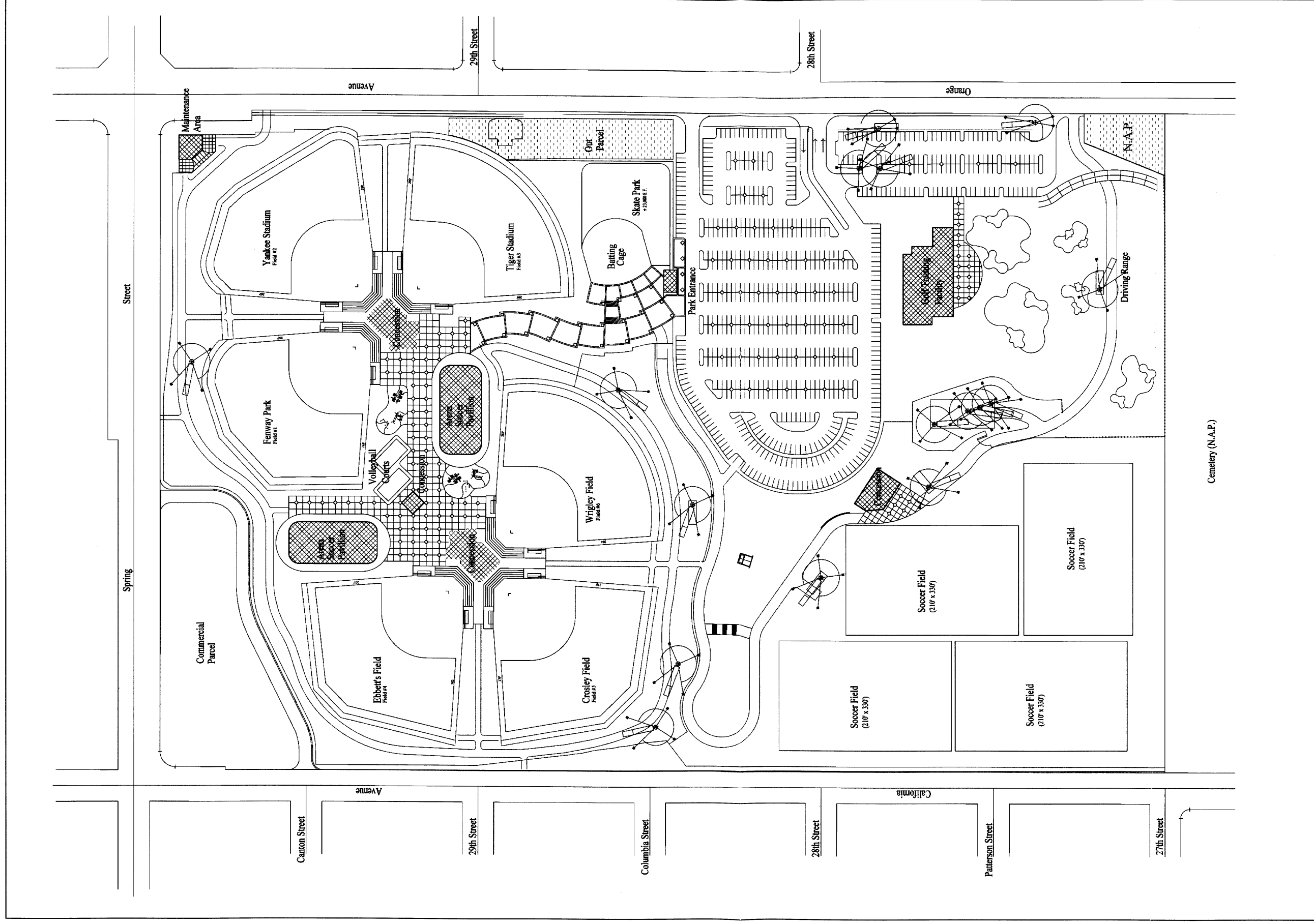
A minimum setback of 150 feet from operating oil wells is proposed for the soccer pavilions and the Youth Golf Center. A minimum setback of 50 feet from operating oil wells is proposed for the concession/restaurant buildings. Vehicular access for well maintenance and emergency vehicles is provided in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

Vehicular access is provided from Orange Avenue, Spring Street, and California Avenue. The primary entrance to the Sports Park facility and youth golf center is from Orange Avenue opposite 28th Street. Secondary access from Orange Avenue will be provided for the SHPI site (not a part of the project), the Sports Park, and youth golf center. (Refer to Figures 3 and 4.) The parking lot for the commercial parcel will be accessed from California Avenue and Spring Street.

Pedestrian circulation around the site will be provided via a public sidewalk that will be provided along Orange Avenue, Spring Street, and California Avenue. 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. Parking will be provided consistent with the Zoning Code requirements for the proposed uses.

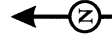
DISCRETIONARY ACTIONS

Development of the proposed project will require discretionary approvals by the Lead Agency (City of Long Beach), and by the Responsible Agencies. A Lead Agency is the public agency having the principal responsibility for carrying out or approving the project. Under Section 15050 and 15367 of



LSA

FIGURE 4



Long Beach Sports Park
Proposed Project

the State CEQA Guidelines, the City of Long Beach has been designated Lead Agency for the proposed project. The City of Long Beach’s discretionary actions include the following:

- General Plan Amendment from Land Use Designation (LUD) 9G Industrial to LUD 11 Park and LUD 8A Traditional Retail Strip Commercial.
- Zone change from Medium Industrial (IM) and Institutional (I) to Park (P) to allow commercial recreation uses on the project site.
- 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.
- Site plan review of the Master Site Plan, including approval of proposed fence heights and landscape plan.
- Conditional Use Permits for the sale of alcohol and operation of restaurants in the park zone.
- Lot Line Adjustment to create an “outparcel” for the existing office (2901 Orange Avenue) (Figure 3).
- Lot Line Adjustment to create a commercial parcel in the northwest corner of the project site (Figure 3).

Table A provides a list of additional project components and a description of each component.

Table A: Project Components

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)
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
Lot Line Adjustment (LLA)	<ul style="list-style-type: none"> • Create commercial parcel (2.5 acres) (Figure 3) • Creation of outparcel for existing office (Not a part of project) (Figure 3)
Site Plan Review & Variances	<ul style="list-style-type: none"> • Review of project design, including the location and height of proposed fences and landscaping

Project Component	Description
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
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) • Four lighted sand volleyball courts • Two large indoor soccer arenas (synthetic turf) (Total 100 seats) • Skate Park (approximately 23,000 square feet each) • Detention Basin (36 acres) • 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
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 landscaping and street trees • Parking lot landscaping • Onsite 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

Project Component	Description
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)
Water Quality Improvements: such as bio-retention, trash separators, and street sweeping	<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
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
Site Acquisition/Disposition	<ul style="list-style-type: none"> • City acquisition of SHPI gas processing plant and 2901 Orange Avenue • City disposition of commercial parcel at the intersection of California Avenue and Spring Street

The project is regionally significant because it includes a General Plan amendment and may substantially affect sensitive wildlife habitats (CEQA Guidelines 15206(b)(5)).

Because the project also involves approvals from other agencies such as the Los Angeles County Department of Public Works, Flood Control District, for changes to drainage system facilities, and the City of Signal Hill for approval of changes to California and Orange Avenues, 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 as defined under CEQA.

The project proponent must also conform to a stormwater runoff permit as required by the California Regional Water Quality Control Board, Los Angeles, under regulations promulgated by the U.S. Environmental Protection Agency (EPA). These regulations require compliance with the National Pollution Discharge Elimination System (NPDES) permit for construction activities on any site of

five or more acres. In addition, it has been determined that the U.S. Army Corps of Engineers (CORPS) will have jurisdiction over on-site wetlands and riparian habitat and may require a Section 404 Permit.

A comprehensive list of future actions by Responsible Agencies is presented in Table B.

Table 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 vertical realignment of California Avenue and Orange Avenue, related curb and sidewalk improvements, and relocation of pipeline facilities for Signal Hill Petroleum.
3. City of Signal Hill	Approval of a General Plan Amendment changing the designation of Orange Avenue, if necessary.
4. City of Long Beach Water Department	<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. Regional Water Quality Control Board (LA)	Section 401 water quality certification.
6. State Water Resources Control Board	City must submit a NOI to comply with General Construction Activity NPDES Permit.
7. South Coast Air Quality Management District	Prior to grading, the City must obtain a Rule 1166 Permit related to release of airborne contaminants.
8. California Department of Oil and Gas/City of Long Beach	Oil well abandonment, reabandonment, modification and relocation, and pipeline abandonment and removal.
9. Los Angeles County Park and Open Space District	Funding and plan approval of the park facilities.
10. Spring Street Joint Powers Authority	Improvements to Spring Street.
11. California Department of Fish and Game	Fill of riparian/wetland habitat through approval of a 1601 Streambed Alteration Agreement.
12. U.S. Army Corps of Engineers	Section 404 Permit for fill of 0.6 acre of riparian/wetland.
13. Department of Alcoholic Beverage Control (ABC)	ABC License for on-site sale of alcohol.
14. Caltrans	Encroachment permit to extend reclaimed water line across I-405
15. City of Long Beach Department of Health and Human Services	Approval of Health Risk Assessment (HRA)
16. U.S. Economic Development Agency	Potential funding source for project development

ENVIRONMENTAL PROCEDURES

This NOP will be submitted to the State Clearinghouse, Responsible Agencies, and other interested parties that have specifically requested a copy of the NOP. Release of the NOP will be publicly noticed and a scoping meeting will be held to obtain information about the scope and content of the EIR. After the 30-day review period for the NOP is complete and all comments are received, a Draft EIR will be prepared in accordance with CEQA as amended (Public Resources Code, Section 21000 et seq.) and the State Guidelines for Implementation of CEQA (State Code of Regulations, Section 15000, et seq.). The Draft EIR will comply with the procedures for implementation of CEQA adopted by the City of Long Beach.

Detailed analysis will be conducted in order to ascertain the proposed project's potential impact on the environment and the relative degree of impact prior to implementation of mitigation measures. Where impacts are determined to be significant, mitigation measures will be prescribed with the purpose of reducing those impacts completely or to the maximum degree feasible. An analysis of alternatives to the proposed project will also be included in the Draft EIR. In addition, a discussion regarding cumulative impacts associated with foreseeable future projects within the vicinity of the proposed project (including the proposed project) will be included in the Draft EIR.

Project Alternatives

The EIR will include review and analysis of four development alternatives. Based upon the analysis and data presented in the EIR, a determination will be made as to which alternative or alternatives generate fewer environmental impacts, if any. The four alternatives that will be analyzed, in addition to the proposed project, are as follows:

Alternative 1: No Project/No Development. Consistent with Section 15126.6 of the CEQA Guidelines, the No Build Alternative is the existing condition of the project site at the time this NOP is published. The setting of the site at the time this NOP is released for public comment forms the baseline of the environmental impact assessment of the proposed project. This alternative will evaluate the environmental impacts associated with no changes to the project site.

Alternative 2: No Project/Existing General Plan (Industrial). This alternative assumes that development consistent with the current LUD will eventually occur on the project site. The City of Long Beach General Plan LUD for the project site is currently 9G Industrial. This LUD allows for the development of industries that have a high employment component. Most commercial and office uses are excluded from LUD 9G. This alternative will evaluate the impacts of developing an industrial park on the project site.

Alternative 3: Retail/Industrial/Office. This alternative evaluates the impacts of a mixed-use development featuring a large-scale commercial use, such as a big box retail store, with the remainder

of the project area assumed to be developed with a light industrial park complex, based upon the development standards established in the Light Industrial (IL) Zone.

Alternative 4: Alternative Locations. CEQA Guidelines Section 15126.6(f)(2)(A) states, “The key question [with regard to alternative locations] and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.” The EIR will analyze possible alternative locations that would accommodate the proposed project and further the project objectives.

INITIAL STUDY CHECKLIST

An Initial Study Checklist is a preliminary analysis of the proposed project prepared by the Lead Agency to determine whether a Negative Declaration (ND) or EIR must be prepared (State of CEQA Guidelines Section 15365).

The Initial Study Checklist addresses each question required by the State CEQA Guidelines and indicates the potential impacts of the proposed project. The Threshold of Significance section provides impact criteria from federal or State agencies, the State CEQA Guidelines, or adopted City policies. The thresholds used in this NOP are based on Appendix G of the State CEQA Guidelines, and are generally consistent with the draft thresholds prepared by City of Long Beach staff. The Impact Section indicates the potential impacts of the proposed project. The Analysis Section provides a brief analysis of the physical effects of the proposed project. The Analysis Section indicates whether the proposed project will have any impacts that are:

1. Potentially Significant
2. Potentially Significant Unless Mitigation Is Incorporated
3. Less Than Significant Impact, or
4. No Impact

All answers must take into account the whole action involved, including impacts that are off site as well as on site, cumulative as well as project level, indirect as well as direct, and construction-related as well as operations-related.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is Potentially Significant, Less Than Significant with Mitigation, or Less Than Significant. “Potentially Significant Impact” is appropriate if substantial evidence exists that an effect may be significant. If one or more “Potentially Significant Impact” entries exists when the determination is made, an EIR is required.

The Initial Study Checklist and Response Section have been prepared according to Sections 15063, 15046, and 15065 of the State CEQA Guidelines.

POTENTIAL ENVIRONMENTAL EFFECTS/ISSUES

I. Aesthetics

Would the project:

a. Have a substantial adverse effect on a scenic vista?

Less than Significant. There are no identified scenic vistas adjacent to the proposed project site. Panoramic city views are visible from areas of elevated terrain on site. The proposed project would result in the construction of new buildings, the renovation or removal of an existing structure, the upgrading of existing roads, and the installation of additional landscaping and lighting. It is expected that the proposed project would provide a positive aesthetic effect on the project site and surrounding areas overall. Project lighting would add a substantial new light source and glare to an otherwise dark area. An analysis of the change to the aesthetic environment will be addressed in the EIR.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant. There are no identified scenic roads or highways on or adjacent to the proposed project site. There are no scenic resources in the vicinity of the project area, nor are there unique physical characteristics such as rock outcrops. The existing conditions are characterized by marked changes in topography, several clusters of mature trees, and city views from the high spots.

A gas compression and treating facility (also known as the “compressor building”) is located on site. The gas compression facility is a potentially significant historic structure. An office building associated with the history of oil production in the region, and previously identified as potentially eligible for listing on the National Register of Historic Places, is located adjacent to the project site at 2901 Orange Avenue. Two cemeteries are located adjacent to the south.

The proposed project would result in the construction of new buildings, sports fields, the renovation or removal of an existing structure (compressor building), the upgrading of existing roads, and the installation of additional landscaping and lighting. It is expected that the proposed project would provide a positive aesthetic effect on the project site and surrounding areas overall. An analysis of the change to the aesthetic environment will be addressed in the EIR.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant. The project site is characterized by a combination of vacant areas, industrial and general commercial businesses along some of the site perimeter, oil-producing wells, and oil production-related facilities. The surrounding area is characterized by industrial uses and oil production, with the exception of the cemeteries adjacent to the south. There are no scenic resources in the vicinity of the project area, nor would the proposed project substantially degrade the existing visual character or quality of the site and its surroundings. The proposed project would result in the construction of new buildings, the renovation or removal of an existing structure (compressor building), the upgrading of existing roads, and the installation of additional landscaping and lighting.

It is expected that the proposed project would provide a positive aesthetic effect on the project site and surrounding areas overall. An analysis of the change to the aesthetic environment will be addressed in the EIR.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant. Project implementation would create lighting sources on the project site with the addition of street, building, parking, recreational use, and general security lighting. Although the proposed project site may create a new source of substantial light, no sensitive receptors in the area would be adversely affected by the change. The proposed project site is located in a predominantly industrial area not densely populated at night. Likewise, the project site is not located near any known scenic vista that would be affected by development of the site, including nighttime light. The EIR, however, will describe project lighting and will identify mitigation measures, if needed, to reduce any potentially significant impacts resulting from new light sources on the project site.

II. Agricultural Resources

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

No Impact. The project site is not used for agricultural production and is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The surrounding area is characterized by industrial uses. The proposed project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or any other type of farmland to a nonagricultural use. Likewise, the proposed project site would not conflict with existing zoning for agricultural use or a Williamson Act contract or contribute to environmental changes that could result in conversion of farmland to nonagricultural use. The project site is presently developed for industrial uses.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. In 1965, California enacted the California Land Conservation Act to preserve agricultural land and open space and promote efficient urban growth patterns. Under the California Land Conservation Act, more commonly known as the Williamson Act, an owner of agricultural land may enter into a contract with the county (or local jurisdiction) if the landowner agrees to restrict use of the land to the production of commercial crops for a term of not less than 10 years. The law requires the creation of "agricultural preserves" of a minimum of 100 acres and restricts uses in those preserves to those compatible with agriculture. In return the land is assessed at its agricultural value, providing landowners with significant property tax relief.

The proposed project site is not used for agricultural production and is not zoned for agricultural use or protected by a Williamson Act contract.

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?**

No Impact. The project site is presently developed for industrial uses and is not used for agricultural production or designated or zoned for agriculture. The proposed project would not convert farmland to a nonagricultural use. Likewise, the proposed project site would not contribute to environmental changes that could result in conversion of farmland to nonagricultural use.

III. Air Quality

Would the project:

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

Less Than Significant. The proposed project site is located in the South Coast Air Basin (Basin) that is a nonattainment area for three of the six criteria pollutants. Air quality conditions in the Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD prepares and adopts an Air Quality Management Plan (AQMP) that identifies strategies intended to bring the Basin into compliance with federal air quality rules. The assumptions in the AQMP reflect future land use build out according to adopted General Plans in the region. The project site is planned for development (industrial and institutional) in the adopted City of Long Beach General Plan. The proposed Sports Park is of comparable or less intensity than the current designation of the site. Therefore, the emissions associated with occupation and use of the project are not expected to violate any SCAQMD standards or contribute to air quality deterioration beyond current SCAQMD projections. A comprehensive air quality analysis will be completed as part of the EIR, analyzing both the short-term (construction) and long-term (operational) impacts of the project.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

Potentially Significant. Implementation of the proposed project will require approximately 638,440 cubic yards of cut and 625,998 cubic yards of fill. It is anticipated that the cut and fill will be balanced on site. The proposed project has the potential to result in significant short-term construction-related air quality impacts associated with grading activity in particular. Grading and construction activities may exceed South Coast Air Quality Management District (SCAQMD) thresholds for short-term construction activities, including particulate matter less than 10 microns in diameter (PM₁₀), nitrogen oxides (NO_x), and reactive organic gases (ROG). A comprehensive air quality analysis will be completed as part of the EIR, analyzing both the short-term (construction) and long-term (operational) impacts of the project. The EIR will also identify appropriate and feasible mitigation measures should there be significant impacts.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Potentially Significant. Because the South Coast Air Basin is a nonattainment area for three of the six criteria pollutants (PM₁₀, carbon monoxide, and ozone), construction and occupation/use of the proposed project site could contribute to the delay of the ultimate attainment of the regional air quality levels established by State and federal standards. Based on the size of the proposed project and the fact that the site has been planned for development, emissions associated with occupation and use of the project are not expected to violate any SCAQMD standards or contribute to air quality deterioration beyond projections of the SCAQMD.

Construction of the proposed project, however, has the potential to exceed the daily threshold established by the SCAQMD due to dust generation and vehicle and equipment exhaust emissions. The EIR will include a detailed discussion of air quality impacts and mitigation measures that will reduce project impacts to air quality. Because the project is in a nonattainment basin, it may not be possible to reduce overall air quality impacts to below a level of significance.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant. A comprehensive air quality analysis will be completed as part of the EIR, analyzing both the short-term (construction) and long-term (operational) impacts of the project. The EIR will also identify sensitive receptors in the vicinity of the site, if any, and specify appropriate and feasible mitigation measures should there be significant pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant. The land uses under the proposed project may generate a small amount of truck traffic for deliveries and maintenance. In light of existing conditions, it is believed that these trucks will generate very little additional diesel fumes and that these fumes would not create significant objectionable odors. Odors will also be generated by the on-site restaurant/concession facilities; however, these buildings are located well within the boundaries of the site and odors are not expected to be detected off-site.

IV. Biological Resources

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, polices, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?

Potentially Significant. The project site has been heavily disturbed by industrial and oil extraction activities; however, the Loggerhead Shrike (*Lanius ludovicianus*) and Sharpe-shinned hawk (*Accipitor-striatus*) have been observed on the project site. Both species are listed as California Species of Special Concern. The birds are expected to incur impacts including loss of potential habitat if the proposed project is implemented. Pursuant to the discussion accompanying CEQA Guidelines Section 15065, the loss of habitat for Species of Special Concern may be considered a potentially significant impact of the proposed project and will be addressed in the EIR, along with consideration

of potential mitigation. A focused plant survey for the southern tar plant (*Centromadia parryi*) was conducted in spring 2003 because the tar plant was identified in the literature search as a species potentially occurring on the site. No occurrences of this species were observed within the project boundaries.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant. The impact of the proposed project on vegetation will result primarily in the loss of ruderal/annual grassland and ornamental plantings, as well as developed and barren areas on the ±55-acre site. In addition, small areas of open water and cattail marsh associated with the existing Los Angeles County detention basin, as well as a small area of open water associated with the ponding area on the western side of the project site, will be removed by the development of the proposed project.

The loss of disturbed, mostly nonnative habitat and the associated reduction of locally common wildlife populations are not considered significant impacts. The loss of open water and associated cattail marsh may not be considered significant due to the small size and isolation of the habitats. However, grading of the project will result in filling of just under one-half acre of riparian habitat in a concrete drainage course and within the associated detention basin, both of which are likely to be subject to U.S. Army Corps of Engineers and California Department of Fish and Game jurisdiction. In addition, streambeds and associated plant communities are considered sensitive biological resources; therefore, impacts to these areas are likely to be considered significant.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant. Please see response to IVb, above.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant. Migratory wildlife corridors provide pathways for animals and other wildlife to travel between different areas for feeding, nesting, and other purposes. There are no known existing wildlife corridors on the proposed project site.

Birds of prey, such as red-tailed hawks and loggerhead shrikes, are protected during nesting by State law and/or by the federal Migratory Bird Treaty Act. While loss of trees on the site is not considered a significant biological impact because the tree species are not sensitive species, the destruction of active nests for all migratory birds is prohibited. The EIR will address potential impacts to active nesting and will consider appropriate mitigation measures if necessary.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

Less than Significant. The City of Long Beach Municipal Code (Ordinance C-7642) requires that a permit be obtained from the Director of Public Works prior to removal of trees from City-owned property. The City also requires that all trees be identified, mapped, and measured prior to removal. The EIR will include comprehensive information on existing on-site trees.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

Less Than Significant. There are no adopted habitat conservation plans or natural community conservation plans applicable to the project site.

V. Cultural Resources

Would the project:

- a) **Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?**

Potentially Significant. The gas compression and treating facility, or “compressor building,” that is located on the project site is eligible for listing in the National Register of Historic Places. It was built in 1923 and is located in the northeast quadrant of the project site. Implementation of the proposed project would require demolition of the structure resulting in a potentially significant adverse impact related to a historical resource. An office building associated with the history of oil production in the region, and previously identified as potentially eligible for listing on the National Register of Historic Places, is located adjacent to the project site at 2901 Orange Avenue. Although direct impacts to the office building are not anticipated, the EIR will address any potential indirect impacts to this structure. The EIR will include a comprehensive analysis of the proposed project’s impacts related to cultural and historical resources and will recommend mitigation measures where feasible.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Less Than Significant. There are no known archaeological resources on the project site. Due to the heavily disturbed nature of the project site, it is unlikely that any will be found. The topic will be addressed in the EIR; however, no impacts to archaeological resources are expected. Precautionary mitigation may be included in the EIR to protect unknown buried resources.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Unless Mitigation Incorporated. Although there are no known paleontological resources on the project site, there is potential for encountering paleontological

resources. The topic will be addressed in the EIR. Precautionary mitigation may be included in the EIR to protect unknown buried resources, should there be an indication that they may be present.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant. There are no known human remains interred on the project site. Precautionary mitigation may be included in the EIR to address any potential impacts related to unknown remains that might be uncovered at the time of grading.

VI. Geology and Soils

Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence or a known fault?**

Potentially Significant Unless Mitigation Incorporated. The State Geologist has delineated a Special Studies/Earthquake Fault Zone crossing the southwestern corner of the project site, as shown on the "Special Studies Zones Map, Long Beach Quadrangle, California Division of Mines and Geology" dated July 1, 1986. Since publication of the subject map, the State has changed the name of these maps and the designated zones to "Earthquake Fault Zones."¹ Designation of the "Earthquake Fault Zone" and mapping of the possibly "active" surface trace of the fault are based on previous geologic studies by Bryant,² Johnson and Brown,³ and Poland et al.⁴ The subject fault segment is most commonly referred to as the Cherry Hill Fault and is part of the Newport-Inglewood Fault zone.⁵ For the purposes of the Act, the State of California defines an active fault as "a fault that has had surface displacement during Holocene time (about the last 11,000 years)."

The EIR will incorporate the findings of site-specific geologic and soil testing and analyses, exploratory trenching, and geologic mapping. Exploratory trenching includes excavation and logging/mapping of overlapping subsurface exposures. On the basis of this information, the active

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- 1 E. W. Hart. 1994. "Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones," California Department of Conservation, Division of Mines and Geology. Revised.
 - 2 W.A. Bryant. 1985. "Northern Newport-Inglewood Fault Zone, Los Angeles County." California Division of Mines and Geology Fault Evaluation Report FER-173 (unpublished).
 - 3 M.E. Johnson and G.A. Brown. March 1984. "Geologic investigation, special studies zone fault hazard evaluation, Circle Property, Long Beach, California." Le Roy Crandall and Associates, Los Angeles, California, unpublished report for the IDM Corporation, Project number AE-84016, 15 pp., 4 plates.
 - 4 J.F. Poland, et al. 1956. "Groundwater Geology of the Coastal Zone, Long Beach-Santa Ana, California," U.S. Geological Survey Water Supply Paper 1109, 162 pp., 8 Plates, scal 1:31,680.
 - 5 Ibid.

surface trace of the Cherry Hill Fault will be mapped, and specific setback recommendations will be made for any proposed structures for human occupancy in the vicinity of the mapped surface trace. Implementation of the recommended foundation setback mitigation measures will reduce the potentially significant impact of surface fault rupture to a less than significant level for the proposed project improvements.

ii) Strong seismic ground shaking?

Potentially Significant. Strong seismic ground shaking is considered a potentially significant impact to the proposed project unless appropriate project design features and/or mitigation measures are implemented as a part of project design and construction.

Southern California is recognized as a seismically active area. Reasonably well-established historic records of earthquakes in California have been compiled for approximately the past 200 years. More accurate instrumental measurements have been available since 1933. As demonstrated by historic seismicity, earthquakes generated by displacement along nearby regional faults should be anticipated during the design life of the project. In general, displacements along faults within an approximately 100-kilometer (62-mile) radius are considered capable of generating ground shaking of engineering significance at a particular site.

The project site is located in the *Long Beach* 7.5-minute quadrangle, and the Seismic Hazard Zone Evaluation report for this area is Open-File Report 98-19.¹ The peak horizontal ground acceleration (PGA) is a commonly used parameter to represent the level of observed and/or estimated ground shaking at a particular site. The California Division of Mines and Geology's (CDMG) probabilistic seismic hazard analysis² estimates that a PGA of 0.49g is applicable to the project site conditions for a 10 percent probability of exceedance in 50 years (475-year return period). The "predominant earthquake" that contributes most to the ground-shaking hazard at 10 percent probability of exceedance in 50 years is a Magnitude (Mw) 6.8 event on the nearby portion of the Newport-Inglewood Fault zone.

Appropriate seismic design provisions shall be addressed in the EIR in accordance with governing building codes. Implementation of the recommended design and construction mitigation measures will likely reduce the potential impact of strong seismic ground shaking to a less than significant level.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant. Liquefaction of local intervals of sandy alluvium is considered a potentially significant impact unless appropriate project design features and/or mitigation measures are implemented as a part of project design and construction.

1 California Department of Conservation, Division of Mines and Geology. 1998. "Seismic Hazard Evaluation of the Long Beach 7.5 Minute Quadrangle, Los Angeles County, California," Open File Report 98-19.

2 Ibid.

Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause the soils to liquefy and temporarily behave as a dense fluid. This loss of support can produce local ground failure/deformation, such as settlement or lateral spreading that may damage overlying improvements. Liquefaction is caused by a sudden temporary increase in pore water pressure due to seismic densification or other displacement of submerged granular soils. Intervals of loose sand may, therefore, be subject to liquefaction if these materials are, or were to become, submerged and are also exposed to strong seismic ground shaking.

A preexisting but now mostly subsurface drainage course crosses beneath the central portion of the project site. The location of this drainage course approximately coincides with a zone considered potentially susceptible to liquefaction, as designated by the State of California on the "Seismic Hazard Zones Map, Long Beach Quadrangle" dated March 25, 1999. Preliminary geotechnical evaluation of the subsurface data indicates that local lenses of alluvium along the preexisting drainage channel will likely have a significant potential for liquefaction under conditions of strong seismic ground shaking.

The EIR will consider remedial treatment of potentially liquefiable soils in the areas supporting proposed structures or other significant improvements. Removal and recompaction of these potentially compressible foundation soils is the most straightforward approach. However, constraints associated with local perched groundwater or the proximity of adjoining properties and facilities may limit the practical extent of future excavations in some areas. Other remediation alternatives would include some type of in situ densification of these materials such as dynamic compaction, vibro-replacement stone columns, or compaction grouting.

Final geotechnical recommendations regarding the seismically induced liquefaction potential of the proposed project shall be addressed in the EIR. The EIR will include mitigation requiring that all design and grading construction be performed in accordance with the requirements of the Uniform Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the Project Geotechnical Consultant of Record, subject to review by the Director of Public Works. Implementation of these geotechnical recommendations and building code requirements will reduce the potential impact of seismically induced ground failure, including liquefaction, to a less than significant level.

iv) Landslides?

Potentially Significant. Landslides or potential instability of proposed slopes are considered a potential significant impact unless appropriate project design features and/or mitigation measures are implemented as a part of project design and construction.

With the possible exception of local shallow slumping of loose surficial soils present on some slopes within the project site, no existing landslides are present on the property. Proposed grading for the project will extend over essentially the entire site and is primarily intended to produce level grades for planned playing fields, parking lots, and building areas. The proposed grading configuration will, therefore, substantially reduce the height and extent of slopes on the project site.

Existing fills and other potentially compressible soils extend to significant depths at several locations on the project site. Remedial grading, if required for removal and recompaction of these materials, will likely produce temporary construction slopes of significant height in some areas. The presence of local perched groundwater in these temporary excavations will tend to have an adverse impact on the local slope stability conditions. The EIR will incorporate mitigation from the geotechnical reports recommending appropriate surface gradients and possibly other stability measures for proposed temporary slopes, if necessary.

Proposed permanent slopes will consist of both cut and fill materials, although significant cut slopes will likely be limited to the immediate area of the existing topographic highland in the southeast quadrant of the project site. A typical slope gradient of 2:1 (horizontal:vertical) is contemplated, although local gradients ranging from about 3:1 to 6:1 are also being considered. Proposed slopes potentially range in height from a few feet up to about 15 feet. The highest proposed slopes are in the proposed soccer field/detention basin area, with a maximum height of 35 to 40 feet that ascends from the eastern edge of the planned small detention basin at the north end of the soccer fields.

Materials comprising both the proposed cut and fill slopes will consist of mixtures of silt and sand that exhibit moderately high frictional shear strengths. The combination of relatively high shear strengths and low to moderate slope heights will tend to minimize the risk of possible future gross or deep-seated slope failures. However, the local presence of groundwater and/or saturated soil conditions, including periodic inundation of the lower portion of slopes in the planned detention basins, will tend to have an adverse impact on the local slope stability conditions. The primarily granular character of the on-site soils will also tend to make the surficial soils more susceptible to erosion and possibly shallow failure under conditions of uncontrolled drainage and/or local saturation.

Final geotechnical recommendations regarding the stability of proposed slopes for the project shall be incorporated into the EIR. Design and grading construction shall be performed in accordance with the requirements of the Uniform Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the Project Geotechnical Consultant of Record, subject to review by the Director of Public Works. Implementation of these geotechnical recommendations and building code requirements will reduce the potential impact of landslides or potential instability of proposed slopes to a less than significant level.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant. Under conditions of uncontrolled, concentrated surface runoff, erosion of the graded areas on the project site is considered a potential significant impact unless appropriate project design features and/or mitigation measures are implemented as a part of project design and construction.

Proposed grading will affect the entire site and will include construction of compacted fills and excavation of graded cut areas. The intent of the grading is to create large areas of level ground to accommodate proposed playing fields, parking lots, and building areas. The lack of relief tends to minimize the potential for erosion and should limit any significant potential for future erosion to the intervening slope areas. However, foundation soils involved in the grading will consist primarily of mixtures of silt and sand, with only a limited amount of cohesive clays. These materials will tend to

be easily eroded under conditions of uncontrolled, concentrated surface runoff. Periodic inundation of the lower portion of slopes in the planned detention basins will also tend to have an adverse impact on the local slope stability/erosion conditions.

The EIR will address the potential for erosion and unstable soil conditions during grading, excavation, and construction of compacted fills. The EIR will also suggest best management practices (BMP) to be employed during construction that will minimize the potential for erosion and reduce these potential impacts to a less than significant level.

c) Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant. Excessively compressible soils consisting of local intervals of loose/soft alluvium and/or peat are present along a preexisting drainage course that crosses the central portion of the project site. Substantial volumes of undocumented fill also cover much of the project site. Loose/soft surficial soils are also locally present on the project site, including soils comprising the original/natural ground surface that is buried at some locations beneath the existing fills. These soils are unsuitable in their present condition for the support of proposed structures and for the support of other improvements that may be sensitive to future settlement/ground deformation. The potential for future settlement/ground deformation associated with these unsuitable soils is, therefore, considered a potentially significant impact unless appropriate project design features and/or mitigation measures are implemented as a part of project design and construction.

The EIR will consider remedial treatment of unsuitable soils within the project site with respect to landslides, lateral spreading, subsidence, liquefaction, and/or collapse possibly impacting both on-site and off-site improvements. Removal and recompaction of these unsuitable soils is the most straightforward approach. However, constraints associated with local perched groundwater or the proximity of adjoining properties and facilities may limit the practical extent of future excavations in some areas. Other remediation alternatives would include some type of in situ densification of these materials, such as dynamic compaction, vibro-replacement stone columns, or compaction grouting.

The EIR will address the potential for landslides, lateral spreading, subsidence, liquefaction, and collapse. Final geotechnical recommendations regarding the potential impacts of these unsuitable soils within the project site shall be incorporated into the EIR. Design and grading construction shall be performed in accordance with the requirements of the Uniform Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the Project Geotechnical Consultant of Record, subject to review by the Director of Public Works. Implementation of these geotechnical recommendations and building code requirements will reduce the potential impact of these unsuitable soils to a less than significant level.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant. Soils observed at the project site consist primarily of mixtures of silt and sand, and only minor amounts of clay appear to be present. Recently completed subsurface

exploration and laboratory testing indicate that the soils likely to be involved in planned grading would be classified as having a “very low” to “low” expansion potential in accordance with Table 18-1-B of the Uniform Building Code (UBC). Expansive soils are, therefore, not considered a potentially significant impact.

The EIR will recommend appropriate observation and testing to be performed by the Project Geologist and Geotechnical consultant during grading, and shortly after grading is completed, to verify that soils exhibiting a significant expansion potential are not present at or near finished grades in proposed building areas. The EIR will include appropriate geotechnical recommendations and building code requirements based on the findings of the above-mentioned testing and review.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less Than Significant. An existing trunk sewer crosses the central portion of the project site. As a part of the proposed project, the existing trunk sewer will be relocated on or in close proximity to the project site. The proposed project will utilize the existing sewer system, and no on-site sewage disposal systems are planned. There is, therefore, no impact with regard to utilization of on-site sewage disposal systems.

VII. Hazards and Hazardous Materials

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant. There are no known chemicals associated with project construction and implementation that would create a significant hazard to the public or the environment. It is anticipated that any potentially hazardous substances in the soil will be identified through soil testing and that soil management and/or soil remediation, if warranted, will reduce potentially significant effects to below a level of significance. It is not expected that hazardous levels of fertilizer would be stored on site nor would the proposed project necessitate or include the routine transportation, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant. There are no known chemicals associated with project implementation that would create a significant hazard to the public or the environment. It is not expected that hazardous levels of fertilizer would be stored on site. The risk of fire from oil wells operating on the site will be addressed in the EIR, and mitigation will be included as necessary.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant. There are no existing or proposed schools within one-quarter mile of the project site. There are no known chemicals associated with project implementation that would create a significant hazard to the public or the environment. It is not expected that hazardous levels of fertilizer would be stored on site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant. The City of Long Beach (the City) was awarded a Brownfields Pilot Project Grant in August 1998 for the site. The City was awarded a Supplemental Assistance for Assessment Demonstration Pilots for the site in 2000. The area has been the site of long-term oil and gas production and processing and miscellaneous light and medium industrial uses. The objective of the pilot program is to successfully develop a Brownfields into a much needed multi-use recreational park for the City. Both grants have been successfully implemented and have been closed.

The project site is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Soils testing will be conducted and a Human Health Risk Assessment will be prepared and addressed in the EIR along with mitigation measures, if necessary.

The Human Health Risk Assessment (HRA) will be prepared in accordance with industry and agency accepted methodology. Specifically, the HRA analysis will follow the approach in the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance Manual, (DTSC, 1999), the DTSC LeadSpread 7.0 Model, U.S. Environmental Protection Agency (USEPA) Risk Assessment Guidance for Superfund, Volume 1, Human Health (RAGs) (USEPA, 1989), and the Massachusetts Department of Environmental Protection (MADEP) guidance manual for characterizing risks posed by petroleum contaminated sites (June, 2001).

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant. Although the proposed project site is located within two miles of a public airport, the project site is not within the commercial aircraft flight path or the airport safety zones. The airspace over the project site is used by helicopters and small aircraft. However, as most accidents occur during landings and takeoffs, it is unlikely that the project site is at risk because of air space uses. Therefore, the proposed project would not create a safety hazard for people working on the project site or using the recreational facilities.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The proposed project is not located in the vicinity of a private airstrip.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Disaster Management Division is located within the Support Services Bureau of the Fire Department, which is responsible for disaster planning, interagency coordination, planning and execution of citywide exercises, citywide SEMS (Standardized Emergency Management System) training, and management of the terrorism grant funds.

Responsibilities include staff and oversight of the Disaster Committee and the Terrorism Working Group. Representatives of this office coordinate very closely with the Operational Area and the Governor's Office of Emergency Services to ensure that the coordination and compliance requirements of the SEMS regulations are maintained. Revisions in the City's Emergency Operations Plan are currently underway. These changes will bring the City into full compliance to SEMS regulations and planning guides.

The project site is bounded on three sides by major streets: California Avenue, Spring Street, and Orange Avenue. The proposed project will likely include improvements to these streets to facilitate access to and from the land uses within the project site. There will be no changes to the street network that would adversely affect emergency response or evacuation plans.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant. The proposed project is an in-fill project in an urbanized setting. The surrounding areas are developed. No areas of natural dry brush or chaparral exist near the project site, and there is no risk of the proposed project being located near wildlands. Therefore, this topic will not be discussed in the EIR.

VIII. Hydrology and Water Quality

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant. As required by the Standard Urban Storm Water Mitigation Plan (SUSMP) for Los Angeles County and the City of Long Beach Municipal Code Chapter 18.95, developments that will result in 100,000 square feet or more of impermeable surface, including parking lots, are subject to specific source control and treatment control best management practices (BMPs) requirements. The project is being designed to incorporate BMPs to address pollutants of concern such as trash, bacteria, nutrients, metals, and petroleum hydrocarbons. Therefore, the project is not expected to substantially degrade water quality. This issue will be fully addressed in the EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant. The land uses proposed by the project would not significantly change groundwater quantities because the uses do not include a proposal for groundwater extraction or injection, and the project site is not located in a groundwater recharge area¹. The proposed project may result in an increase in impermeable surface areas at the site. However, planned addition of landscape irrigation systems across most of the project site and periodic short-term storage of storm water in the planned detention basin will tend to balance any potential recharge loss. The possible incremental effect of the proposed project on local aquifers/groundwater supplies is considered to be less than significant.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?**

Less Than Significant. The site presently drains, primarily by surface flow, to seven separate sump areas and an existing Los Angeles County detention basin located on site. A portion of the eastern part of the site drains to Orange Avenue, while a portion of the western part of the site drains to California Avenue. Presently, there is a 78-inch storm drain and a 69-inch storm drain that gather storm flows from 207 acres off site and convey the total flow of 460 cfs to an existing 108-inch storm drain that runs through the northern half of the site and discharges into the onsite detention basin. All flows up to 100 cfs drain out of the detention basin through an existing Los Angeles County Flood Control District (LACFCD) 54-inch storm drain.

It is anticipated that the project site will be regraded to accommodate the proposed project. As a result, the existing 108-inch storm drain will be removed, and a new 108-inch storm drain will be constructed downstream of Spring Street. The on-site detention requirements are estimated to be 36 acre-feet. The soccer field detention basin is expected to have a total volume of up to approximately 42 acre-feet. While the project conditions will require regrading of the site and new drainage infrastructure, the on-site improvements will be constructed to current standards and will be designed to be consistent with the existing off-site drainage infrastructure. Therefore, the project is not expected to result in substantial erosion, siltation, or flooding on or off site as a result of the drainage improvements.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?**

¹ State of California, The Resources Agency, Department of Water Resources, Southern District, Water Master Service in the West Coast Basin, Los Angeles County, July 1, 2001–June 30, 2002.

Less Than Significant. See response to VIIIc above. The soccer field detention basin is expected to meet or exceed the on-site detention requirements, therefore, the proposed project is not expected to result in flooding outside the detention basin.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant. Refer to Response to VIIIc above. The proposed project will include on-site drainage improvements needed to accommodate the proposed land uses. Drainage improvements will include the construction of an on-site detention basin that can accommodate a minimum of 36 acre-feet of water. The project site will also feature water quality management features to address the quality of runoff generated by the site. On-site improvements will accommodate project drainage needs consistent with off-site drainage improvements. The EIR will address potential water quality impacts that may result from project site implementation and will consider best management practices and mitigation measures to reduce any potentially significant impacts to a less than significant level.

f) Otherwise substantially degrade water quality?

Less Than Significant. Refer to Response to VIIIa, above. The project will incorporate BMPs to address pollutants of concern, land use, runoff volumes, Los Angeles River water quality objectives, and applicable water quality criteria.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The proposed project does not include the construction of housing and will not affect the boundaries of the 100-year flood hazard area.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less Than Significant. The project site is located in Flood Zone X on the Flood Insurance Rate Map (FEMA FIRM Panel No. 0601360010C). Zone X is the designation of a 100-year flood area with average depths of less than one foot or with drainage areas less than one square mile. The federal government no longer requires flood insurance in this area. The project storm drain system will provide adequate flood protection so that potential flooding impacts will be less than significant.

i) Expose people or structures to a significant risk of loss, injury or death, involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. Refer to Response to VIIIb, above. The project site is not located in close proximity to or in the flood path of a dam or levee and therefore is not susceptible to these risks.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. The project site is located over 12 miles from the Pacific Ocean and is not in close proximity to another water body susceptible to these risks.

IX. Land Use and Planning

Would the project:

a) Physically divide an established community?

No Impact. The project site is presently used for oil extraction activities, with several industrial tenant businesses along the site periphery. Project implementation will redevelop the site for community use as a Sports Park and a youth golf training facility. The project will not divide an established community or disrupt the existing physical arrangement of the surrounding area.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant. The project site is currently zoned IM/I, Medium Industrial and Institutional, and the City of Long Beach General Plan Land Use District (LUD) for the project site is 9G Industrial. Therefore, the proposed project would not be consistent with the existing City of Long Beach General Plan and zoning designations. Development of the project will require a General Plan Amendment from LUD 9G to LUD 11, Open Space and Park, and rezoning of the project site from Institutional and Industrial to P, Park. The proposed commercial parcel located on the corner of Spring Street and California Avenue will require a General Plan Amendment from LUD 9G to LUD 8A (Traditional Retail Strip Commercial) and a rezone from Institutional (IM) to Community Commercial-Automobile Oriented (CCA). The General Plan Amendment and zone changes have been incorporated into the project description.

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 characterizes areas east, west, and north of the project site by petroleum production activity. These planned land uses for the property adjacent to the project site are also consistent with the City of Signal Hill's Redevelopment Plan.

The consistency of the proposed project with the existing and planned surrounding land uses will be discussed in the EIR.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There are no adopted habitat conservation plans or natural community conservation plans applicable to the project site.

X. Mineral Resources

Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Less Than Significant. The proposed project allows for continued operation of productive oil wells on the project site. The proposed project will not result in a loss of availability of a known and valuable mineral resource.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Less Than Significant. The proposed project allows for continued operation of productive oil wells on the site. The continued operation of these wells is consistent with the Conservation Element of the City of Long Beach General Plan, which recognizes the economic benefit of oil and gas extraction activities. The continued operation of, and eventual closure of, the oil wells is managed by the well operator, SHPI. The rights to access and operate the wells are maintained separately from the fee title to the use property.

XI. Noise

Would the project result in:

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant. The applicable noise standards governing the project site are set forth in the Long Beach Municipal Code (Section 8.80). The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and the State Government Code Section 65302(g). In addition to the State noise guidelines, the City of Long Beach has a Noise Control Ordinance that governs the maximum permissible noise levels generated by individual noise sources. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

Noise levels on and in the vicinity of the project site will change as a result of the proposed project. Potential noise impacts associated with the project include road noise due to increases in vehicular traffic and construction noise. Noise impacts may also occur during events held on the project site. The potential noise impacts that may occur as a result of project implementation will be identified in the EIR. Analysis will also identify sensitive receptors in the vicinity of the project, if any, address applicable local noise standards, and analyze potential noise impacts.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Less Than Significant. The applicable noise standards governing the project site are set forth in the Long Beach Municipal Code (Section 8.80). The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and the State Government Code Section 65302(g). In addition to the State noise guidelines, the City of Long Beach has a Noise Control Ordinance that governs the maximum permissible noise levels generated by individual noise sources. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

Noise levels on and in the vicinity of the project site will change as a result of the proposed project. Potential noise impacts associated with the project include road noise due to increases in vehicular traffic and construction noise. Noise impacts may also occur during events held on the project site. The potential noise impacts that may occur as a result of project implementation will be identified in the EIR. Analysis will also identify sensitive receptors in the vicinity of the project, if any, address applicable local noise standards, and analyze potential noise impacts.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant. The applicable noise standards governing the project site are set forth in the Long Beach Municipal Code (Section 8.80). The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and the State Government Code Section 65302(g). In addition to the State noise guidelines, the City of Long Beach has a Noise Control Ordinance that governs the maximum permissible noise levels generated by individual noise sources. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

Noise levels on and in the vicinity of the project site will change as a result of the proposed project. Potential noise impacts associated with the project include road noise due to increases in vehicular traffic and construction noise. Noise impacts may also occur during events held on the project site. The potential noise impacts that may occur as a result of project implementation will be identified in the EIR. Analysis will also identify sensitive receptors in the vicinity of the project, if any, address applicable local noise standards, and analyze potential noise impacts.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant. The applicable noise standards governing the project site are set forth in the Long Beach Municipal Code (Section 8.80). The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and the State Government Code Section 65302(g). In addition to the State noise guidelines, the City of Long Beach has a Noise Control Ordinance that governs the maximum permissible noise levels generated by individual noise sources. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

Noise levels on and in the vicinity of the project site will change as a result of the proposed project. Potential noise impacts associated with the project include road noise due to increases in vehicular

traffic and construction noise. Noise impacts may also occur during events held on the project site. The potential noise impacts that may occur as a result of project implementation will be identified in the EIR. Analysis will also identify sensitive receptors in the vicinity of the project, if any, address applicable local noise standards, and analyze potential noise impacts.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Less Than Significant. The project is located within two miles of a public airport, but project implementation will not expose people working on the proposed project site to excessive noise levels. The project site is located outside the airport's current adopted noise contours; therefore, implementation of the proposed project will not expose people to excessive noise levels attributable to the airport or existing industrial activities near the project area. Pursuant to CEQA Guidelines Section 15154, the Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics will be used to assist in the preparation of the EIR relative to potential airport or related safety hazards or noise problems.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The proposed project is not located in the vicinity of a private airstrip. The project site is 0.75 mile from Long Beach Municipal Airport. Please refer to Response XIe for additional information.

XII. Population and Housing

Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact. The proposed project is not a residential development and will therefore not result in direct growth-inducing effects. The proposed project is an in-fill development in an urbanized area, on a site that was planned and zoned for development. The only extension of infrastructure that will occur as a result of the project is the extension of a reclaimed water line in order to reduce consumption of potable water. The project is not the type of land use that could possibly induce population growth.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed project will not displace any existing housing. The project is an in-fill development in an industrial area that is expected to serve the existing and future recreational demand of the community.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project will not displace any existing housing. The project is an in-fill development in an industrial area that is expected to serve the existing and future recreational demand in the community.

XIII. Public Services

Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Less Than Significant. The proposed project is an urban in-fill project in an area presently served by all public services. While the redevelopment of the project site has the potential to result in an increase in demand for fire protection services, the increase is expected to be incremental and not result in the need for new or expanded fire department facility. Impacts related to public services, including fire protection and emergency medical services, are expected to be less than significant. The EIR will, however, address service capacity of existing systems and any potential impacts to those services.

Police protection?

Less Than Significant. The proposed project is an urban in-fill project in an area presently served by all public services. While the redevelopment of the project site has the potential to result in an increase in demand for police services, the increase is expected to be incremental and not result in the need for new or expanded police facilities. Impacts related to public services, including police protection, are expected to be less than significant. However, the EIR will, address service capacity of existing systems and any potential impacts to those services.

Schools?

Less Than Significant. The proposed project is an urban in-fill project in an area presently served by all public services. Public services are in place and do not need to be extended in order to serve the project, with the exception of the extension of a reclaimed water line to the site. Impacts related to public services, including schools and other public facilities are expected to be less than significant.

The EIR will, however, address service capacity of existing systems and any potential impacts to those services.

Parks?

Less Than Significant. The proposed project is an urban in-fill project in an area presently served by all public services. The proposed project will result in an increase in the total area of recreation uses in the City, and as such, is expected to have a beneficial impact on demand for park services.

Other public facilities?

Less Than Significant. The proposed project is an urban in-fill project in an area presently served by all public services. Public services are in place and do not need to be extended in order to serve the project, with the exception of the extension of a reclaimed water line to the site. Impacts related to public services, including police protection, schools, parks, and other public facilities are expected to be less than significant. The EIR will, however, address service capacity of existing systems and any potential impacts to those services.

XIV. Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The proposed project is a recreation project expected to serve the existing needs of the residents of the City of Long Beach. As such it will reduce pressure on existing facilities and expand the range of recreational opportunities available to area residents. The proposed project contains no residential development or other factors that will increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed project will have no adverse impacts on existing recreational facilities.

b) Does the project include recreation facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Potentially Significant. The proposed project is primarily a recreation facility and has the potential to result in significant effects to the environment, as noted elsewhere in this document. The project will, however, increase the total area of recreation uses in the City, and as such, will not result in a need for new or expanded off-site recreation facilities.

XV. Transportation/Traffic

Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Potentially Significant. The proposed project includes recreation uses that have the potential to generate additional traffic during relatively short periods of time. The existing industrial uses on the project site generate a fairly minimal number of vehicle trips. Existing daily trips to and from the project site are minimal and substantially less than the trips that would be generated by any other type of activity on this site. Therefore, the proposed project is expected to result in a potentially significant increase in vehicle trips. The traffic impact analysis will include assessment of the potential peak-hour and average daily trip (ADT) traffic impacts of the land uses proposed by the project and the impacts on, and alteration of, existing traffic patterns as a result of that traffic. The EIR will also include mitigation measures, if warranted, that will reduce the potential impact of the proposed project on traffic.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Potentially Significant. The proposed project is estimated to generate approximately 3,610 total ADT on a typical weekday, of which approximately 438 will occur in the p.m. peak hour. The EIR will include a traffic impact analysis that will identify the level of service at key intersections both with and without implementation of the proposed project. The EIR will also incorporate mitigation, if warranted, to reduce the potential impacts of the proposed project on traffic.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Less Than Significant. The proposed project, located 0.75 mile from Long Beach Municipal Airport, is not within the commercial aircraft flight path for the airport. The project site is outside the Long Beach Airport's current adopted noise contours and safety zones and is not within the area subject to building height restrictions (FAR Part 77). The airspace over the project site is, however, used by helicopters and small aircraft. The existing use of airspace will not be changed by the proposed project.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant. There are no project-related sharp curves that would result in safety hazards. No incompatible uses that would pose traffic safety hazards are anticipated on the project site.

e) Result in inadequate emergency access?

Less Than Significant. The proposed project will improve California Avenue, Orange Avenue, and Spring Street to accommodate project traffic. The proposed project will be required to have adequate parking and emergency access points. Design and development requirements will ensure that project impacts are less than significant; however, the EIR will address these potential impacts and describe additional design features. As illustrated on the site plan (Figure 3), access to the proposed project will be provided via five access driveways. The main driveway at the intersection of Orange Avenue and 28th Street may be signalized. All other project driveways are anticipated to be one-way stop controlled.

Commercial Parcel. This vehicle entry point will provide access to the commercial parcel from California Avenue. This access may 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.

Outparcel. This vehicle entry point will provide access to the existing SHPI office building. The driveway will be located south of 29th Street on Orange Avenue. This access will remain unsignalized and will provide full access both into and out of the project site. The driveway will be constructed to City of Long Beach standards.

Main Project Entrance. Primary vehicular access to the 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 south of the main project entrance and will be the main access to the golf training facility.

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

f) Result in inadequate parking capacity?

Less Than Significant. It is anticipated that automobile parking will be provided consistent with Zoning Code requirements.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant. The City of Long Beach jurisdictional limits coincide with project site boundaries. All street right-of-way surrounding the project site is located in the City of Signal Hill (except a small portion of Spring Street). Therefore, all street improvements will be developed according to City of Signal Hill design standards, including those that support alternative transportation. If any changes or improvements to Spring Street are proposed, they will be coordinated through the Spring Street Joint Powers Authority.

XVI. Utilities and Service Systems

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Please see Response XVIe below.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Please see Response XVIId and XVIe below.

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Please see Response VIIIe above.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant. The proposed project will not require or result in the construction of new wastewater or water treatment facilities or the expansion of existing facilities. The Long Beach Water Department currently provides water treatment services for used water generated by the project site through an existing system of underground pipelines. Currently, a majority of the City's wastewater is delivered to the Joint Water Pollution Control Plant (JWPCP) of the LACSD. The remaining portion of the City's wastewater is delivered to the Long Beach Water Reclamation Plant of the LACSD. The Long Beach Water Department also provides potable water to the project site. Sources of water include groundwater wells located within the City and treated surface water purchased from the Metropolitan Water District of Southern California (MWD). Water purchased from the MWD originates from two sources: the Colorado River, via the 242-mile Colorado River Aqueduct, and the Northern California's Bay-Delta region, via the 441-mile California Aqueduct. The City plans to

extend a reclaimed water line from its current terminus in Walnut Avenue, north of I-405 to the project site.

Recent water supply legislation assures that water supply issues are thoroughly considered as part of the environmental review process. Under Water Supply/CEQA legislation enacted in 2001 (SB-610), if a city or county determines that any project (as broadly defined under the Water Code) is subject to CEQA, it must comply with the water supply assessment procedure as detailed in the State Water Code. A Water Supply Assessment is required for residential projects of more than 500 units and to specified commercial and industrial projects or any project that would result in a water demand equivalent to a greater than 500-unit residential development.

The City of Long Beach estimates that 500 dwelling units use approximately 204 acre-feet of water per year. Projected water usage by the proposed project is 109 acre-feet. Therefore, the Sports Park project does not exceed the threshold identified in SB-610 and is not subject to the water supply assessment requirements. Regardless, the Long Beach Water Department will be consulted, and water supply issues will be addressed in the EIR.

- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Potentially Significant. The Long Beach Water Department is the wastewater treatment provider for the proposed project site. The Department operates and maintains over 750 miles of sanitary sewer line and delivers over 40 million gallons of wastewater per day to Los Angeles County Sanitation facilities located on the north and south sides of the City of Long Beach. Currently, a majority of the City's wastewater is delivered to the Joint Water Pollution Control Plant (JWPCP) of the Los Angeles County Sanitation District. The remaining portion of the City's wastewater is delivered to the Long Beach Water Reclamation Plant of the Los Angeles County Sanitation District. Capacity of the JWPCP is 385 million gallons per day (mgd) and the plant operates at an average flow of 319.9 mgd. The Long Beach Water Reclamation Plant (WRP) provides primary, secondary, and tertiary treatment for 25 million gallons of wastewater per day. The wastewater generated by the proposed project will be collected in an existing system of pipes and transported to the JWPCP located in the City of Carson or the Long Beach WRP located in the City of Long Beach for treatment.

The proposed land uses under the proposed project have the potential to result in increased demand for the treatment of used water generated on the project site. The Long Beach Water Department and the Los Angeles County Sanitation District will be contacted during the preparation of the EIR to determine the potential effect of the proposed project on their ability to provide adequate treatment of water used on the site. The EIR will include a discussion of any potential impacts to wastewater treatment facilities caused by the proposed project and will prescribe applicable mitigation measures, if necessary, and project design features to avoid or reduce impacts to below a level of significance.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant. The City of Long Beach is a member of the Sanitation Districts of Los Angeles County (LACSD), a confederation of independent special districts that provide wastewater and solid waste services in Los Angeles County. The LACSD work together to commit all waste to the County landfill system. Three active sanitary landfills handle approximately 22,000 tons per day (tpd) of trash (approximately 40 percent of the countywide disposal capacity), of which 14,000 tpd are disposed and 8,000 tpd are recycled. The agency also operates three gas-to-energy facilities, two recycle centers, and two transfer/materials recovery facilities and participates in the operation of two refuse-to-energy facilities.

The Puente Hills Landfill, owned and operated by the LACSD since 1970, is the closest landfill to the project site (approximately 20 miles). The Puente Hills Landfill has a remaining capacity of 38 million tons at an average rate of 12,000 tons per day. The site receives up to 12,000 tons per day, on a six-day average. Tonnage accepted is limited by a Conditional Use Permit to 72,000 tons per week, based on a six-day week, with a maximum allowable daily tonnage of 13,200 tons. In its existing condition, the Puente Hills Landfill reaches its tonnage limit daily and often closes early to receiving refuse for disposal.

For this reason it is expected that the waste generated by the project site will be transported to the Southeast Resource Recovery Facility (SERRF). SERRF is a publicly owned refuse-to-energy facility located in the City of Long Beach. LACSD participates in its operation but the City of Long Beach owns and oversees the facility. SERRF, which began operation in July 1988, processes an average of 1,290 tons of municipal solid waste each day and generates up to 36 megawatts of electricity. Over 1.5 billion kilowatts of electricity generated by the facility have been sold to Southern California Edison (SCE). The facility has a daily capacity of 1,380 tons per day.

It is expected that SERRF will be able to accommodate the additional solid waste generated by the proposed project, and therefore the proposed project will not result in a significant impact related to solid waste. However, the appropriate solid waste hauler will be contacted during the preparation of the EIR to determine the potential effect of the proposed project on its ability to provide adequate solid waste disposal services to the project site. The City of Long Beach Energy Department and LACSD will be contacted to determine the available capacity in the existing landfills at SERRF and their assessment of the potential impacts of the proposed project on these facilities. The EIR will include a discussion of any potential impacts to solid waste disposal facilities caused by the proposed project, and if necessary will prescribe applicable mitigation measures and project design features to avoid or reduce impacts to below a level of significance.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant. State legislation (Assembly Bill AB 939) requires that every city and county in California implement programs to recycle, reduce refuse at the source, and compost 50 percent of their solid waste. Waste haulers are expected to contribute by recycling residential and commercial waste they collect, and project developers are expected to employ measures to reduce the amount of construction-generated waste by 50 percent or more. Currently the City of Long Beach is not in full compliance with waste diversion goals set by the State of California. Contractors will be required to reuse construction forms where practicable or applicable, attempt to balance soils on site, minimize overcutting of lumber and polyvinyl chloride (PVC) piping where feasible, and use landscape

containers to the extent feasible. The EIR will address compliance with applicable federal, State, and local statutes and include mitigation measures, if necessary, to further reduce the project's contribution to the county's solid waste disposal system.

MANDATORY FINDINGS OF SIGNIFICANCE

CEQA specifies that certain findings, if found to be affirmative, require that a determination of significant impact be made. The EIR for the proposed project will address the following mandatory finding of significance:

- Potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- Impacts that are individually limited but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

The EIR will address the potential biological and cumulative impacts of the project as articulated in the Mandatory Findings of Significance.