

## **APPENDIX A**

### **PART II: NOTICE OF PREPARATION RESPONSES PUBLIC SERVICE AND UTILITY PROVIDER LETTERS AND QUESTIONNAIRES**

## MEMORANDUM

DATE: February 16, 2004

TO: Project File

FROM: Mona McGuire De Leon

SUBJECT: Long Beach Sports Park Scoping Meeting

The Notice of Preparation for the proposed Long Beach Sports Park project was distributed for public review by the City of Long Beach on January 23, 2004. The following briefly summarizes the verbal comments provided at the Scoping Meeting held on February 9, 2004, at Veterans Park.

### **Aesthetics**

- The highest point in the City is on the site, and it provides views of downtown, the port and the San Gabriel Mountains. The loss of these views should be addressed in the EIR.
- The EIR should show the change in vertical space that will occur as a result of project implementation.
- The EIR should show the change in landscape/topography that will occur as a result of project implementation.
- The EIR should include section views that show the change in existing and postproject views.

### **Biological Impacts**

- The biological assessment should include surveys of the project site taken during all four seasons, including winter.
- The EIR should address cumulative loss of habitat.
- The EIR should address project impacts on nonlisted species as well as listed species.
- The EIR should address project impacts on insects.
- The EIR should address project impacts on the Pacific Flyway.
- The EIR should address the possibility that the site is a wildlife corridor because of the linkage to other sites via area storm drains.
- The EIR should address the loss of the City's only freshwater wetlands. (Note: Charter Cable is showing a program on the project site related to its wetlands on February 11, 2004.) (Note: characterization of the site as the City's only freshwater wetlands is not correct.)
- The EIR should address Vector Control issues.
- The project site was characterized as part of an Environmentally Sensitive Habitat Area (ESHA). (Note: This characterization is incorrect.)

### **Cultural Resources**

- Project impacts to the willow grove on the project site should be addressed.
- The project site was identified as being Sacred to the Gabrieleno/Tongva Nation, as well as some of the plants and animals on the site.
- During a site visit, a representative of the Tongva Nation found what she believes to be shell midden indicating Native American occupation of the site.
- Water resources in the area would have made it a good place for Native Americans to locate a village, and the possibility exists for burial sites to be exposed during grading.
- Archeological Site 351 may be located on or near the project site.
- The project proponents are encouraged to include a Tongva nation interpretive center on the site that highlights the sacred nature of the site.

### **Geology and Soils**

- The EIR should address proximity of the project site to the cemeteries located along the site's southern boundary.

### **Hazards and Hazardous Materials**

- Methane testing or methane hazard assessment should be done on the project site.
- The EIR should address Vector Control issues and concerns related to vector control chemicals that may be released during grading.
- The site was characterized as a "toxic dumpsite." (Note: This characterization is incorrect.)
- The EIR should consider biological remediation through the creation of wetlands.
- The Health Risk Assessment should evaluate toxic chemicals in tanks on the site. (Note: The characterization of tank contents as toxic chemicals is incorrect.)

### **Land Use and Planning**

- Consistency with the Long Beach Strategic Plan should be addressed. Specifically, the EIR should address strategic plan goals related to wetlands and water resources in the City of Long Beach (see page 5 of the Strategic Plan).

### **Recreation**

- The EIR should include a discussion of the project and the provision of additional recreation resources as a livability issue or asset.
- The EIR should address the need for Sports Fields to accommodate youth and adult sports leagues.

- The EIR should explain how this project would provide recreation opportunities for youth when it is intended to serve adult sports leagues.
- Concern was expressed about a commercial operator managing the site. Concern was expressed about the project being run “for profit” and leagues potentially being unable to afford the fees.
- The EIR should address the need for vertical open space in the City of Long Beach.
- The EIR should address the need for unprogrammed open space in the City of Long Beach.
- The need for additional recreation facilities in the City was recognized.
- The need for cost effective league sports opportunities was acknowledged.

### **Alternatives**

- The “No Project” alternative should include a description of what is currently on the site including existing soil contamination.
- The Alternatives section should include alternative sites and alternative projects.
- One alternative for the project site should consider restoration of the artesian spring, wetlands, and riparian habitat. Specifically the suggestions incorporated in the Northeast Trees proposal (not made available at the meeting) should be evaluated as an alternative.
- Alternative sites that should be discussed including the Boeing site and the Metro Center site.

### **Other**

- The EIR should recognize the unique qualities of the site.
- Flooding was identified as a concern.

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**PROPOSED LONG BEACH SPORTS PARK  
DRAFT ENVIRONMENTAL IMPACT REPORT  
SCOPING MEETING  
Monday, February 9, 2004**

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- 1. City of Long Beach Staff Greeting and Introduction**  
Amy Bodek, City of Long Beach Community Development Department
- 2. Introduction to the Project**  
Larry Ryan, RJM Architects
- 3. Introduction to the California Environmental Quality Act (CEQA)**  
Mona McGuire De Leon, LSA Associates, Inc.
- 4. Discussion of soils health risk analysis to be included in the Draft Environmental Impact Report (DEIR)**  
Susan Mearns, Ph.D., Mearns Consulting
- 5. Discussion of the biological impact analysis to be included in the DEIR**  
Art Homrighausen, LSA Associates, Inc.
- 6. Where we are in the process**
- 7. Public comments on the scope and content DEIR**  
Please note that public comments on the scope and content of the DEIR provided at the scoping meeting this evening do not need to be resubmitted in written form.

If you choose to submit a written response to the Notice of Preparation pertaining to the scope and content of the DEIR, please submit your response no later than Friday, February 27, 2004 to:

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

Stamped comments cards are available at the sign-in table.

# **Topics to be included in the Draft Environmental Impact Report (DEIR)**

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Population & Housing
- Public Services & Utilities
- Recreation
- Transportation & Circulation

# WHERE ARE WE IN THE CEQA PROCESS?

- ✓ Notice of Preparation sent to Responsible and Trustee Agencies
- Responses to Notice of Preparation sent to Lead Agency (30 days from acceptance).
- ◆ Preliminary Administrative draft EIR prepared. Independent review by Lead Agency.
- ◆ Draft EIR completed.
- ◆ Notice of Completion filed. Public Notice of Availability published.
- Public Review of draft EIR (45 days).
- ◆ Written comments received.
- ◆ Responses to comments prepared.
- Responses sent to commenting agencies (10 days before decision by Lead Agency).
- Final EIR certified by Lead Agency (1 year from acceptance).
- Lead Agency makes decision on project (6 months from final EIR certification).
- ◆ Findings written and adopted.
- ◆ Mitigation reporting and monitoring program adopted.
- Notice of Determination filed (5 days from approval.)
- Notice of Determination posted (24 hours from filing).
- Responsible Agency makes decision on project (180 days from Lead Agency decision).

- ◆ CEQA process actions
- CEQA process actions with time constraints





**COMMUNITY SCOPING MEETING  
NOTICE OF PREPARATION OF DRAFT EIR FOR A PROPOSED SPORTS  
PARK  
HELD FEBRUARY 9, 2004, 6:30 PM, VETERANS PARK**

**THANK YOU FOR ATTENDING. PLEASE SIGN IN.  
(You only need to sign one of the circulated sheets)**

NAME	ADDRESS	PHONE
Howard Hornum	133 Santa Anita Ave	434-6891
Adrian Stokes	5157 El Roble St.	498-2690
Andrea Bell	740 Roswell Ave.	243-9963
Ann Cardwell	3106 Claremore 90808	596-7288
Harry Saltzgeber	5225 E 2 <sup>nd</sup> St 90803	433-2000
Ray Z Tok	2126 Cedar Ave 333 W-Ocean St	
Rich May	355 GLADYS AVE #B Long Beach CA 90804	(415) 939 0554
Mary Parsell	ER DORADO AUDUBON TO 90713, LA 90809 0715	310 578-1228
Phil Hester	Dir Parks Rec + Marine	



Arnold  
Schwarzenegger  
Governor

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



Jan Boel  
Acting Deputy  
Director

**Notice of Preparation**

January 26, 2004

To: Reviewing Agencies  
Re: Long Beach Sports Park  
SCH# 1999091108

Attached for your review and comment is the Notice of Preparation (NOP) for the Long Beach Sports Park draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.


Please direct your comments to:

**Angela Reynolds**  
**Long Beach Department of Planning & Building**  
**333 West Ocean Boulevard**  
**Long Beach, CA 90802**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

*for*   
Scott Morgan  
Associate Planner, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 1999091108  
**Project Title** Long Beach Sports Park  
**Lead Agency** Long Beach, City of

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**Type** NOP Notice of Preparation  
**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. Patron of the Sports Park will be charged for use of the sports facilities.

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**Lead Agency Contact**

**Name** Angela Reynolds  
**Agency** Long Beach Department of Planning & Building  
**Phone** 562-570-6357 **Fax**  
**email**  
**Address** 333 West Ocean Boulevard  
**City** Long Beach **State** CA **Zip** 90802

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**Project Location**

**County** Los Angeles  
**City** Long Beach  
**Region**  
**Cross Streets** Spring Street, California Avenue, Orange Avenue

<b>Parcel No.</b>	<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways** 405  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Industrial

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**Project Issues** Aesthetic/Visual; Air Quality; Biological Resources; Geologic/Seismic; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Landuse; Other Issues; Traffic/Circulation; Public Services

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**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4; Caltrans, District 7

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**Date Received** 01/26/2004      **Start of Review** 01/26/2004      **End of Review** 02/24/2004

- Resources Agency
- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Suzi Betzler
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Gerald R. Zimmerman
- Dept. of Conservation  
Roseanne Taylor
- California Energy Commission  
Environmental Office
- Dept. of Forestry & Fire Protection  
Allen Robertson
- Office of Historic Preservation  
Hans Kreuzberg
- Dept. of Parks & Recreation  
B. Noah Tilghman  
Environmental Stewardship Section
- Reclamation Board  
Lori Buford
- Santa Monica Mountains Conservancy  
Paul Edelman
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources  
Resources Agency  
Nadell Gayou
- Fish and Game
- Dept. of Fish & Game  
Scott Flint  
Environmental Services Division
- Dept. of Fish & Game 1  
Donald Koch  
Region 1
- Dept. of Fish & Game 2  
Banky Curtis  
Region 2
- Dept. of Fish & Game 3  
Robert Floerke  
Region 3
- Dept. of Fish & Game 4  
William Laudermilk  
Region 4
- Dept. of Fish & Game 5  
Don Chadwick  
Region 5, Habitat Conservation Program
- Dept. of Fish & Game 6  
Gabrina Gatchel  
Region 6, Habitat Conservation Program
- Dept. of Fish & Game 6 I/M  
Tammy Allen  
Region 6, Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M  
George Isaac  
Marine Region
- Other Departments
- Food & Agriculture  
Steve Shaffer  
Dept. of Food and Agriculture
- Dept. of General Services  
Robert Sleppy  
Environmental Services Section
- Dept. of Health Services  
Wayne Hubbard  
Dept. of Health/Drinking Water
- Independent Commissions, Boards
- Delta Protection Commission  
Debbie Eddy
- Office of Emergency Services  
John Rowden, Manager
- Governor's Office of Planning & Research  
State Clearinghouse
- Native American Heritage Comm.  
Debbie Treadway

- Public Utilities Commission  
Ken Lewis
- State Lands Commission  
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- Business, Trans & Housing
- Caltrans - Division of Aeronautics  
Sandy Hesnard
- Caltrans - Planning  
Ron Helgeson
- California Highway Patrol  
John Olejnik  
Office of Special Projects
- Housing & Community Development  
Cathy Creswell  
Housing Policy Division
- Dept. of Transportation
- Dept. of Transportation 1  
Mike Eagan  
District 1
- Dept. of Transportation 2  
Don Anderson  
District 2
- Dept. of Transportation 3  
Jeff Pulverman  
District 3
- Dept. of Transportation 4  
Tim Sable  
District 4
- Dept. of Transportation 5  
David Murray  
District 5
- Dept. of Transportation 6  
Marc Birnbaum  
District 6
- Dept. of Transportation 7  
Stephen J. Buswell  
District 7

- Dept. of Transportation 8  
Linda Grimes,  
District 8
- Dept. of Transportation 9  
Gayle Rosander  
District 9
- Dept. of Transportation 10  
Tom Dumas  
District 10
- Dept. of Transportation 11  
Bill Figge  
District 11
- Dept. of Transportation 12  
Bob Joseph  
District 12
- Cal EPA
- Air Resources Board
- Airport Projects  
Jim Lerner
- Transportation Projects  
Kurt Karperos
- Industrial Projects  
Mike Tollstrup
- California Integrated Waste Management Board  
Sue O'Leary
- State Water Resources Control Board  
Jim Hockenberry  
Division of Financial Assistance
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Steven Herrera  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Regional Water Quality Control Board (RWQCB)
- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Jonathan Bishop  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other



**LONG BEACH UNIFIED SCHOOL DISTRICT  
FACILITY PLANNING AND MANAGEMENT BRANCH**

RECEIVED  
FEB 3 2004

January 29, 2004

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

Subject: Long Beach Sports Park Draft Environmental Impact Report

Dear Ms. De Leon:

With respect to your letter of January 23<sup>rd</sup>, and its attached question list, the Long Beach Unified School District (LBUSD) does not anticipate any impact to our schools from the sports park development. Of the questions asked LBUSD has the following comments:

- We are not anticipating any need for new schools in the area of the sports park development, as this area is not one with an identified future growth need.
- With respect to impacts to existing schools in the area, the closest schools are some distance away. The main consideration would be safety of students walking to nearby schools during times when the sports park events generated a concentration of traffic. Depending on the operating hours of the sports park, this may or may not be an issue.
- The EIR should address how the sports park facilities may be utilized by the School District under the terms of the Shared Use Agreement between LBUSD and the City of Long Beach Parks Department.

Should you have any questions on the above or need any additional information, please give me a call.

Sincerely,

Kevin R. Barre  
Facilities Director

Cc: Lisa Dutra, Business Services Administrator



# South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

January 30, 2004

RECEIVED  
FEB 4 2004

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

Dear Ms. De Leon:

## **Notice of Preparation of a Draft Environmental Impact Report for Long Beach Sports Park**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the CARB Website at: [www.arb.ca.gov](http://www.arb.ca.gov).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis. An analysis of all toxic air contaminant impacts due to the

decommissioning or use of equipment potentially generating such air pollutants should also be included.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.  
Program Supervisor, CEQA Section  
Planning, Rule Development and Area Sources

SS:CB:li

LAC040127-03LI  
Control Number



# Regional Planning Commission Airport Land Use Commission

## Commissioners

Leslie G. Bellamy *Chair*  
Wayne Rew, *Vice Chair*  
Esther L. Valadez, *Commissioner*  
Harold V. Helsley, *Commissioner*  
Pat Modugno, *Commissioner*

RECEIVED  
FEB 6 2004

February 3, 2004

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

Dear Mr. Garry:

SUBJECT: PROPOSED LONG BEACH SPORTS PARK

Thank you for providing us an opportunity to comment on the Notice of Preparation dated January 13, 2004 for the above referenced project. Staff of the Los Angeles County Airport Land Use Commission has reviewed the site being considered for the project and has the following comments.

In December 1991 the Los Angeles County Regional Planning Commission in its capacity as the Airport Land Use Commission (ALUC) adopted the Comprehensive Land Use Plan (CLUP) for the county's 15 public use airports. For each airport the ALUC adopted planning boundaries. Within these boundaries certain proposed local actions must be submitted to the ALUC for review. The planning boundary delineated areas subject to noise impacts and safety hazards (height restrictions areas and approach surface and runway protection zones).

The staff found that the proposed project site is not within the planning boundaries established by the CLUP. The subject site is approximately 1.5 miles outside the CLUP's western planning boundary for the Long Beach Airport.

Thank you for the opportunity to comment on this project.

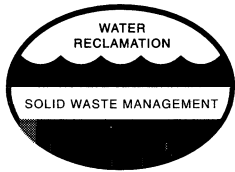
Very Truly Yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

Julie Moore  
Acting Section Head

JM:MC





# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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

JAMES F. STAHL  
*Chief Engineer and General Manager*

February 4, 2004

File No: 03-00.04-00

RECEIVED  
FEB 6 2004

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

Dear Ms. De Leon:

### Long Beach Sports Park

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on January 26, 2004. The proposed development is located within the jurisdictional boundaries of District No. 3. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall "C" Unit 3E Trunk Sewer, located in Long Beach Boulevard south of Columbia Street. This 18-inch diameter trunk sewer has a design capacity of 11.9 million gallons per day (mgd) and conveyed a peak flow of 8.8 mgd when last measured in 2000.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which has a design capacity of 385 mgd and currently processes an average flow of 322.7 mgd. The JWPCP provides full secondary treatment to all wastewater received.
3. A copy of the Districts' average wastewater generation factors is enclosed to allow you to estimate the volume of wastewater the project will generate.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

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

If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

James F. Stahl



Ruth I. Frazen  
Engineering Technician  
Planning & Property Management Section

RIF:eg

Enclosures

316366.1

**TABLE 1**  
**LOADINGS FOR EACH CLASS OF LAND USE**

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
<b>RESIDENTIAL</b>				
Single Family Home	Parcel	260	1.22	0.59
Duplex	Parcel	312	1.46	0.70
Triplex	Parcel	468	2.19	1.05
Fourplex	Parcel	624	2.92	1.40
Condominiums	Parcel	195	0.92	0.44
Single Family Home (reduced rate)	Parcel	156	0.73	0.35
Five Units or More	No. of Dwlg. Units	156	0.73	0.35
Mobile Home Parks	No. of Spaces	156	0.73	0.35
<b>COMMERCIAL</b>				
Hotel/Motel/Rooming House	Room	125	0.54	0.28
Store	1000 ft <sup>2</sup>	100	0.43	0.23
Supermarket	1000 ft <sup>2</sup>	150	2.00	1.00
Shopping Center	1000 ft <sup>2</sup>	325	3.00	1.17
Regional Mall	1000 ft <sup>2</sup>	150	2.10	0.77
Office Building	1000 ft <sup>2</sup>	200	0.86	0.45
Professional Building	1000 ft <sup>2</sup>	300	1.29	0.68
Restaurant	1000 ft <sup>2</sup>	1,000	16.68	5.00
Indoor Theatre	1000 ft <sup>2</sup>	125	0.54	0.28
Car Wash				
Tunnel - No Recycling	1000 ft <sup>2</sup>	3,700	15.86	8.33
Tunnel - Recycling	1000 ft <sup>2</sup>	2,700	11.74	6.16
Wand	1000 ft <sup>2</sup>	700	3.00	1.58
Financial Institution	1000 ft <sup>2</sup>	100	0.43	0.23
Service Shop	1000 ft <sup>2</sup>	100	0.43	0.23
Animal Kennels	1000 ft <sup>2</sup>	100	0.43	0.23
Service Station	1000 ft <sup>2</sup>	100	0.43	0.23
Auto Sales/Repair	1000 ft <sup>2</sup>	100	0.43	0.23
Wholesale Outlet	1000 ft <sup>2</sup>	100	0.43	0.23
Nursery/Greenhouse	1000 ft <sup>2</sup>	25	0.11	0.06
Manufacturing	1000 ft <sup>2</sup>	200	1.86	0.70
Dry Manufacturing	1000 ft <sup>2</sup>	25	0.23	0.09
Lumber Yard	1000 ft <sup>2</sup>	25	0.23	0.09
Warehousing	1000 ft <sup>2</sup>	25	0.23	0.09
Open Storage	1000 ft <sup>2</sup>	25	0.23	0.09
Drive-in Theatre	1000 ft <sup>2</sup>	20	0.09	0.05

**TABLE 1**  
(continued)  
**LOADINGS FOR EACH CLASS OF LAND USE**

<u>DESCRIPTION</u>	<u>UNIT OF MEASURE</u>	<u>FLOW (Gallons Per Day)</u>	<u>COD (Pounds Per Day)</u>	<u>SUSPENDED SOLIDS (Pounds Per Day)</u>
<b>COMMERCIAL</b>				
Night Club	1000 ft <sup>2</sup>	350	1.50	0.79
Bowling/Skating	1000 ft <sup>2</sup>	150	1.76	0.55
Club	1000 ft <sup>2</sup>	125	0.54	0.27
Auditorium, Amusement	1000 ft <sup>2</sup>	350	1.50	0.79
Golf Course, Camp, and Park (Structures and Improvements	1000 ft <sup>2</sup>	100	0.43	0.23
Recreational Vehicle Park	No. of Spaces	55	0.34	0.14
Convalescent Home	Bed	125	0.54	0.28
Laundry	1000 ft <sup>2</sup>	3,825	16.40	8.61
Mortuary/Cemetery	1000 ft <sup>2</sup>	100	1.33	0.67
Health Spa, Gymnasium				
With Showers	1000 ft <sup>2</sup>	600	2.58	1.35
Without Showers	1000 ft <sup>2</sup>	300	1.29	0.68
Convention Center, Fairground, Racetrack, Sports Stadium/Arena	Average Daily Attendance	10	0.04	0.02
<b>INSTITUTIONAL</b>				
College/University	Student	20	0.09	0.05
Private School	1000 ft <sup>2</sup>	200	0.86	0.45
Church	1000 ft <sup>2</sup>	50	0.21	0.11

**INFORMATION SHEET FOR APPLICANTS  
PROPOSING TO CONNECT OR INCREASE THEIR DISCHARGE TO  
THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY SEWERAGE SYSTEM**

**THE PROGRAM**

The County Sanitation Districts of Los Angeles County are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting to a Sanitation District's sewerage system. Your connection to a City or County sewer constitutes a connection to a Sanitation District's sewerage system as these sewers flow into a Sanitation District's system. The County Sanitation Districts of Los Angeles County provide for the conveyance, treatment, and disposal of your wastewater. **PAYMENT OF A CONNECTION FEE TO THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY WILL BE REQUIRED BEFORE A CITY OR THE COUNTY WILL ISSUE YOU A PERMIT TO CONNECT TO THE SEWER.**

**I. WHO IS REQUIRED TO PAY A CONNECTION FEE?**

1. Anyone connecting to the sewerage system for the first time for any structure located on a parcel(s) of land within a County Sanitation District of Los Angeles County.
2. Anyone increasing the quantity of wastewater discharged due to the construction of additional dwelling units on or a change in land usage of a parcel already connected to the sewerage system.
3. Anyone increasing the improvement square footage of a commercial or institutional parcel by more than 25 percent.
4. Anyone increasing the quantity and/or strength of wastewater from an industrial parcel.
5. If you qualify for an Ad Valorem Tax or Demolition Credit, connection fee will be adjusted accordingly.

**II. HOW ARE THE CONNECTION FEES USED?**

The connection fees are used to provide additional conveyance, treatment, and disposal facilities (capital facilities) which are made necessary by new users connecting to a Sanitation District's sewerage system or by existing users who significantly increase the quantity or strength of their wastewater discharge. The Connection Fee Program insures that all users pay their fair share for any necessary expansion of the system.

**III. HOW MUCH IS MY CONNECTION FEE?**

Your connection fee can be determined from the Connection Fee Schedule specific to the Sanitation District in which your parcel(s) to be connected is located. A Sanitation District boundary map is attached to each corresponding Sanitation District Connection Fee Schedule. Your City or County sewer permitting office has copies of the Connection Fee Schedule(s) and Sanitation District boundary map(s) for your parcel(s). If you require verification of the Sanitation District in which your parcel is located, please call the Sanitation Districts' information number listed under Item IX below.

**IV. WHAT FORMS ARE REQUIRED\*?**

The Connection Fee application package consists of the following:

1. Information Sheet for Applicants (this form)
2. Application for Sewer Connection

3. Connection Fee Schedule with Sanitation District Map (one schedule for each Sanitation District)

\*Additional forms are required for Industrial Dischargers.

## **V. WHAT DO I NEED TO FILE?**

1. Completed Application Form
2. A complete set of architectural blueprints (not required for connecting one single family home)
3. Fee Payment (checks payable to: County Sanitation Districts of Los Angeles County)
4. Industrial applicants must file additional forms and follow the procedures as outlined in the application instructions

## **VI. WHERE DO I SUBMIT THE FORMS?**

Residential, Commercial, and Institutional applicants should submit the above listed materials either by mail or in person to:

County Sanitation Districts of Los Angeles County  
Connection Fee Program, Room 130  
1955 Workman Mill Road  
Whittier, CA 90601

Industrial applicants should submit the appropriate materials directly to the City or County office which will issue the sewer connection permit.

## **VII. HOW LONG DOES IT TAKE TO PROCESS MY APPLICATION?**

Applications submitted by mail are generally processed and mailed within three working days of receipt. Applications brought in person are processed on the same day provided the application, supporting materials, and fee is satisfactory. Processing of large and/or complex projects may take longer.

## **VIII. HOW DO I OBTAIN MY SEWER PERMIT TO CONNECT?**

*An approved Application for Sewer Connection will be returned to the applicant after all necessary documents for processing have been submitted.* Present this approved-stamped copy to the City or County Office issuing sewer connection permits for your area at the time you apply for actual sewer hookup.

## **IX. HOW CAN I GET ADDITIONAL INFORMATION?**

If you require assistance or need additional information, please call the County Sanitation Districts of Los Angeles County at (562) 699-7411, extension 2727.

## **X. WHAT ARE THE DISTRICTS' WORKING HOURS?**

The Districts' offices are open between the hours of 7:00 a.m. and 4:00 p.m., Monday through Thursday, and between the hours of 7:00 a.m. and 3:00 p.m. on Friday, except holidays. When applying in person, applicants must be at the Connection Fee counter at least 30 minutes before closing time.

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7, REGIONAL PLANNING  
IGR/CEQA BRANCH  
120 S. SPRING STREET  
LOS ANGELES, CA 90012  
PHONE (213) 897-4429  
FAX (213) 897-1337



*Flex your power!  
Be energy efficient!*

February 9, 2004

IGR/CEQA cs/040168  
NOP  
City of Long Beach  
Long Beach Sports Park  
S. of Spring St./ between California  
Ave./Orange Ave.  
Vic. LA-405-2.93  
SCH# 1999091108

Ms. Angela Reynolds  
City of Long Beach  
Department of Planning & Building  
333 W. Ocean Blvd.  
Long Beach, CA 90802

Dear Ms. Reynolds:

Thank you for including the California Department of Transportation in the environmental review process for the above-mentioned project. Based on the information received, we have the following comments:

A traffic study will be needed to evaluate the project's overall impact on the State transportation system including the mainline I-405 (San Diego Freeway) and all affected freeway on/off ramps. The traffic study should include, but not be limited to:

- 1) Assumptions used to develop trip generation/distribution percentages and assignments.
- 2) An analysis of ADT, AM and PM peak hour volumes for both the existing and future (year 2025) conditions. This should also include level-of-service calculations using the HCM 2000 methodology. The analysis should include the following:
  - existing traffic volumes
  - project and cumulative traffic volumes
  - future traffic volumes projections for year 2025
  - existing level-of-service (LOS) calculations
  - project and cumulative level-of-service (LOS) calculations
- 3) Any mitigation measures proposed to alleviate traffic impact should include, but not be limited to the following:
  - financing
  - scheduling considerations
  - implementation responsibilities
  - monitoring plan
- 4) The Equitable Share responsibility for traffic mitigation measures will need to be calculated as determined by the percentage increase in projected peak period trips resulting in operational impacts to the mainline I-405 Freeway and associated on/off-ramps. The City should refer to Appendix "B" Methodology for Calculating Equitable Mitigation Measures found in our Caltrans Guide for the Preparation of Traffic Impact Studies. The Guide can be found on the internet at:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

Ms. Angela Reynolds  
February 9, 2004  
Page Two

The proposed development will need to conform with the National Pollution Discharge Elimination System (NPDES) requirements relating to construction activities and Post-Construction Storm Water Management. To the maximum extent practicable, Best Management Practices will need to be implemented to address storm water runoff from new development. The responsible water quality control agencies will need to review storm water runoff facilities and drainage plans.

We would appreciate advance copies of the DEIR and traffic study to facilitate internal Departmental review. Copies should be sent to the undersigned :

Stephen Buswell, IGR/CEQA Program Manager  
California Department of Transportation  
District 7, Office of Regional Planning  
120 South Spring Street  
Los Angeles, CA 90012

If you have any questions regarding our comments, refer to our internal IGR/CEQA Record # cs/040168, and please do not hesitate to contact me at (213) 897-4429.

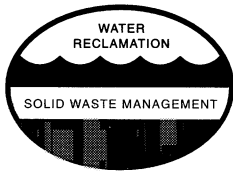
Sincerely,



STEPHEN BUSWELL  
IGR/CEQA Branch Chief

cc: Mr. Scott Morgan, State Clearinghouse





# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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

JAMES F. STAHL  
Chief Engineer and General Manager

February 6, 2004

File No. 3-00.04-00

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

RECEIVED  
FEB 09 2004

Dear Ms. McGuire DeLeon:

## **Notice of Intent to Prepare a Draft Environmental Impact Report Long Beach Sports Park**

The County Sanitation Districts of Los Angeles County (Sanitation Districts) received the referenced Notice of Intent on January 26, 2004. Regarding solid waste management for the above-mentioned project in the City of Long Beach, the Sanitation Districts offer the following comments.

### **Question 1:**

Please evaluate the following statement (solid waste) and indicate any changes that should be made in the space below.

### **Response to Question 1:**

The California Integrated Waste Management Board's website at <http://www.ciwmb.gov> contains information regarding solid waste disposal facilities. There are numerous public and private landfills and transfer stations in Los Angeles County that could potentially receive waste collected from the proposed project. The Puente Hills Landfill is the closest landfill, operated by the Sanitation Districts, that could be used by the proposed project. The conditional use permit for the Puente Hills Landfill authorizes the disposal of a maximum of 13,200 tons per day. Typically, the landfill closes early due to this permit-imposed tonnage restrictions. Disposal operations will continue under the conditional use permit until October 31, 2013, at which time the site will stop accepting waste for disposal. Permitted capacity and other information are detailed in the enclosed fact sheet.

Other solid waste management facilities operated by the Sanitation Districts that are available to the proposed project include the South Gate Transfer Station, the Commerce Refuse-to-Energy Facility (CREF), and the Downey Area Recycling and Transfer Facility (DART). The South Gate Transfer Station is permitted to accept up to 1,000 tons per day of refuse and currently receives approximately 545 tons per day of refuse. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. CREF currently receives approximately 360 tons per day of refuse. DART is a materials recovery/transfer facility that is permitted to accept up to 5,000 tons per day and currently receives approximately 1,000 tons per day of refuse.

The Sanitation Districts also participate in the ownership of Southeast Resource Recovery Facility (SERRF) through a Joint Powers Agreement with the City of Long Beach. The SERRF facility is operated by a contractor. SERRF is a transformation facility that is permitted to accept 2,240 tons per day or 500,000 tons per year and currently receives approximately 1,500 tons per day.

**Question 2:**

Is it accurate to assume that most of solid waste for disposal collected at the site will be transported to SERRF? If this is not accurate, what solid waste disposal facility would be the receiving entity? What is the capacity of this waste disposal facility and how close to capacity is it operating?

**Response to Question 2:**

The Sanitation Districts are an enterprise agency that operates solid waste management facilities for the disposal of solid wastes in Los Angeles County, and do not provide solid waste collection services. Please contact the City of Long Beach regarding waste collection services.

**Question 3:**

Are there any current plans for expansion of LACSD facilities that could serve the project site? If yes, please briefly describe.

**Response to Question 3:**

The Puente Hills Materials Recovery Facility will begin operating in September 2004. The facility is permitted to accept 4,400 tons per day and 24,000 tons per week of municipal solid waste. Permitted capacity and other information are detailed in the enclosed fact sheet. It is likely that the Puente Hills Materials Recovery Facility will start operating at 2,000 tons per day and, as market demand necessitates, will ultimately increase to full capacity.

**Question 4:**

What standard generation rates do you use in assessing service demands for solid waste? For example, are standard generation rates set by land use or enclosure dimension?

**Response to Question 4:**

Neither. Solid waste generation is regionally tracked by jurisdiction and then estimated on a per capita basis. Population growth, recycling trends, and market developments are projected to assess long-term planning needs. For information regarding solid waste generation rates, please contact the California Integrated Waste Management Board at (916) 341-6216.

**Question 7:**

Will the proposed project create a need for expansion of facilities/staff or for construction of a new facility, or will it otherwise adversely impact the type of services provided by LACSD. Please explain.

**Response to Question 7:**

There are currently only eight major landfills within Los Angeles County. These landfills serve large geographic areas that are not necessarily limited to those areas in the immediate vicinity of these sites. There is insufficient permitted disposal capacity within the existing system serving Los Angeles County to provide for its long-term disposal needs. However, there is additional capacity potentially available within Los Angeles County through the expansion of local landfills,

and outside of Los Angeles County through the use of waste by rail at the proposed Eagle Mountain Landfill in Riverside County and the Mesquite Regional Landfill in Imperial County. Consequently, while this additional capacity will be needed, the necessary permits and approvals have not yet been issued to access and/or use the facilities.

**Question 8:**

Based on the information provided above, will LACSD be able to accommodate the project's demand for solid waste disposal and waste treatment services without negatively impacting LACSD facilities or communities? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?

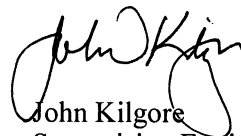
**Response to Question 8:**

The California Integrated Waste Management Act, AB 939, requires cities to divert 50 percent of the wastestream away from land disposal by the year 2000. In order to assist in meeting this goal, the Districts recommend that the proposed development incorporate storage and collection of recyclables into each project design. It is recommended that refuse collection contracts include provisions for collection of recyclables. The City of Long Beach should also be contacted with regard to any commercial recycling programs that may be available. All occupants should be encouraged to recycle, at a minimum, newspaper, glass bottles, aluminum and bimetal cans, and P.E.T. bottles. Recycling should be included in the design of the project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles. In addition, all contractors should be urged to recycle construction and demolition wastes to the extent feasible. It should be recognized that, even with recycling, adequate regional disposal capacity is needed to accommodate new developments. If you have any further questions regarding recycling options, please contact Bill George, Recycling Coordinator for the Districts at (562) 699-7411, extension 2427.

If you have any questions regarding these comments, please contact the undersigned at (562) 699-7411, extension 2731.

Very truly yours,

James F. Stahl



John Kilgore  
Supervising Engineer  
Planning Section

JK:MV:eg

Enclosures

**PUENTE HILLS MATERIALS RECOVERY FACILITY  
FACT SHEET**

**LOCATION:** The Puente Hills Materials Recovery Facility (MRF) is located at 2808 Workman Mill Road, Whittier, California 90601. This location is approximately 14 miles east of downtown Los Angeles southeast of the intersection of the Pomona Freeway (SR-60) and the San Gabriel River Freeway (I-605) as shown in the attached map.

**PROJECT DESCRIPTION:** The Puente Hills MRF will be owned and operated by the County Sanitation Districts of Los Angeles County (Sanitation Districts). The purpose of the Puente Hills MRF is to recover recyclable materials from commercial waste and to provide for the efficient transfer of the residual waste to permitted landfills for proper disposal. No waste or recyclables will be disposed of at the site.

The project is located on approximately 25 acres and comprises the processing building, administrative offices, scales, parking and maintenance areas. The processing building will be approximately 215,000 square feet in area and will be approximately 55 feet tall. Waste will be delivered to the processing building in collection trucks, which will discharge their loads inside of the enclosed building. Recyclable materials including various grades of paper and plastic will be recovered through a combination of manual and mechanical methods. Residual waste will be placed into large capacity trailers for transfer to permitted landfills. Initially, residual waste from the Puente Hills MRF will be directly hauled to landfills in trucks. By 2009, residual waste from the Puente Hills MRF will be delivered to rail yards for transfer to remote landfills via rail (waste-by-rail).

**BACKGROUND:** The Puente Hills MRF is currently under construction with scheduled completion by late 2004. The facility is permitted to accept 4,400 tons per day and 24,000 tons per week of municipal solid waste. The disposal of liquid or hazardous waste will not be allowed.

**PERMITS:** The Puente Hills MRF will be operated in compliance with the following permits, as well as other applicable technical permits:

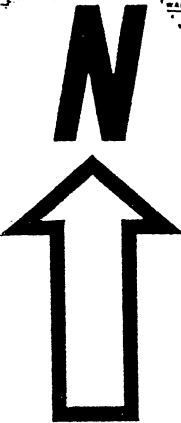
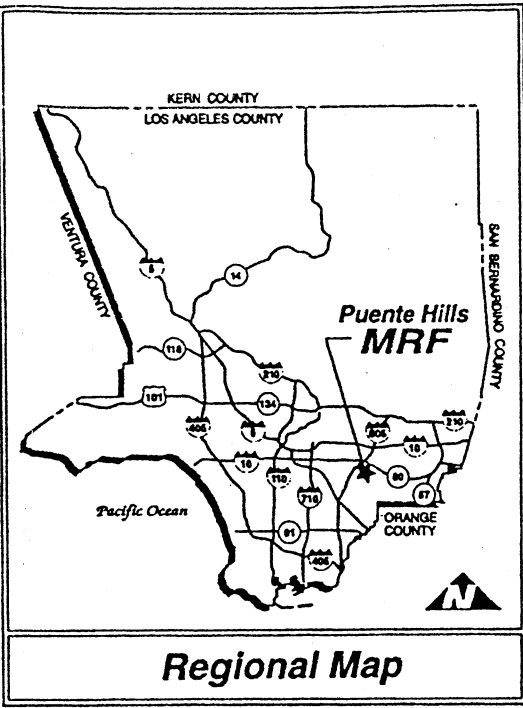
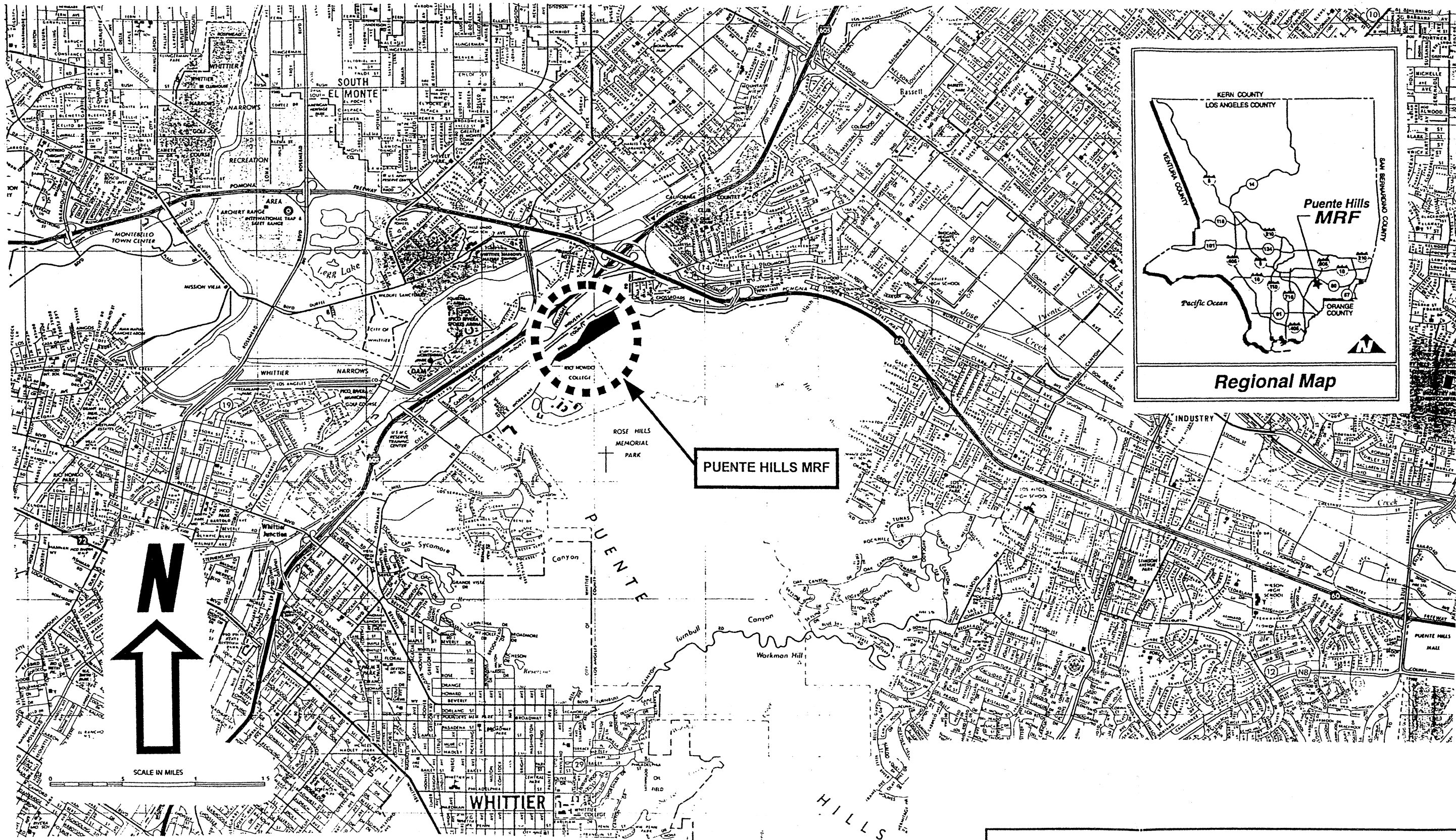
- Conditional Use Permit (CUP No. 92-251(4)) issued by the Los Angeles County Board of Supervisors
- Oak Tree Permit (No. 92-251(4)) issued by the Los Angeles County Board of Supervisors.
- Solid Waste Facilities Permit (No. 19-AA-1043) issued by the Los Angeles County Department of Health Services.

**ENVIRONMENTAL  
CONTROL  
FEATURES:**

The Sanitation Districts will employ several environmental control systems to eliminate or reduce to minimal levels potential impacts on the environment and surrounding areas. These measures include:

- **Dust and Litter Control.** The Puente Hills MRF will be designed and operated to minimize the creation, emission, and accumulation of excessive dust, particulates, and litter. Measures to control dust at the Puente Hills MRF will include a water misting system inside the facility to remove dust and particulates from the air. Additionally, the site will be checked for litter and the parking lots, access roads and the site entrance will be swept daily to remove dirt, dust and litter. The Sanitation Districts will require all customers using the facility to cover their loads in order to reduce litter.

- **Odor Control.** The processing building has been designed with a limited number of doors in order to contain odors. The refuse load out area, where the residual waste will be loaded into trailers, is located on the back of the building, which is the furthest distance away from any neighbors. All loads will be discharged from trucks and processed only in the enclosed building. Excessively odorous loads will not be accepted at the facility. After processing, all waste will be removed from the site ensuring no waste will be permanently stored on-site. In addition, the misting system discussed above can also be used to dispense a chemical masking agent to neutralize odors.
- **Illegally Deposited Wastes.** The Sanitation Districts will continuously monitor the unloading and processing areas for the presence of illegally deposited hazardous, toxic, or infectious wastes. The Sanitation Districts will also institute a load checking program consisting of a random selection of at least one load each day for a thorough search. If unacceptable wastes are found, they will be transferred to appropriate off-site disposal facilities. Any hauler who delivers unacceptable waste will be charged for the cost of properly disposing of the waste and may face suspension or loss of disposal privileges. This program acts as a strong deterrent to illegal disposal of wastes.



SCALE IN MILES

PUENTE HILLS MRF

SITE LOCATION MAP

**FACT SHEET**  
**PUENTE HILLS LANDFILL**

**LOCATION:** 2800 South Workman Mill Road  
Whittier, CA 90601

Immediately southeast of the intersection of the San Gabriel Valley (I-605) Freeway and the Pomona (SR-60) Freeway, in unincorporated Los Angeles County.

**PROJECT**

**DESCRIPTION:**

The 1365-acre Puente Hills Landfill site is owned and operated by the Sanitation Districts of Los Angeles County (Sanitation Districts) in compliance with federal, state and local standards. With the exception of certain holidays, the site is open to the public six days a week (Monday through Saturday) from 6:00 a.m. to 5:00 p.m. The Puente Hills Landfill operates under a local land use permit that is valid through October 31, 2013. The permit allows the landfill to accept a maximum of 13,200 tons of refuse per day.

The landfill operation is designed to eliminate or minimize any potential impacts on nearby residents. Refuse accepted for disposal is compacted by crawler tractors and compactors. Refuse is covered at the end of each workday with a combination of soil and various alternate daily cover materials, such as green waste, thermodegradable film, and foam. Various specific measures are employed to control potential nuisances due to noise, odor, litter, dust, and vectors and to minimize landfill traffic impacts and overall visual impacts.

**BACKGROUND:**

The site was first permitted as a privately owned landfill in 1957. In 1970, the Sanitation Districts purchased the site and took over operation of the landfill. Puente Hills Landfill accepts only non-hazardous solid and inert waste; the disposal of hazardous or liquid waste is not allowed. More than 101 million tons of refuse have been disposed of at the site.

Puente Hills Landfill operates in compliance with the following permits and requirements:

- Conditional Use Permit No. 02-027-(4) granted by the County Planning Commission on December 18, 2002.
- Solid Waste Facilities Permit (No. 19-AA-053) issued by the County of Los Angeles - Department of Health Services on July 11, 2003.
- Waste Discharge Requirements (Order No. 90-046, 91-035, 93-062, 93-070, 94-103, and 99-059) issued by the California Regional Water Quality Control Board, Los Angeles Region.

- **Dust and Litter Control.** Control of dust and litter is carried out on a continuous basis. Water trucks spray the access roads and excavation areas to control dust from truck traffic and landfill operations. Litter is controlled by litter fences and by the daily application of cover material. Sanitation Districts' employees routinely police the area for litter and debris. The Sanitation Districts enacted an ordinance, which requires vehicles using Puente Hills Landfill to cover their loads or pay an additional surcharge and be cited. Following three citations for uncovered loads, the customer faces suspension of disposal privileges. This ordinance acts as a deterrent to the littering of roadways on and off the Sanitation Districts' property.
- **Odor Control.** The Sanitation Districts have implemented several measures to control odors originating from incoming wastes, including, but not limited to, the use of wind machines or fans to dilute and disperse odors, the use of odor masking or neutralizing agents to reduce odors, and the rejection of odorous loads, where appropriate.
- **Neighborhood Response.** The Sanitation Districts have established a 24 hours a day neighborhood hotline (562) 692-5628, which allows residents to relate any landfill concerns to the Sanitation Districts. Sanitation Districts' personnel follow a standard procedure to investigate each concern and implement appropriate corrective actions, if necessary.
- **Illegally Deposited Wastes.** The Sanitation Districts and the County of Los Angeles - Department of Health Services monitor the disposal area on a continuous basis for illegally deposited hazardous, toxic or infectious wastes. All vehicles entering the site are screened for radioactive materials as they pass through the weigh scales. The Sanitation Districts have also instituted a load checking program consisting of a random selection of at least seven loads each day for a thorough search. If illegal wastes are found, they are transferred to appropriate off-site disposal facilities. The hauler whose load contained the illegal waste is charged for proper disposal and, for repeated violations, faces suspension of disposal privileges. Equipment operators, as well as inspectors, stationed in the active disposal area are trained to identify hazardous waste. This program acts as a strong deterrent to illegal disposal of wastes at the Puente Hills Landfill.
- **Landscape and Irrigation System.** Finished slopes of the landfill are landscaped, and irrigation systems are installed. Additional landscaping and irrigation systems will be installed as landfill operations progress. The Sanitation Districts have worked actively with surrounding communities to develop appropriate landscaping.



**RESPONSE SHEET: LONG BEACH SPORTS PARK**

RECEIVED  
FEB 10 2004

**Public Services - Library**

Long Beach Public Library  
101 Pacific Avenue  
Long Beach, CA 90822

For your convenience, we have provided space on this questionnaire for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please fax your responses to (949) 553-8076. Mail originals to: LSA Associates, Inc., Attn: Mona McGuire De Leon, 20 Executive Park, Suite 200, Irvine, CA 92614.

1. Our records indicate that the Long Beach Public Library system would serve the project site. Please provide general information on library services, system wide capacity, and the level at which the system presently operate. Please indicate if the Library system has implemented reduced hours in response to budget limitations and when the reduced hours took effect.
  
2. Are there current plans for expansion of library facilities? If so, please provide a brief description of expansion plans including location of expansion and estimated completion dates. Identify any of these that may specifically serve the project site.
  
3. Will the proposed project adversely impact library services near the project site?
  
4. Will the proposed project create a need for the expansion of library facilities or the addition of staff? If so, describe the anticipated needs. Please explain how you determine service demand.
  
5. If implementation of the proposed project will result in a significant effect on the provision of library services, what measures can you recommend for mitigating project impacts identified above?

Prepared by: Nancy Messineo  
Title: Manager, Neighborhood Library Services  
Date: February 9, 2004  
Phone: (562) 570-6540

## RESPONSE SHEET: LONG BEACH SPORTS PARK

### **Public Services – Library**

1. Long Beach Public Library serves a population of approximately 500,000. Located in a major urban area in Los Angeles County, the Long Beach Public Library is composed of a Main Library and eleven neighborhood libraries. The Department of Library Services is one of thirteen City Department reporting directly to the City Manager. The current budget is \$11.61 million.

In October, 2004 the Library was directed to reduce its budget by 10% or \$1.1 million. To achieve this savings the Library reduced core services, such as hours of operation and the book budget (14% reduction), closed Main Library on Sundays, extended the replacement cycle on computers, reduced funding for technology upgrades and supplies, and implemented a plan called "rolling closures." The plan of rolling closures means that 10 of the 11 neighborhood libraries have reduced services to 4 days a week.

2. There is a plan to replace the 2,130 square foot Mark Twain Library located at 1325 E. Anaheim a new 16,155 square foot library to be located at 1401 E. Anaheim. The funding for this new library will be a 65% California State Library Bond Act and 35% City of Long Beach match. The library is tentatively scheduled to open in December 2006.

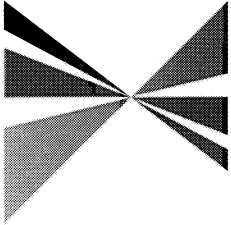
Preliminary plans are also being made to replace the North Neighborhood Library with a new, greatly expanded library. This new library will be located in or near the Village Center at South Street and Atlantic Avenue.

3. It is not expected that the proposed Long Beach Sports Park will impact library services.

4. It is not expected that the proposed Long Beach Sports Park will create a need for the expansion of library facilities or additional staff.

5. N/A

SOUTHERN CALIFORNIA



**ASSOCIATION OF  
GOVERNMENTS**

**Main Office**

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

[www.scag.ca.gov](http://www.scag.ca.gov)

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**Orange County:** Chris Norby, Orange County • Ronald Bates, Los Alamitos • Lou Bone, Justin • Art Brown, Buena Park • Richard Chavez, Anaheim • Debbie Cook, Huntington Beach • Cathryn DeYoung, Laguna Niguel • Richard Dixon, Lake Forest • Alta Duke, La Palma • Bev Perry, Brea • Tod Ridgeway, Newport Beach

**Riverside County:** Marion Ashley, Riverside County • Ron Loveridge, Riverside • Jeff Miller, Corona • Greg Pettis, Cathedral City • Ron Roberts, Temecula • Charles White, Moreno Valley

**San Bernardino County:** Paul Biane, San Bernardino County • Bill Alexander, Rancho Cucamonga • Edward Burgnon, Town of Apple Valley • Lawrence Dale, Barstow • Lee Ann Garcia, Grand Terrace • Susan Longville, San Bernardino • Gary Ovitt, Ontario • Deborah Robertson, Rialto

**Ventura County:** Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

**Orange County Transportation Authority:** Charles Smith, Orange County

**Riverside County Transportation Commission:** Robin Lowe, Hemet

**Ventura County Transportation Commission:** Bill Davis, Simi Valley

February 9, 2004

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

**RE: SCAG Clearinghouse No. I 20040045 Long Beach Sports Park**

Dear Ms. De Leon:

Thank you for submitting the **Long Beach Sports Park** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Long Beach Sports Park**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. It is not necessary to send/provide us a copy of the Draft EIR or Final EIR for this Project. However, please provide us with a Notice of Availability for the Draft EIR and for the Final EIR. Please be sure that the Notice includes a complete project description and comment due date. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **January 16-31, 2004** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

JEFFREY M. SMITH, AICP  
Senior Regional Planner  
Intergovernmental Review

RECEIVED  
FEB 11 2004





**LONG BEACH WATER DEPARTMENT**

**A Class 1 Water Utility**

KEVIN L. WATTIER, General Manager

February 9, 2004

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

RECEIVED  
FEB 11 2004

Subject: Long Beach Sports Park – Notice of Preparation (NOP) of a Draft Environmental Impact Report

Dear Mona,

I have reviewed the material that was sent to the Long Beach Water Department (LBWD) and offer the following comments.

1. LBWD previously responded on November 26, 2002 to the development of the Sports Park through the Technical Advisory Committee of the Zoning Administration Division. Copies of our response can be obtained from Mr. Larry Oaks of LBWD by calling telephone number (562) 570-2382.
2. Design Landscape and Irrigation system for moderate to draught tolerant plants. Please contact the LBWD Water Conservation Office at (562) 570-2308 for additional information and assistance. You may also visit our web site at [www.lbwater.org](http://www.lbwater.org) for more information on conserving water.
3. On page 25 & 26, the draft NOP states that the 21-inch vitrified clay pipe (VCP) trunk sewer is to be relocated by this project. You may wish to coordinate this work with Montgomery Watson Harza (MWH) through Mr. Isaac Pai, (562) 570-2336, of the LBWD. This firm is presently doing a study of the LBWD trunk sewer system that traverses the subject property. See item 1 above for additional connection restrictions to the existing 21-inch sewer.
4. On page 26, the draft NOP states that the LBWD reclaimed waterline will be extended on Walnut Avenue from north of the I-405 to the project site. The Sports Park project engineer should determine the quantity of reclaimed water required by the site and determine the capacity of the existing and proposed pipeline extension to serve the project site at the required pressure. Please contact Mr. Eric Leung at (562) 570-2347 of the LBWD for further details. For additional information, see item 7 below.

5. On page 26, the draft NOP states that the project has the potential to result in an increase in demand for fire protection services. That the increase is expected to be incremental and not result in the need for new or expanded fire department facility. Fire flow requirements should be obtained from the Long Beach Fire Department or developed in accordance with their requirements. The ability of the water system to provide these new fire flows to the project site should be evaluated by the Sports Park project engineer. LBWD would be happy to assist the project engineer in a secondary roll. The Project Engineer can contact Mr. Robert Villanueva (562) 570-2340 for further details.
6. On Page 53, XVI-d), Line 3 – If the term “used water” means “reclaimed water”, then water treatment is provided by the County Sanitation Districts of Los Angeles County (CSDLAC), where as the LBWD provides the transmission lines to serve the reclaimed water to its customers. In this project, a reclaimed waterline extension shall be constructed by the Sports Park to LBWD Standards and the cost of same borne by the Sports Park.
7. On Page 53, Last Line and Page 54 first line – The City (LBWD) does not plan to extend the reclaimed waterline to the project site. The Sports Park shall do the construction of the reclaimed waterline extension. For additional details, see item 4 & 6 above.
8. On Page 54, e), LBWD does not provide wastewater treatment. This treatment is provided by the CSDLAC. CSDLAC also provides the major trunk system within the City of Long Beach and LBWD provides some trunk lines and all the collection system.
9. Note that the LBWD plans to transfer ownership of the existing 6-inch water line in the Sports Park Development to the Sports Park, if development occurs. The 6-inch waterline connects off the existing 12-inch waterline on Orange Avenue. Also, LBWD will transfer a 1-inch service to the Sports Park, which connects to an existing LBWD 6-inch waterline in California Avenue. As part of the transfer, it may be necessary for the Sports Park to relocate two water meters and a fire hydrant as directed by the Fire Department and LBWD.

If you have any questions regarding the above comments, please give me a call at (562) 570-2340 or if you cannot reach me, call Mr. Isaac Pai at (562) 570-2336.

Sincerely,



Robert Villanueva, P.E.  
Division Engineer

cc: Isaac Pai, Manager, Engineering  
Eric Leung, Manager, Engineering  
Larry Oaks, Engineering Technician  
Amy Bodek, Manager, Community Development

**Mona Deleon**

---

**From:** Amy\_Bodek@longbeach.gov  
**Sent:** Thursday, February 12, 2004 1:53 PM  
**To:** mona.deleon@lsa-assoc.com  
**Subject:** Re: LBWD response to Sports Park NQP

fyi

~~~~~  
Amy J. Bodek  
Project Development Bureau Manager  
Phone: (562) 570-6479  
Fax: (562) 570-6215  
~~~~~

----- Forwarded by Amy Bodek/CD/CLB on 02/12/2004 01:53 PM -----

Bob Villanueva

To: Amy Bodek/CD/CLB@CLB  
02/12/2004 01:11 PM cc: Diem Vuong/WA/CLB@CLB, Isaac Pai/WA/CLB@CLB, Eric Leung/WA/CLB@CLB  
Subject: Re: LBWD response to Sports Park NOP [Link](#)

Amy, thank you for clarifying the issue. After conferring with LBWD's managers, I learned that LBWD is committed to extending the reclaimed waterline to the Sport Park at LBWD's expense. I also learned that all the interior reclaimed waterlines (irrigation system) are to be constructed by the Sports Park at its expense.

Robert Villanueva  
Division Engineer  
Long Beach Water Department  
Phone (562) 570-2340

Amy Bodek

To: Bob Villanueva/WA/CLB@CLB  
02/11/04 10:58 AM cc: Matthew Lyons/WA/CLB@CLB, mona.deleon@lsa-assoc.com  
Subject: LBWD response to Sports Park NOP

Robert,

I received a copy of the LBWD's response to the Notice of Prep for the Sports Park project, and wanted to clarify one item. A few months ago, LBWD committed that LBWD would be responsible for the costs associated with constructing the reclaimed water line extension to the Sports Park site.

If you need additional information on this commitment, Matt Lyon in LBWD and Phil Hester in PRM can discuss this with you.

Thanks.

2/12/04

~~~~~

Amy J. Bodek  
Project Development Bureau Manager  
Phone: (562) 570-6479  
Fax: (562) 570-6215

~~~~~

February 9, 2004

To: Mona McGuire De Leon  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, CA 92614

From: Ann Cantrell  
3106 Claremore  
Long Beach, CA 90808  
562/596-7288

Re: NOTICE OF PREPARATION  
LONG BEACH SPORTS PARK

**Below are my comments for the NOP for the Long Beach Sports Park. I have used bold type for my response to the NOP comments.**

**I. AESTHETICS**

a) Would the project (have an) adverse effect on a scenic vista?

NOP answer:

Less than significant., but goes on to say that: "Panoramic city views are visible from areas of elevated terrain on site. The proposed project would result in the construction of new buildings". . .

**No doubt this construction will interfere with the 360 degree present view. Signal Hill has made a park of its hill top with breathtaking views of downtown Los Angeles, the ocean. and the mountains on clear days. Long Beach could do the same with this area, as you cannot only see the mountains--all the way to San Jacinto, but the harbor, downtown Long Beach and the ocean. This appears to be a Potentially Significant impact.**

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

NOP: Potentially Significant.

**Besides groves of trees and native plants, there is a building associated with the history of oil production which qualifies for the National Register of Historic Places, although it appears that the building is not on the top of the hill containing the best view of the City. So even if the building is saved, as it should be, the view will be lost. How can this be mitigated?**

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

NOP: Less than Significant.

**With the panoramic view, how are buildings, lights and removing trees and plants not changing the existing visual character or quality of the site?**

d) Create a new source of substantial light or glare which would adversely affect day or



nighttime views in the area?

NOP: Potentially Significant.

The EIR is to describe project lighting and identify mitigation measures to reduce impacts resulting from new light sources on the project site.

**Even with light shields, the aesthetics of this area will be destroyed. How is this to be mitigated? Will the effects of night lighting on migrating birds be addressed?**

### III. AIR QUALITY

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

Less Than Significant.

**As I understand it, as this area has been zoned industrial and institutional, it has been expected that it creates poor air quality, so it is not a worry to have hundreds of more cars a day polluting the air. How about creating a project that would help to clean up the air?**

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

Potentially Significant.

**It is indeed significant to create 638,440 cubic yards of cut and 625,998 cubic yards of fill. Even "short term" contaminated dirt blowing in the air is harmful to those who breathe it. How do you mitigate asthma and cancer for those in the vicinity?**

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.

**This project indeed "will exceed the daily threshold established by the SCAQMD due to dust generation and vehicle and equipment exhaust emission." The NOP admits that "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". This is unacceptable.**

d) Expose sensitive receptors to SCAQMD pollutant concentrations?

Potentially Significant.

**What does this mean? Children and seniors? People with asthma? Please explain.**

#### 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, policies, or regulations or by the CA Department of Fish and Game or the U.S. Fish and Wildlife Service?

Potentially Significant.

**Besides the Species of Special Concern mentioned in the NOP, Loggerhead Shrike and Sharp-shinned Hawk,, there are other birds rarely seen in urban areas such as California Towhees, Northern Flickers, Great Horned Owls and Barn Owls. A nesting pair of American Kestrels were seen in early February, which means that the other birds will soon be nesting. As you are aware, no construction can take place which would disturb nesting birds. The NOP suggests potential mitigation. I believe this means finding 50 acres within a ten mile vicinity which contains the same kind of habitat. Where will this mitigation area be?**

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

**Potentially Significant.** "The impact of the proposed project on vegetation will result in 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 march associated with the existing ponding area on the western side of the project site, will be removed the development of the development of the proposed project.

**There is also a small stand of Black Willows, which gave the adjoining Willow Street its name. How is this area to be preserved or mitigated?**

The loss of disturbed, mostly nonnative habitat and the associated reduction of locally common wildlife populations are not considered significant impacts.

**The destruction of any habitat and wildlife, native or nonnative, is unacceptable to many citizens.**

In addition, streambeds and associated plant communities are considered sensitive biological resources; therefore impacts to these areas are likely to be considered significant.

**Not only significant, but irreplaceable. How will these be mitigated?**

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.

**Again, this appears to require mitigation and there is no similar habitat to replace this remnant of early Long Beach riparian territory. How will this be mitigated?**

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 site?

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 know existing wildlife corridors on the proposed project site.

**Long Beach is on the Pacific Flyway. Every small pond of water is used by migrating ducks such as Mallards, Wigeons, Pintails, Shovelers, etc. The retention basin on this site is a resting place for a number of water fowl. Studies need to be done during all seasons to record which birds use this site. According to the staff biologist, he had been on the site only four times (August, 1999; March, April and June of 2003. There needs to be a census taken of resident wildlife in fall and winter, and of all nesting birds.**

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.

**I believe all nesting birds are protected from February to August. The statement "While loss of trees on the site is not considered a significant biological impact because the tree species are not sensitive species", may be true, but birds seldom care if a tree is a sensitive species when building a nest, feeding or roosting. Trees are also habitat for insects and other creatures. Even the old dead trees are being used by Northern Flickers.**

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

Less than Significant.

**Unlike many cities that value trees, Long Beach only requires that the trees be identified, mapped and measured prior to removal. It should be valuable information for future generations to know what used to be here.**

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 plan applicable to the project site.

**Why has such a plan not been created?**

## **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.

**With two buildings on the site that are eligible for listing in the National Register of Historic Places, there should be alternatives to destruction and suggestions for educational use should be addressed.**

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. 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.

**At the Scoping meeting, staff was told that this was the site of a Tongva village. Now that this is known, precautionary mitigation must be included in the EIR.**

c) Directly or indirectly destroy an unique paleontological resource or site or unique geological 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 address 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.

**When digging as deeply as this project requires, there is always the possibility of discovering bones of Mesozoic sea creatures or Cenozoic mammals. I would also consider the spring which existed on the property and for which Spring Street was named, an unique geologic feature.**

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.

**As this is the probable site of a Tongva village, there is a good possibility that human remains will be found, along with artifacts. Not only should the EIR address this, but arrangements must be made to have a Native American representative on site during the excavations.**

## **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

Potentially significant unless mitigation incorporated.

**Please address how the danger of earthquakes, liquefaction and landslides will be mitigated.**

## VII. HAZARDS AND HAZARDOUS MATERIALS

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

**Besides the mentioned fertilizer, will pesticides be used on the sports fields? What will be the effects on players who come in contact with these substances?**

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. It is not expected that hazardous levels of fertilizer would be stored on site.

**Who will monitor this? Will the EIR address maintenance of the sports fields?**

The risk of fire from oil wells operating on the site will be addressed in the EIR and mitigation will be included as necessary.

**How many active wells will be left on site? Will they be in close proximity to the public? How does one mitigate the danger of an oil fire?**

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

Less than Significant.

**This site may not be in the vicinity of a school, but what about the children who come to the Sports Complex? Why aren't hospitals included in this evaluation?**

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.

**As a Brownfield, it is already known this is a contaminated site. Where were the samples taken? At what levels were the samples done? What hazardous materials have been found? What will be the cost of cleaning this site to an acceptable level that protects the public's health?**

## VIII HYDROLOGY AND WATER QUALITY

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

Less Than Significant.

**The NOP indicates there will be more than 100,000 square feet of impermeable surface. This appears to be very significant. Will there be any effort to create permeable parking lots to cut down on the runoff?**

c) Substantially alter the existing drainage pattern of the site or area, including through th

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.

**Old maps show that this site once contained a stream that drained into the Los Angeles River. Although it has been covered up by man, during storms water makes its way along the old stream bed. I do not consider a storm drain as mitigation for the lost stream and the riparian habitat that goes with it.**

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?

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.

**See my answer to VIIIc. Is the soccer field going to be flooded and unavailable for play after a rain? This appears to be contrary to the purpose of adding more soccer fields if they will be unusable part of the year.**

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 need 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.

**There is already a retention basin on site. It appears to have been adequate for decades.**

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.

**Will these include the possibility of screens for trash and a wetlands to cleanse the water? How will the retention basin improve the water quality? Will it have a concrete or soft bottom?**

## **X. MINERAL RESOURCES**

Would the project:

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.

**In allowing the continued operation of productive oil wells and the rights to access and operate the wells to the operator, SHPI, who is responsible for the**

**cleanup when the wells are eventually closed? Who is liable if a child manages to get inside the pumping area and is injured?**

## **XI. NOISE**

**The NOP states that noise levels on and in the vicinity of the project site will change as a result of the proposed project, but lists these as “Less Than Significant”. I would think noise is a very significant issue. Road noise due to increases in vehicular traffic and construction noise are mentioned; will there be other noise impacts, such as public address systems? What is the acceptable decibel level for this facility? What mitigation will be available?**

## **XIII. PUBLIC SERVICES**

**Again, the “less than significant” category is insufficient. Long Beach is already experiencing a shortage of fire and police protection. The working oil wells creates the possibility of fires and explosions. How many exits will the Sports Complex have? How rapidly could it be evacuated? Adult sports brings the possibility of gangs. The serving of alcohol adds to the problems of drunk driving. How many police will have to patrol this area? These are very significant and need further study in the EIR.**

## **PARKS?**

**Less Than Significant. The proposed project will result 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**

**Adding over 50 acres of recreational space may help some of the parks which have conflicts with adult and youth teams. The EIR should address how many of the inner city and poorly served recreation areas will benefit from a “pay to play” sports complex. Will the teams be willing to pay more for playing here than playing for free at the park near their homes?**

**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.**

**What does this mean? That this sports complex will solve all our recreational problems and we will never have to build another park? Has any other type of recreation been considered for this site besides sports? How about passive recreation? At this time, one small Nature Center on the east side of the city serves almost half a million people. It is inaccessible to anyone without a car, as the nearest bus line is a mile away. How about making this a nature reserve for the central area? (See Project Alternatives at end of comments.)**

## **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 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 peak-hour and average daily trip (ADT) traffic impacts of the the land uses proposed by the project and the impacts on, and alteration of, existing traffic impacts of the land uses proposed by the project and the impacts on, and alteration of, existing traffic patterns as a result of the traffic. The EIR will also include mitigation measures, if warranted, that will reduce the potential impact of the proposed project on traffic.

**What are the anticipated operating hours for the project? This project lies between Spring Street and Willow Street, which are main arteries for commuter traffic at peak-hours.**

e) Result in inadequate emergency access?

Less Than Significant/ the proposed project will improve California Ave., Orange Ave, 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 Ave. and 28th St. may be signalized. all other project driveways are anticipated to be one-way stop controlled.

**Spring and Willow are the streets that are used by many drivers and ambulances to get to Memorial Hospital on Atlantic. Will the EIR address the effect the Sports Complex traffic will have on those trying to get to the hospital? What measures would mitigate these problems? As I read this, the public will have to exit by the two outbound lanes at Orange Ave. and 28th St. Will the EIR address the possibility of evacuating the facility in case of a fire, earthquake or other emergency? Who is responsible for redoing the streets for this project?**

f) Result in inadequate parking capacity?

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

**What is the capacity of the parking lot? How many people will the sports complex accommodate?**

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

Potentially Significant. State legislation requires that every city and county in Calif. 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 among of construction-generated waste by 50 percent or more. Currently the City of Long Beach is not in full compliance with waste diversion goals. Contractors will t



required to reuse construction forms where practicable, attempt to balance soils on site, minimize overcutting of lumber and (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.

**These measures are good , as far as they go, although I would like a clarification of the "landscape containers". Will the EIR also include restrictions on the vendors that would require them to reduce the waste by not using any styrofoam or plastic containers? Paper containers can be recycled or composted, thus greatly reducing the solid waste from this facility.**

**In addition to the stated Project Alternatives, I would like to suggest another Alternative be considered: Passive Recreation such as a Nature Center with a building on the highest view point which would serve as a Museum and Educational center. Exhibits of the history and natural history of the area could include the Tongva, early Willowville, the oil industry and the plants, birds, insects, reptiles, amphibians and mammals. The lower portion of the site could be restored as a wetland to handle storm runoff. This would add the much needed recreational space for Long Beach in a central location.**

**Alternative 4: Alternative Locations, should include the possibility of placing the sports complex on the proposed Boeing Project at Lakewood and Carson.**

Respectfully submitted,



**Ann Cantrell  
Board Member  
Los Cerritos Wetlands Task Force  
Los Cerritos Wetlands Land Trust**



**CITY OF SIGNAL HILL**

2175 Cherry Avenue • Signal Hill, California 90755-3799

**RECEIVED**  
**FEB 13 2004**

February 10, 2004

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

**Re: Notice of Preparation Draft EIR, Long Beach Sports Park**

Dear Ms. McGuire De Leon:

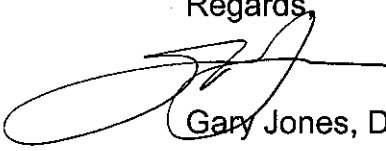
Please include the following in the draft EIR for the Long Beach Sports Park:

1. Mention that the Sports Park site is located in the Long Beach/ Signal Hill Joint Powers Authority area. The JPA was established to facilitate joint projects between cities like the widening of Spring Street.
2. The description of proposed Orange Avenue improvements should be expanded to include the widening of the existing paving and the construction of new curb, gutter sidewalks, etc. The traffic analysis should also consider the need for traffic signal upgrades along Orange Avenue at Willow Street, 32<sup>nd</sup> Street, and 33<sup>rd</sup> Street.
3. The City of Signal Hill is updating its general plan circulation element and that will recommend a change in the designation and roadway width of Orange Avenue from Major highway (100-foot right-of-way) to Secondary Modified highway (80-foot right-of-way).
4. A Long Beach Transit stop is located on the northwest corner of Willow Street and Orange Avenue. For pedestrian safety, Orange Avenue improvements should include a sidewalk from the Sports Park property to Willow Street adjacent to the cemetery.

5. The description of proposed California Avenue improvements should describe that the vertical realignment or the roadway will required full width reconstruction of California Avenue that may negatively affect Signal Hill properties along the west side of California Avenue by limiting opportunities for driveway access. Proposed improvements may also require acquisition of slope easements from property owners along the west side of California Avenue.
6. The City of Long Beach should consider processing a parcel map instead of proposed lot line adjustments. A map would simplify legal descriptions and financing especially for the commercial parcel.
7. The retention basin design should include provisions or facilities for latest-technology storm water pollution control.
8. The land use section or description of surrounding land uses should describe the proposed zoning changes for the west side of California Avenue from commercial office and commercial general zoning to general industrial. The general industrial zoning designation provides opportunities for heavy industrial uses that can coexist with adjacent light industrial and commercial development. A variety of manufacturing, machine shop, auto repair (excluding auto body and paint), warehousing and distribution, assembly, outdoor storage uses, lumber yard, roofing yard, etc. The general industrial category may include heavy industrial uses subject to conditional use permit approval such as, but not limited to large recycling centers, hazardous waste management facilities concrete ready mix plants, outdoor storage yards, oil field service equipment storage yards, lumber yards, and manufacturing and assembly.
9. The DEIR should provide details about perimeter fences and landscaping that should be designed with security in mind to discourage patrons from sneaking into the park or from loitering on the outside and watching sports events through the fence to avoid paying admission fees. Mitigation measures should also include a plan to discourage Sports Park patrons from parking in the adjacent neighborhoods.
10. The traffic study should identify potential off-site improvements such as traffic signal improvements at the I-405 freeway Orange Avenue off ramp and assign fair share costs to the City of Long Beach. The City of Signal Hill will review and comment on the DEIR traffic study.
11. The extension of the reclaimed waterline may require an encroachment permit from the City of Signal Hill.

Thank you for including the City of Signal Hill on your mailing list. The Sports Park proposal is bold plan for a very complex site. We look forward to working with the City of Long Beach and to reviewing the draft EIR.

Regards,

A handwritten signature in black ink, appearing to be 'G. Jones', written over a horizontal line.

Gary Jones, Director of Community Development



# CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

February 23, 2004

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

RECEIVED  
FEB 25 2004

**Subject: Long Beach Sports Park EIR**

Dear Ms. McGuire:

On January 23, you requested information regarding the impact of Long Beach Airport aircraft operations on the proposed Long Beach Sports Park. This letter provides responses to your questions.

1. Is the project site within the commercial aircraft flight path for Long Beach Airport?

No.

2. Is the project site located within the Airport Safety Zones?

No.

3. Is the project site located within the Airport's current adopted noise contours?

No.

4. Is the airspace over the project site used by helicopters and small aircraft?

Yes. The northern boundary of the project site is approximately one mile west and one-eighth mile south of the end of Runway 7R-25L, and is subject to overflight by small general aviation aircraft arriving and departing on that runway. Runway 25L is the Airport's most heavily used general aviation runway. Additionally, while no established helicopter routes into or out of the Airport traverse the site, there is helicopter traffic in the area along the I405 freeway and other major arterials.

The proposed project should have no affect on the use of this airspace, however, users of the park may be subject to occasional aircraft overflights at altitudes below 1,000'. While noise levels will be well below state or federal standards for aircraft noise, some users of the sports park may find this aircraft noise annoying.

**AIRPORT BUREAU**

4100 Donald Douglas Drive • Long Beach, CA 90808  
(562) 570-2619 • FAX (562) 570-2601

Email: [lgbart@ci.long-beach.ca.us](mailto:lgbart@ci.long-beach.ca.us) • Webpage: [www.lgb.org](http://www.lgb.org)



5. Will the proposed project affect airport operations or airspace use in a way not defined above?

No. The project site is well clear of any FAR Part 77 protected surfaces for the Airport.

6. If the project will be impacted by Airport operations, what measures for mitigating project impacts can you recommend?

The project should not be impacted by Airport operations.

7. Please provide any comments or questions you would like to see addressed in the environmental analysis for the project.

If you have any questions or require additional information, please contact Christine Edwards, Special Projects Officer for Airport Planning and Aviation Safety, 562-570-2630, or e-mail [Christine\\_Edwards@longbeach.gov](mailto:Christine_Edwards@longbeach.gov).

Sincerely,

*Christine Edwards*

*for* Chris Kunze  
Airport Manager

Cc Amy Bodek



**DEPARTMENT OF FISH AND GAME**

http://www.dfg.ca.gov  
4949 Viewridge Avenue  
San Diego, CA 92123  
(858) 467-4201



February 20, 2004

RECEIVED

FEB 25 2004

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

**Notice of Preparation for the Long Beach Sports Park  
Draft Environmental Impact Report, Long Beach, Los Angeles County, California  
(SCH #1999091108)**

Dear Ms. De Leon:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report (DEIR), as applicable:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
  - a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines (revised May 2000) for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
  - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.
  - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

- d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Area identified under Chapter 12 of the Fish and Game Code.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, should be included.
    - a. CEQA Guidelines, § 15125(c), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
    - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed Natural Communities Conservation Planning (NCCP) reserve lands. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
    - c. A discussion of impacts associated with increased lighting, noise, human activity, changes in drainage patterns, changes in water volume, velocity, and quality, soil erosion, and /or sedimentation in streams and water courses on or near the project site, with mitigation measures proposed to alleviate such impacts should be included.
    - d. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
    - e. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
  3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
    - a. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).



4. Mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats should be discussed. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
  - a. Annual grasslands and ruderal areas in Los Angeles County provide important foraging habitat for raptors. Although the project site may not provide suitable raptor nesting habitat it does provide a significant area for foraging. Two California Species of Special Concern, the Loggerhead Shrike (*Lanius ludovicianus*) and Sharp-shinned Hawk (*Accipitor striatus*) have been observed on the project site. Primarily due to development, raptor foraging areas are a rapidly disappearing resource in Southern California. Cumulatively, raptor foraging habitat loss may be significant, and impacts to this resource warrant mitigation. The Department, therefore, recommends that project impacts to annual grassland be mitigated at a 0.5:1 ratio through the permanent preservation of grassland habitat with long-term conservation value.
  - b. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
  - c. Areas reserved as mitigation for project impacts should be protected from future direct and indirect impacts. Potential issues to be considered include limitation of access, conservation easements, monitoring and management programs, control of illegal dumping, water pollution, and fire.
  - d. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.
5. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to

the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of a 2081 permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a 2081 permit. For these reasons, the following information is requested:

- a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
  - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
6. The Department has responsibility for wetland and riparian habitats. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.
- a. If the site has the potential to support aquatic, riparian, or wetland habitat, a jurisdictional delineation of lakes, streams, and associated riparian habitats should be included in the DEIR, including a delineation of wetlands pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department<sup>1</sup>. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
  - b. The project may require a Lake or Streambed Alteration Agreement, pursuant to Section 1600 *et seq.* of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts

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<sup>1</sup> Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement<sup>2</sup>.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (858) 636-3160.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Meredith Osborne at (858) 636-3163.

Sincerely,



Donald R. Chadwick  
Habitat Conservation Supervisor

Attachments

cc: Angela Reynolds, Environmental Planning Officer  
City of Long Beach

Department of Fish and Game  
File  
San Diego

State Clearinghouse  
Sacramento

mao/mao

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<sup>2</sup> A Streambed Alteration Agreement form may be obtained by writing to: Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123, by calling (858) 636-3160, or by accessing the Department's web site at [www.dfg.ca.gov/1600](http://www.dfg.ca.gov/1600).

# Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California  
THE RESOURCES AGENCY  
Department of Fish and Game  
December 9, 1983  
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted, and what information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:
  - a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
  - b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.
3. Botanical consultants should possess the following qualifications:
  - a. Experience conducting floristic field surveys;
  - b. Knowledge of plant taxonomy and plant community ecology;
  - c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
  - d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
  - e. Experience with analyzing impacts of development on native plant species and communities.
4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:
  - a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

- b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.
  - c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
  - d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.
  - e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.
5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (THPs), EIR's, and EIS's, and should contain the following information:
- a. Project description, including a detailed map of the project location and study area.
  - b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
  - c. Detailed description of survey methodology.
  - d. Dates of field surveys and total person-hours spent on field surveys.
  - e. Results of field survey including detailed maps and specific location data for each plant population found. Investigators are encouraged to provide GPS data and maps documenting population boundaries.
  - f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
  - g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
  - h. Recommended measures to avoid impacts.
  - i. A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are rare, threatened or endangered.
  - j. Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
  - k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
  - l. Name of field investigator(s).
  - j. References cited, persons contacted, herbaria visited, and the location of voucher specimens.

## ATTACHMENT 2

### Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

### Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest Sonoran Cottonwood Willow Riparian Mesquite Bosque Elephant Tree Woodland Crucifixion Thorn Woodland Allthorn Woodland Arizonan Woodland Southern California Walnut Forest Mainland Cherry Forest Southern Bishop Pine Forest Torrey Pine Forest Desert Mountain White Fir Forest Southern Dune Scrub Southern Coastal Bluff Scrub Maritime Succulent Scrub Riversidean Alluvial Fan Sage Scrub Southern Maritime Chaparral Valley Needlegrass Grassland Great Basin Grassland Mojave Desert Grassland Pebble Plains Southern Sedge Bog Cismontane Alkali Marsh

- S1.2 Southern Foredunes  
Mono Pumice Flat  
Southern Interior Basalt Flow Vernal Pool
- S2.1 Venturan Coastal Sage Scrub  
Diegan Coastal Sage Scrub  
Riversidean Upland Coastal Sage Scrub  
Riversidean Desert Sage Scrub  
Sagebrush Steppe  
Desert Sink Scrub  
Mafic Southern Mixed Chaparral  
San Diego Mesa Hardpan Vernal Pool  
San Diego Mesa Claypan Vernal Pool  
Alkali Meadow  
Southern Coastal Salt Marsh  
Coastal Brackish Marsh  
Transmontane Alkali Marsh  
Coastal and Valley Freshwater Marsh  
Southern Arroyo Willow Riparian Forest  
Southern Willow Scrub  
Modoc-Great Basin Cottonwood Willow Riparian  
Modoc-Great Basin Riparian Scrub  
Mojave Desert Wash Scrub  
Engelmann Oak Woodland  
Open Engelmann Oak Woodland  
Closed Engelmann Oak Woodland  
Island Oak Woodland  
California Walnut Woodland  
Island Ironwood Forest  
Island Cherry Forest  
Southern Interior Cypress Forest  
Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes  
Active Desert Dunes  
Stabilized and Partially Stabilized Desert Dunes  
Stabilized and Partially Stabilized Desert Sandfield  
Mojave Mixed Steppe  
Transmontane Freshwater Marsh  
Coulter Pine Forest  
Southern California Fellfield  
White Mountains Fellfield
- S2.3 Bristlecone Pine Forest  
Limber Pine Forest

February 9, 2004  
Mona McGuire De Leon, AICP  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, CA

RECEIVED  
FEB 18 2004

RE: Notice of Intent to Prepare a Draft Environmental Impact Report for the proposed Sports Park at Willow Spring Gulch:

Although there are other important issues, I will address just the environmental ones.

*Hereafter "document" will be doc; "Potentially Significant Impact" will be PSI; "Potentially Significant Impact Unless Mitigation Incorporated" will be PSIUM; "Less than Significant Impact" will be LSI; "no Impact" will be NI.*

Although it would seem that the document is extensive, there are environmental issues that need to be address:

Page 1, AESTHETICS:

- a) the doc states that there would be LSI on a "substantial adverse effect on a scenic vista". How can you scrape away the second tallest hill there without an impact on the scenic quality?
- c) (the same as above)

Page 2, BIOLOGICAL RESOURCES:

a through d:

Although the doc recognizes this project would have PSI effect on the riparian habitat and other natural communities, as well as the wetlands and the fish and wildlife there, there is no possibility of mitigation for these potentially significant environmental losses because there is no other vacant area in the Long Beach area that could replace such an environmentally important site!

- e): There are local policies and ordinances protecting biological resources such as trees, so this issue should be PSI rather than LSI.

Page 4, item e: The "safety hazard for people residing or working in the project area" should be PSI as this is a much-used takeoff and landing area.

VIII. Hydrology and Water Quality:

item c) is listed as LSI when it should be PSI because there is a spring on the property—and grading over it and filling it would certainly alter the course and existence of it.

Page 7:

XVI. Utilities and Service Systems:

- c). Listed as LSI: this should be PSI because constructing a new stormwater drainage facility or expansion of existing facilities would most certainly cause significant environmental effects!

Page:

XVII. Mandatory Findings of Significance:

- c) Listed as LSI. This project would have environmental effect on humans indirectly because a better use for this area would be returning it to its natural state (a thriving wetlands) so that people could enjoy the nature that once was and still is there.



In conclusion: If this project were to be built on this location, there would be too many important negative environmental impacts that could not be mitigated.

A better location (that would not involve so much environmental destruction to habitats and wildlife) is the Boeing property. Please give this serious consideration before more irreplaceable open space is destroyed.

Thank you.

A handwritten signature in black ink, appearing to read "Lou Anna Denison". The signature is fluid and cursive, with the first name "Lou" being particularly prominent.

Lou Anna Denison  
6931 E 11 TH. ST  
Long Beach, CA 90815



LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

TELECOPY COVER SHEET

DATE: 2/19/04

TIME:

TO:

Name: Angela Reynolds

Agency: City of Long Beach

Telephone No.: (562) 570-6357

Telecopier No.: (562) 570-6068

FROM:

Name: Timothy Chen

Division: Land Development Division

Telephone No.: (626) 458-4921

Telecopier No.: (626) 458-4949

NUMBER OF PAGES (including cover sheet): 3

REMARKS: Conditions for Long Beach Sports Park



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREET  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION -- GRADING AND DRAINAGE UNIT**

February 19, 2004

LSA Associates, Inc.

Attention: Mona McGuire De Leon

RE: Long Beach Sports Park

We have reviewed Notice of Preparation for a Draft Environmental Impact Report for the Long Beach Sports Park project located in the City of Long Beach. The proposed project consists of the construction of a pay-for-play sports park, youth golf center, and the creation of a commercial parcel on a 55.5 acre site. We offer the following comments:

We recommend that the applicant submit a Drainage Concept/SUSMP report to Land Development Division for review and approval. We also recommend that a copy of the Drainage Concept/SUSMP report, once approved, be included in the Environmental Impact Report.

The Drainage Concept/SUSMP report should provide sufficient information to determine what drainage impacts, if any, the project may have towards Los Angeles County facilities. Walnut Spring Drain and California Avenue Bowl (retention basin) are both located on the project site and both maintained by Los Angeles County. The analysis should address increases in runoff, any change in drainage patterns, treatment method proposed for SUSMP regulations (label location of SUSMP device and Qpm on drainage concept plan), and the capacity of storm drain facilities.

Please call me at (626) 458-4921 if you have any questions.

Timothy Chen  
Senior Civil Engineering Assistant



**COUNTY OF LOS ANGELES  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION - DRAINAGE AND GRADING UNIT**

**DRAINAGE CONCEPT**

**Submittal requirements:**

Drainage concept submitted for review to Land Development Division must be prepared by a Registered Civil Engineer and shall include, but not be limited to, the following:

1. A minimum of two sets of drainage maps for the development including all off-site contributory drainage areas. The on-site drainage map must be of a scale of not greater than 1" = 100'. The off-site drainage areas may be submitted as a separate map and must be of a scale of not less than 1" = 1,000'. The following information must be shown on all maps:
  - a. Civil Engineer's "wet" signature, stamp, and expiration date.
  - b. Title block must read "Drainage Concept for \_\_\_\_\_".
  - c. Location map.
  - d. North arrow and scale.
  - e. Table showing the hydrologic design data (i.e., storm frequency, rainfall depth, soil type, DPA zone, burn factor, bulking factor, percent imperviousness, etc.)
  - f. Proposed and existing drainage patterns.
  - g. Proposed and existing drainage devices and storm drain improvements identified by number or name, including the design Q and tributary area for each existing drain.
  - h. Street locations, names, proposed slopes, and typical sections.
  - i. Adequate topography to support the area boundary determinations.
  - j. Show and label boundaries and acreages for each subarea. Subarea boundaries should be distinctly outlined in color.
  - k. Existing ridge lines.
  - l. Main line, lateral and inlet design Qs and Qs for each subarea.
  - m. Time of concentration (tc) for each subarea.
  - n. Bulked Q's, clear water Q's, and debris potential volumes for debris producing areas, in accordance with LACFCD debris criteria.
  - o. Show and label SUSMP device type and Qpm.
  
2. A minimum of two sets of calculations, including all assumptions and physical data, as required below.
  - a. Civil Engineer's "wet" signature, stamp, and expiration date.
  - b. Q calculations and time of concentration must be done in accordance with the LACFCD Modified Rational Method (depth method).
  - c. Flowrates for small watersheds up to 10 acres may be taken from the "Capital Flood Qs for Small developed Drainage Areas" chart.
  - d. A 7-day percolation test and pre and post development drainage analysis are required to determine Delta Qs and Delta Volumes in the Acton and/or Antelope Valley areas.

RECEIVED  
FEB 20 2004

LSA Associates, Inc.  
20 Executive Park  
Suite 200  
Irvine, CA 92614 4731

Dear LSA Associates:

Please make sure that the EIR for the proposed sports park in Long Beach does an exhaustive study of the many endangered wildlife species that inhabit the area. These species include the Peregrine Falcon and sharpshinned hawk, as well as the great horned owl and barn owl. Raptors are numerous in the area. In addition, the Southern Tar Plant, an endangered species and the short tailed slender salamander are other endangered species found on the site. Please add me to your notification list and send me a copy of the EIR.

Respectfully,  
Dave Hall



Mr. David Hall  
1047 Chestnut Ave.  
Long Beach, CA 90813



LONG BEACH

T R A N S I T

PO Box 731  
1963 E. Anaheim Street  
Long Beach Ca 90801-0731  
Phone: (562) 591-8755  
Fax: (562) 218-1994  
[www.lrbtransit.com](http://www.lrbtransit.com)

RECEIVED  
FEB 23 2004

February 18, 2004

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

Dear Ms. Mona McGuire De Leon,

Enclosed are the responses to the questionnaire pertaining to the Long Beach Sports Park Project and how the project will affect our ability to provide transportation services.

We are also enclosing a Long Beach Transit Route and Schedule Guide and a Long Beach Transit System Map for your convenience. We hope this information will aid in the project to be completed as efficiently as possible.

Please do not hesitate to contact us if you have additional questions.

Sincerely,

Richard Stillwell  
Service Development Manager

## **Response Sheet: Long Beach Sports Park**

Long Beach Transit  
1963 East Anaheim Street  
Long Beach, CA 90807

Item:

1. Line 7, Orange Avenue and Line 60, Atlantic Avenue (Routes 61, 62, 66). Line 7 operates immediately adjacent to the Sports Park and Line 60 Atlantic offers service .2 of one mile west of the proposed Sports Park, which is within national standards for acceptable walking distances, within urban areas, to bus stops. Line 7 provides 74 trips on weekdays and 48 trips each on Saturday and Sunday. Line 60 Atlantic offers 178 trips on weekdays and 128 trips each on Saturday and Sunday. Line 100, Routes 101 and weekday 103 also operate on Atlantic Avenue between Carson Street and Willow Street (Transit Guide and System Map enclosed).
2. There are no current plans for service expansion on these lines or any other line in the immediate area of the Sports Park. Services are demand based. Weekend schedule maintenance issues are being discussed for Line 7. These issues will not impact current schedules or frequency, but deal with service quality issues.
3. Peak loads and load standards determine frequency of service.
4. Historically, parks and recreational facilities have not been major transit generators in the City of Long Beach. Long Beach Transit could absorb modest increases in ridership on current routes without a negative impact. By the nature of the development, most major activities or events may occur in the off-peak travel times, which would allow for additional capacity.
5. Long Beach Transit would request that the City of Long Beach improve access to the Sports Parks by providing adequate and accessible bus stops. Long Beach Transit has approximately 2,400 bus stops of which only 10 are not accessible under ADA. Three of these non-accessible bus stops are immediately adjacent to the Sports Park. These bus stops are located on Orange Avenue at 29<sup>th</sup> and 28<sup>th</sup> Streets, southbound, and at 28<sup>th</sup> Street, northbound (may be located in the City of Signal Hill).

Persons accessing the Sports Park from Atlantic Avenue will need to utilize current bus stops at Willow Street, Patterson Street, or Columbia Street, northbound, or Columbia Street, 27<sup>th</sup> Street, or Willow Street southbound. Columbia Street does not currently connect with California Avenue. The addition of north and southbound accessible bus stops at Spring Street would help to provide access to the Sports Park from the Spring Street corridor.

Southbound traffic on Orange Avenue during AM and PM peak periods typically queues up well beyond the planned entrance to the project. Southbound traffic flow is reduced

from 2 lanes to 1 lane south of Spring Street, and extremely long traffic light sequences at Willow Street are contributing factors to the backup. Northbound traffic is not affected here, as the road widens to 2 (two) lanes approximately 50 yards north of 28th Street. Increased vehicular traffic to the Sports Park could contribute to additional transit delays. Whatever mitigations could be afforded to help increase traffic flow thru this area would be helpful.

6. Please find Long Beach Transit Guide and system map enclosed. Please address any further need for information to Richard Stillwell, Manager Service Development or call: 562.591.8753



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

February 20, 2004

RECEIVED

FEB 23 2004

Dear Mona McGuire De Leon,

I am writing this letter in response to the Notice of Preparation (NOP) for the proposed Long Beach Sports Park. There are several concerns that I wish to see LSA and the City of Long Beach to address regarding this site:

According to the NOP there are no significant cultural resources that would be affected. Archeological site LAN-351 (part of the village of Ahwaangna) is approximately two blocks away and reason to suspect that there will be resources found on the proposed site. **A more thorough search needs to be done regarding archeological resources.**

The NOP also states that there is potential for significant impact of biological resources including wetlands under Section 404 of the Clean Water Act. **Further study of the wetland area, including the viability of the historic spring must be done in order to protect this important resource.** The supposed *small size and isolation* of the wetland does not diminish its importance, in fact, it significantly increases its importance as a biological resource.


The NOP also states that there is potentially significant impact to wildlife species, specifically Red-tailed Hawks and Loggerhead Shrikes protected under the federal Migratory Bird Treaty Act.

The NOP also identifies Species of Special Concern on the site. Loggerhead Shrike and Sharpe-shinned Hawks have been observed

Due to the fact that such significant biological resources will be disturbed I request that the City of Long Beach consider the option to place the Sports Park in a less critical area. This would leave the area to be restored as a wetland and protected habitat for species of special concern found there.

I look forward to receiving your response to my concerns and would like to be kept informed of any decisions made regarding this development.

Regards,

  
Stacy Thompson  
8733 Sierra Madre Ave.  
Rancho Cucamonga  
CA 91730



CALIFORNIA STATE UNIVERSITY, LONG BEACH

---

DEPARTMENT OF ANTHROPOLOGY

RECEIVED  
FEB 24 2004

February 20, 2004

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

Dear Ms. De Leon,

I am writing about the planned DEIR for the Long Beach Sports Park between Willow Street, Orange Avenue, Spring Street, and California Avenue.

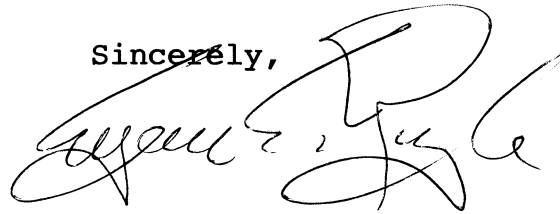
Although this seems to be a blighted industrial area, the site contains a designated wetland with special biological significance, containing numerous native birds, plants, and animals. There are also historical and archaeological considerations. The site is near the historical train station of Willowville, an early Long Beach community (near the present Willow Street Blue Line Stop). It is also in the general vicinity of where McCawley located the Tongva village of 'Ahwaanga (The First Angelinos, p. 56, 69). A registered archaeological site (LAN-351) is on or near the site. A nearby spring fed a stream, which flowed into the Los Angeles River. Clearly, the historical and cultural significance of the site needs to be more thoroughly investigated, as does the biological significance.

Although you are cited the enclosed article (from the Downtown Gazette) as stating that research had not uncovered any historical site information on the property, I hope you will investigate the matter more thoroughly and gather oral histories from local residents, previous owners, and others who may have relevant information (some of whom are mentioned in the article). Also, a survey by a competent archaeologist seems in order, in view of the comments of Linda Gonzales.

Visiting the site for the first time a few weeks ago, I spoke to a local resident who regularly takes walks in the area for recreation purposes. He told me that the man that checks the oil rigs in the evening has a lot of information about the history of the site. Leads such as this need to be pursued for a full understanding of the site and its significance.

I look forward to receiving a copy of the Draft EIR which will contain a full investigation of the historical, archaeological, and ethnohistorical significance of the site, as well as its biological and recreational importance.

Sincerely,

A handwritten signature in black ink, appearing to read "Eugene E. Ruyle". The signature is fluid and cursive, with a large, prominent "R" and "L".

Eugene E. Ruyle  
Professor of Anthropology, Emeritus

Enclosure

cc:

Amy Bodek, Manager  
Community Development Department  
City of Long Beach

# Proposed Sports Park Site Brings Opposition From Some

By Harry Saltzgaver  
Executive Editor

Environmental activists and a member of the Puvugna Native American tribe served notice Monday night that they will fight plans to build a sports park on land bordering Signal Hill and the Long Beach and Sunnyside cemeteries.

The occasion was the "scoping" meeting for the draft Environmental Impact Report for the project. The city already has paid LSA Associates, Inc., nearly \$2 million to conduct studies in preparation for the report, which is required before any construction can begin.

The site is between Orange and California avenues and Spring Street and the municipal and Sunnyside cemeteries. It is an active oil drilling site, with 10 active and seven idle wells. Much of the property has been abandoned over the years after industrial uses.

The city has purchased most of the land and is in negotiations to buy the rest. Plans call for a pay-to-play sports park with softball and soccer fields, volleyball courts, two indoor soccer facilities and other amenities. A separate golf training center is planned on the southwest corner of the site.

At Wednesday's meeting, which was designed to help set the scope of the draft EIR, several of the city's better-known environmental activists attended to say they thought the site should be restored as a natural park. Don May, chair of Earth Corps, first argued that the property was a toxic waste dump, then said that there were several endangered species of wildlife and plants on the property.

Mays first questioned the report of Dr. Susan Mearns of Mearns Consulting, who was in charge of the soil analysis for the site. Mearns said her firm had taken 450 soil samples at depths from one foot to 90 feet, all under the guidance of federal and state Environmental Protection Agency officials. She said that the site itself had proven safe under the most stringent standards.

"What you are saying is contrary to all I've seen and heard at the site," May said. "It is a toxic dump in the upper third of the site. Isn't it a Superfund site?"

Mearns stood by her findings, saying she had walked all 56 acres of the site, as had EPA representatives. May was asked to submit any firm data he had

(Continued on Page 7)



**RIGS TO RECREATION?** The oil rigs pictured here could soon be replaced by a sports park. The Puvugna tribe would like to see it restored to its original environment. —Photo by Harry Saltzgaver

## Sports Park

(Continued from Page 3)

so it could be part of the EIR.

May also took issue with biologist Art Homrighausen when the LSA Associates employee said there were no endangered species on the property. May listed a number of raptors, mice and plant types he said were at least "species of special concern," and challenged Homrighausen's study methods. That complaint was echoed by Ann Cantrell, a neighborhood activist who led the opposition nearly a decade ago to locating the sports park in a portion of El Dorado Park.

Linda Gonzales objected to the plan from a historic perspective. Gonzales said she was a member of the Puvugna tribe, and that the hillside clearly was the site of one of the tribe's ancestral villages.

"There was a freshwater spring there, and that means there was a village there," Gonzales said. "Shell midden (fragments) is there, which means the Puvugna came there to eat."

"You are going to grade down to 60 feet, and you are going to find bodies when you do. Where there was a village, there are burial sites."

LSA Associates' lead consultant, Mona McGuire De Leon, said that research had not uncovered any historical site

information at the property. Gonzales said there was written evidence of a village, and suggested that the team search at the Huntington Library.

May said the spring now buried at the site was the original water source for Long Beach, making the area historic in its own right. Other audience members said the site should be restored as wetlands or a natural park, moving the sports park plan elsewhere.

"I'm ashamed to admit, I had not been on this land until December," Cantrell said. "I had taken everyone's work that it was a degraded, worthless piece of property. That was until I walked the site. There is

a great natural resource there that should be preserved."

City Project Manager Amy Bodek and De Leon both emphasized that the EIR process, particularly in regards to fulfillment of the California Environmental Quality Act (CEQA) had just begun. They asked that comments about the scope of the study or specific concerns be sent no later than Feb. 27 to De Leon at LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.

Bodek said that the current timeline calls for a draft EIR to be ready to circulate by late spring or early summer. Hearings on the final EIR should start this fall.

### 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

FOR MORE INFO.

Gene Ruyke 562 438-6505  
eruyke@csulb.edu



**ARCO TERMINAL SERVICES CORPORATION**  
A member of the BP Group of Companies

1300 Pier B Street  
Long Beach CA 90813  
Phone: (562) 499-2216  
Fax: (562) 499-2300

Rob Streed  
Senior Right of Way Agent

February 24, 2004

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

RECEIVED  
FEB 25 2004

Re: Proposed Long Beach Sports Park

Dear Ms. DeLeon:

We recently received notice of the preparation of a Draft EIR for the captioned project. Earlier versions of the project included a pipeline/utility corridor area along the southerly twenty feet of the sports complex, immediately north of the cemetery. ARCO Terminal Services Corporation has intended to relocate its pipeline, which currently crosses the proposed sports complex, into that easement area if the project is ultimately approved and constructed.

One of the drawings (labeled Figure 3) we received in the most recent notice concerning the development of the complex would appear to be the logical place for any reference to a proposed pipeline/utility corridor, but there is no such reference.

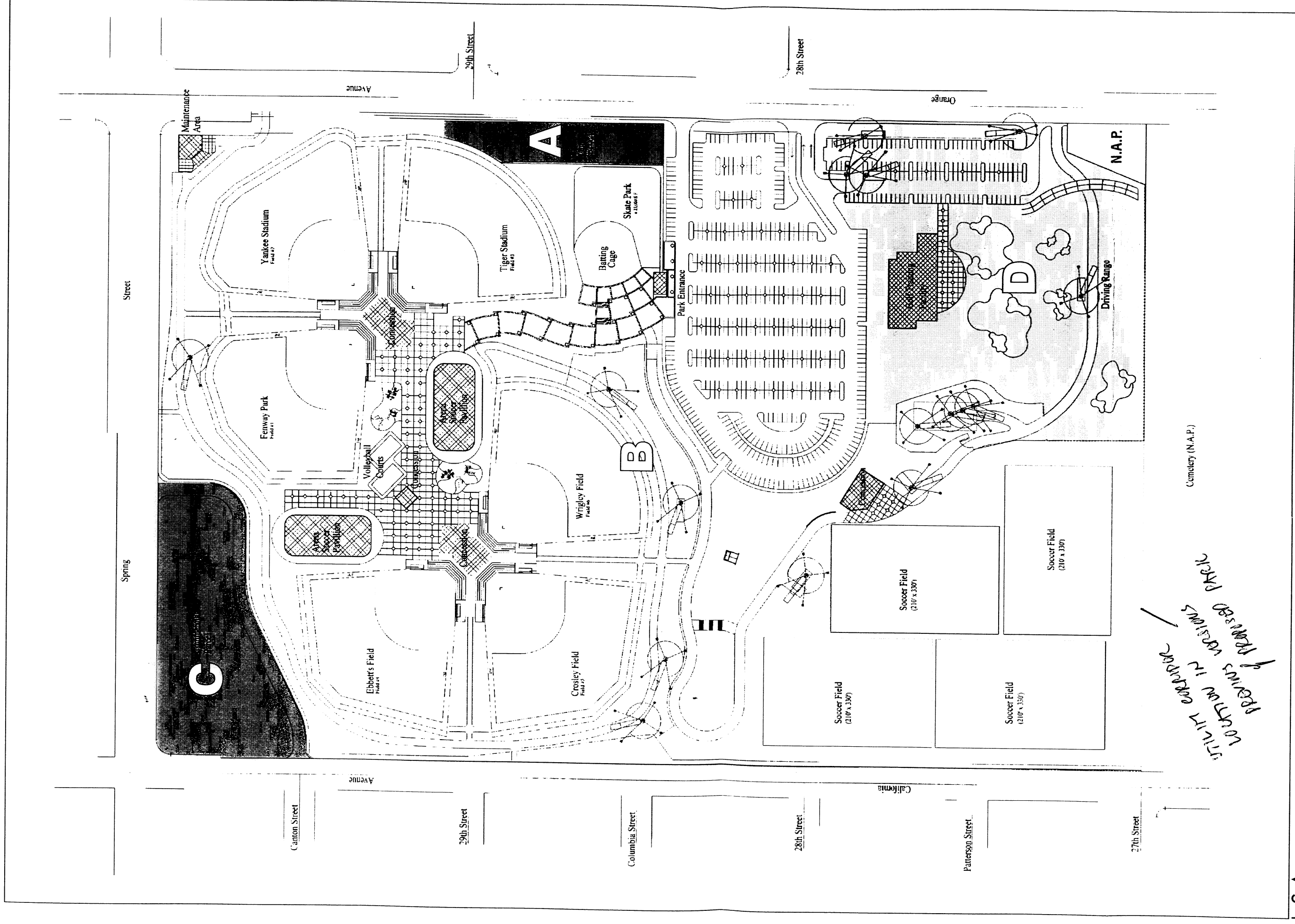
If the proposed utility corridor has been deleted from the project plans, we respectfully request that it be restored to the plan. If it remains part of the plan, but was omitted from the drawing for some reason, please advise.

Thank you for keeping us apprised of the project status. We will need to coordinate our pipeline relocation with the rest of the project, so will appreciate being informed as to any revisions to the plan, and of any rough construction schedules that may develop.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rob Streed', written over a horizontal line.

Rob Streed  
Sr. Right of Way Agent



*STREET CORRIDOR  
 VARIATION IN  
 PERMITS VERANDA  
 OF PARKS PARK*

LSA

LEGEND

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

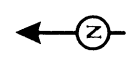
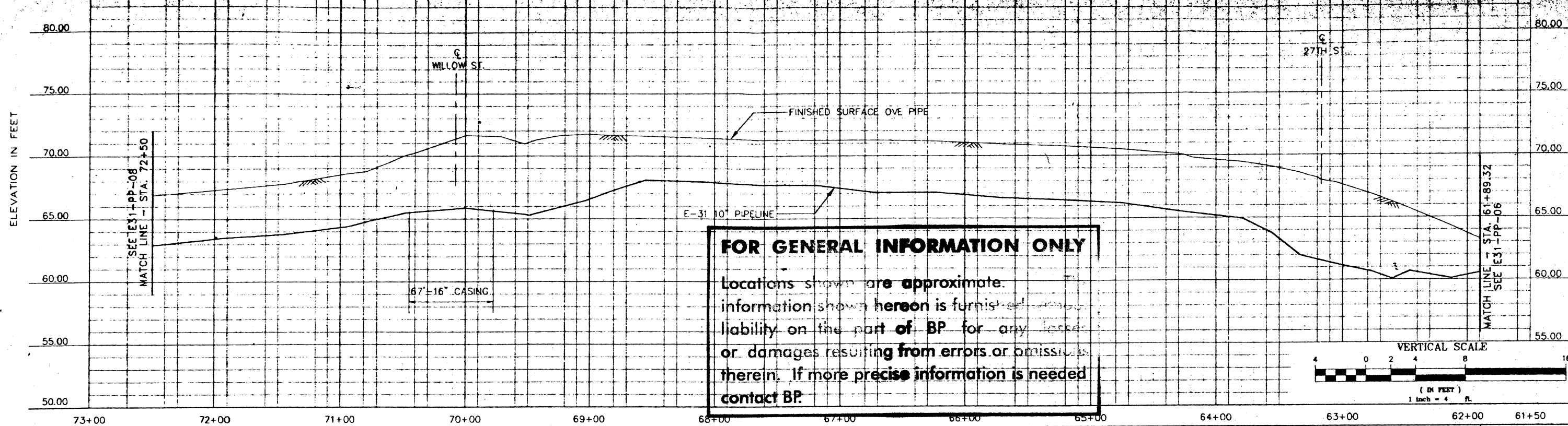
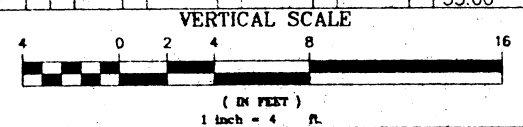


FIGURE 3

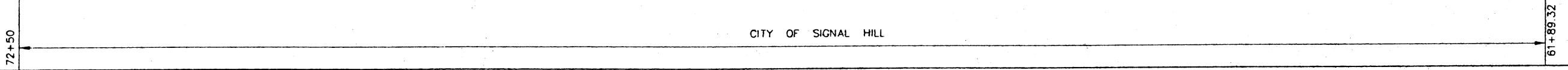
PROFILE



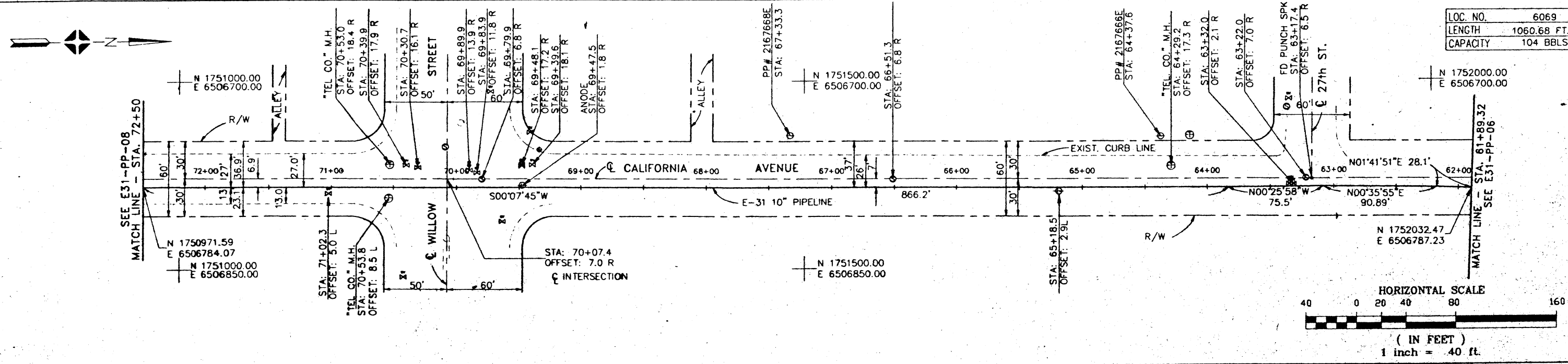
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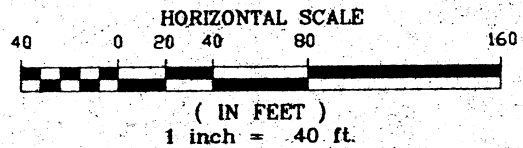
R/W OWNERSHIP



PLAN DRAWING



LOC. NO.	6069
LENGTH	1060.68 FT.
CAPACITY	104 BBLS



ENGINEERING DATA

10" O.D. - 0.365" W.T. \*  
 R.W. \* - SOMASTIC COATING

**NOTES:** \* = ASSUMED DATA  
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REV	DATE	BY	REVISIONS
0	9/93		

**ARCO TERMINAL SERVICES CORPORATION**  
 5800 Cherry Ave., Long Beach, Calif. 90805

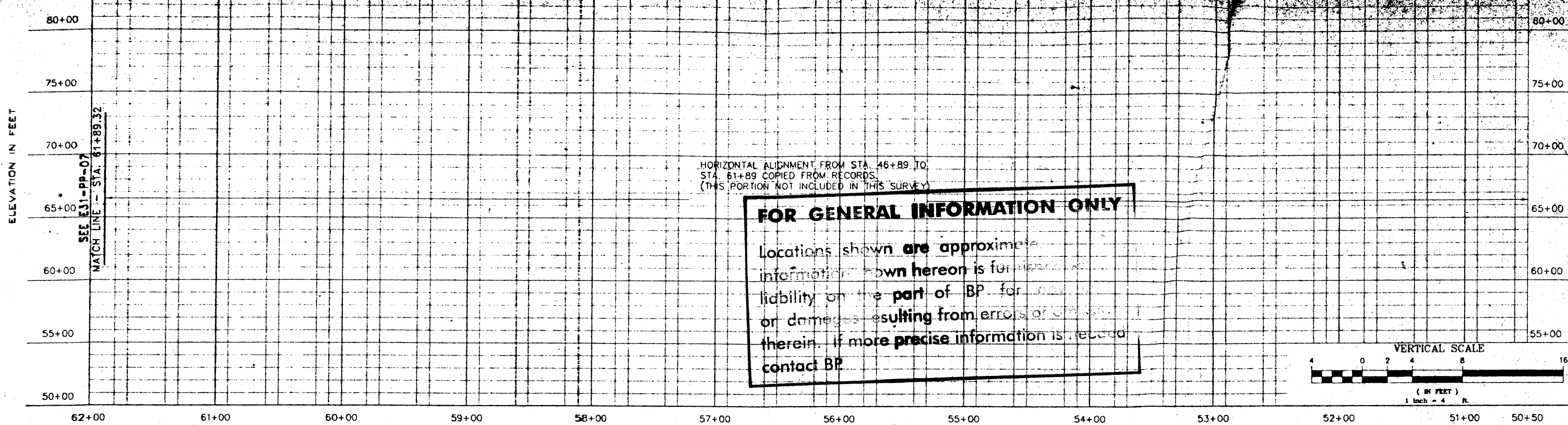
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 10" E-31"  
 FROM JUNIPERO BOX TO BURNETT BOX

**E31-PP-07**

DWG. NO.	DESCRIPTION
	REFERENCE DRAWINGS



PROFILE

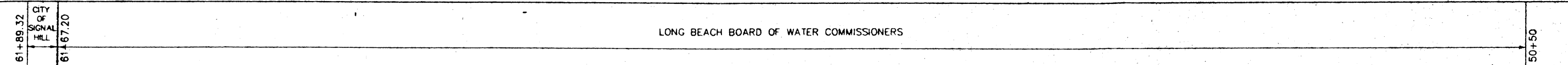


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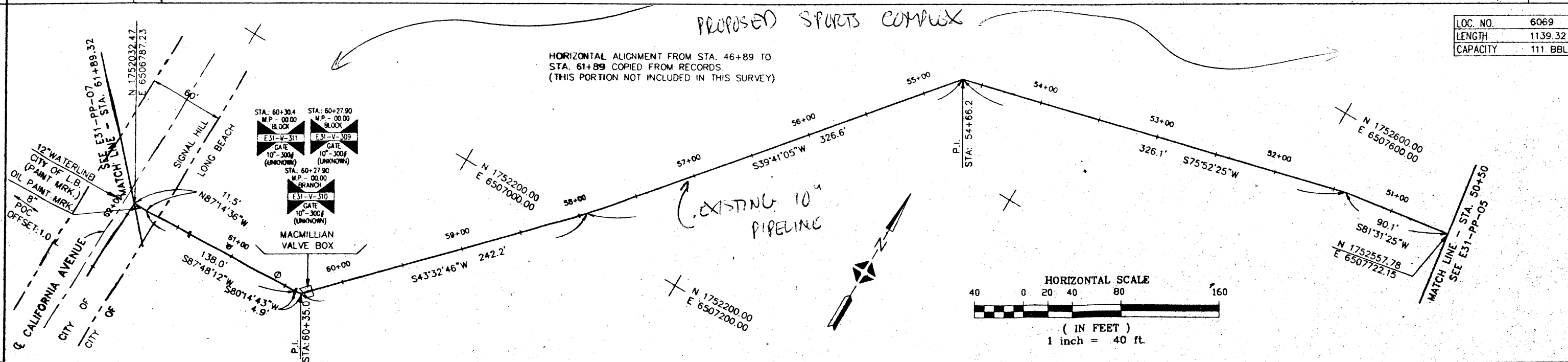
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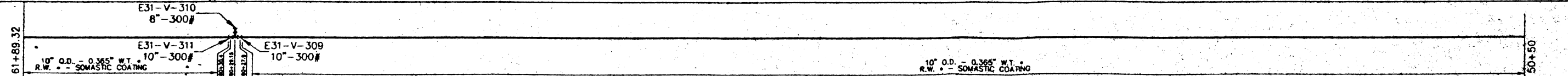


PLAN DRAWING



LOC. NO.	6069
LENGTH	1139.32
CAPACITY	111 BBLS

ENGINEERING DATA



NOTES: \* = ASSUMED DATA

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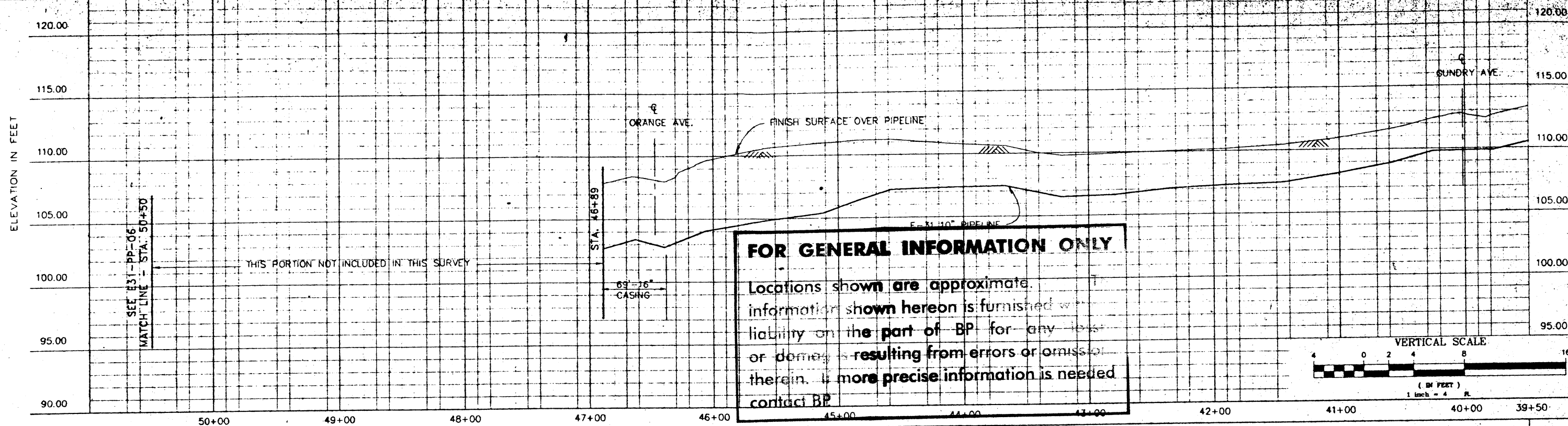
**ARCO TERMINAL SERVICES CORPORATION**  
5800 Cherry Ave., Long Beach, Calif. 90805

PIPELINE SYSTEM ATLAS  
10" E-31  
FROM JUNIPERO BOX TO BURNETT BOX

**E31-PP-06**

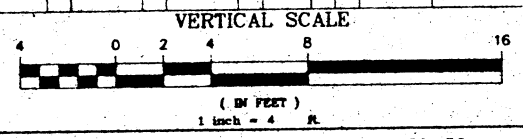
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PROFILE

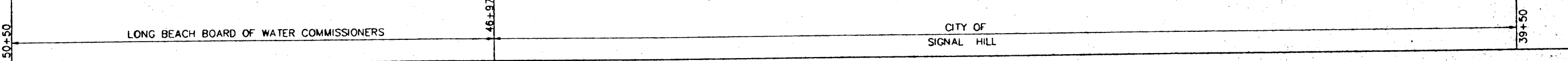


**FOR GENERAL INFORMATION ONLY**

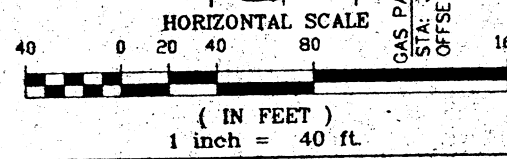
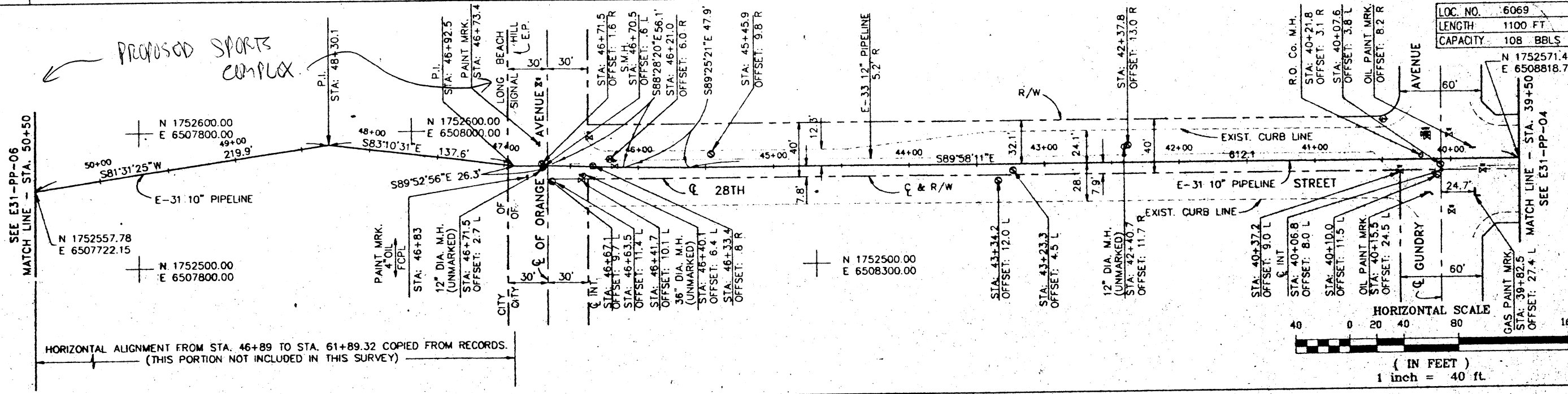
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R/W OWNERSHIP



PLAN DRAWING



ENGINEERING DATA

10" O.D. - 0.365" W.T.\*  
R.W. - SOMASTIC COATING

**NOTES:** \* = ASSUMED DATA

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REV	DATE	AFC	REVISIONS
0	9/93		

**ARCO TERMINAL SERVICES CORPORATION**  
5900 Cherry Ave. Long Beach, Calif. 90805

PIPELINE SYSTEM ATLAS  
10" E-31  
FROM JUNIPERO BOX TO BURNETT BOX

**E31-PP-05**

DWG. NO.	DESCRIPTION
	REFERENCE DRAWINGS

JFA CM DME  
DWN ORA TDRAT PRO MGR B.U.  
CHK APP MGR APPROV

LSA Associates

## COMMENT SHEET

## PROPOSED LONG BEACH SPORTS PARK PROJECT

Please use the space below to provide comments on the proposed Long Beach Sports Park project, including key issues that should be addressed in the draft Environmental Impact Report. This form should be completed and returned to the address on the back. All comments must be received no later than Friday, February 27, 2004.

## PLEASE PRINT

Regarding the proposed Long Beach Sports Park Project, while I am in favor of expanding the recreation facilities in Long Beach, I am not in favor of using this particular site. As an elementary teacher in the downtown area I am continually amazed by my students' lack of knowledge and experience regarding the natural features of the city they live in. Recently, I began to teach a unit on the Native Americans who lived here and I started the unit with a lesson on geography and natural features. Asking my students to imagine rivers, streams, and wetlands was simply impossible. They had no idea what I was talking about although, ironically, they live within 1 to 2 miles of the last remaining wetlands in Long Beach. I think it is a shame to destroy this land to build a costly sports park, a pay-to-play facility that most of the neighborhood probably couldn't afford to use anyway. This area shouldn't be destroyed, it should be restored and enjoyed. The city needs to find a better, and more appropriate area for a sports park.

Please provide your mailing address below.

1327 Argonne Ave  
Long Beach, CA  
90804

Check the box if you wish to be added to the project mailing list.

Sincerely,

Leslie Bulum

Please print your name above

### COMMENT SHEET

## PROPOSED LONG BEACH SPORTS PARK PROJECT

Please use the space below to provide comments on the proposed Long Beach Sports Park project, including key issues that should be addressed in the draft Environmental Impact Report. This form should be completed and returned to the address on the back. All comments must be received no later than Friday, February 27, 2004.

PLEASE PRINT

Regarding the proposed Long Beach Sports Park Project, I believe that the  
city's usage of one of CB's last open spaces should  
be as it was before the major expansion of the city.  
If the wetlands can be restored, go that route.  
There aren't too many wetlands remaining in SE  
LA County/NW Orange County and they need to be preserved  
for future generations. Additionally, for urban  
residents, a natural park-like setting where community  
members can enjoy the setting and themselves needs  
to be explored. I believe that while the sports park  
has its merits, the costs to clean, develop, maintain  
and secure the site are too much. If the city is really  
on a \$100 million+ budget deficit, how are we going  
to pay for the proposed park? Isn't there another parcel  
that can be used? It seems that the proposed site  
would require an immense amount of money to bring it  
to fruition. My suggestion is to find a more suitable  
site and develop it when the economic conditions  
can support such a large expenditure.

Please provide your mailing address below.

3101 E. MARIQUITA  
LB, 90803

Check the box if you wish to be added to the project mailing list.

Sincerely,

Jason Penoyer

Please print your name above

## Mona Deleon

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**From:** Nicholas Bulum [nickbulum@yahoo.com]  
**Sent:** Friday, February 27, 2004 2:16 PM  
**To:** mona.deleon@isa-assoc.com  
**Subject:** Proposed Sports Park Complex

Dear Ms. DeLeon:

I have many concerns about the Sports Park being proposed in this location. Providing answers to the following questions within the Draft EIR would greatly assist in my and, I'm sure, everyone's understanding of the complexities of choosing this site for the proposed use.

### General Questions:

When was the decision originally made to locate the sports park at this site? Whose idea was it?

How much was it originally projected to cost?

Has anything new been learned about the site since the decision was made? If so, what (in general terms)?

Do any of the new findings add costs to the project that weren't initially anticipated?

How much is it expected to cost now?

How much would a similar project cost on a flat, unpolluted site with no active oil wells?

Can you provide a cost-benefit analysis between the project on this site and the project on an optimal site?

Wasn't there supposed to be a feasibility study to go along with the EIR? Did the City pay for a feasibility study already?

How much has the City already spent on this EIR process and related studies for this project? Where did the funding come from?

What City officials have previously gone on record singing the praises of this site for this use?

How impacted by adult and youth leagues are the nearest ball fields at Veterans and Martin Luther King, Jr. Parks?

### Revenues/Operator Questions:

How much of the sports park revenue will the city be receiving? How much will go to the operator? Will public money be used to set this operation up for private gain on public property?

How many employees will the sports park have? What will be their average wage? Will they all be provided with health benefits?

How much revenue has this property generated since it was City-owned?

Ecological Questions:

Do the residents of the western half of Long Beach deserve their own Nature Center?

What other vacant sites in the City have as many natural amenities as this one?

How many trees would be removed by the project? How many species of plants and animals will be exterminated through the grading of the site?

What other locations in Long Beach have the biodiversity that is present here, other than the nature center at El Dorado Park?

What is the current extent of the ecosystem based around the old reservoir?

Where else do black willows grow in the City?

What is the total number of native plant & animal species present on the site?

Where else in the City can you see red-tailed hawks, red-shouldered hawks, sharp-shinned hawks, Cooper's hawks, American Kestrels and barn owls from the same location? Why is there such a concentration of these raptors at this site? Where will they go if it is destroyed?

Does the City have a policy of restoring riparian habitats? Is it being followed in this case?

Historic Questions:

When was the reservoir built? What significance does this site have to the early water development history of the City?

Is there a connection between the names of the nearby streets Spring and Willow and this site?

What is the relationship between the historic 'frogpond' area currently occupied by Memorial Hospital and this site?

When were the oil tanks built?

What was the stream used for during the early days of oil operations?

How much oil has been removed from the site since it was first discovered here?

What is the history of the site prior to it being an oil field?

Prehistoric Questions:

What do the shells in the soil on the hilltop mean? Where was the nearest Native American village?

Would Native Americans have used the former stream as a water source?

What significance would an artesian spring have held to Native Americans of the local culture?

Topographic Questions:

Why is it necessary to lower the hill by 30 feet?

Why is a 'Golf Learning Center' more important than a scenic vista?

What are the highest elevations in Long Beach? How does this site compare to them?

In what other locations in the City of Long Beach can you get as expansive a view as that currently offered on the hilltop on the site?

What will be done to protect the cemetery from the proposed adjacent retention basin? How much will such protection cost?

What parts of the site are subject to liquefaction?

Is it possible that there are unmarked graves on the site, adjacent to the potters field section of the City cemetery?

Pollution Questions:

How did this site get so polluted? Why was it allowed? Who was responsible for preventing it? Who is responsible for cleaning it up? Has anyone ever been cited for illegal dumping on the site? If not, why?

Why hasn't the city cleaned up all the dumped items strewn across the site?

How much revenue does this property currently generate for the City through oil production taxes and ground leases? Why hasn't at least some of this revenue been used to start cleaning up the site already?

What is the state of the first aquifer below the site? What about the ones below that?

Please give a layman's overview of the history of pollution testing on the site and the results. How have the findings and perceptions changed over time?

Ms. DeLeon, I know these are a lot of questions, but anyone preparing an adequate Environmental Impact Report would certainly have the knowledge and background necessary to answer them easily.

Thank you for the opportunity to give input into this process, for showing concern for the tiny remnants of Long Beach's once-vast natural habitats, and for keeping the best interests of Long Beach citizens of all economic and social backgrounds in mind.

I look forward to hearing from you.

Sincerely,  
Nicholas Bulum  
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Long Beach, CA 90804  
562-986-9928  
nickbulum@yahoo.com

**Mona Deleon**

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**From:** Richard May [frogpond42@yahoo.com]  
**Sent:** Friday, February 27, 2004 3:37 PM  
**To:** mona.deleon@lsa-assoc.com  
**Cc:** district7@ci.long-beach.ca.us; baker@ci.long-beach.ca.us  
**Subject:** Written response to proposed Long Beach Sports Park Draft EIR Scoping meeting

Feb. 27, 2004

Dear Mona,

I am writing you with my comments regarding the proposed "pay-to-play" sports complex in Long Beach. I have attached the relevant document with my comments and questions. Thank you in advance for your consideration and response to my concerns.

Faithfully,  
Richard May

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Email: caramellow2002@yahoo.com

Mona McGuire De Leon,

LSA Associates, Inc.,  
20 Executive Park, Suite 200  
Irvine, CA 92614-4731

## Written Response to the Proposed Long Beach Sports Park Draft Environmental Impact Report Scoping Meeting

### Analysis on scope and content of the N.O.P.: DEIR

#### I. General comments:

I attended the Scoping meeting on Monday February 9, 2004 and am taking this opportunity to respond in writing to the many items of the NOP with which I take exception. I asked some of my questions at the meeting, but due to the general nature of, and lack of recording at the meeting I wanted to specifically address each issue, item by item in section II.

A "Big League Dreams" pay-to-play sports complex is a generally bad concept. Completion of this project at this site would negatively impact the city financially, environmentally and culturally.

I researched the average league cost of a "Big League Dreams" season and I compared it to what I pay now as a member of the Long Beach Adult Softball League team the "Sloshers". I currently pay \$20 a season for year-round softball, for a total of \$80. At "Big League Dreams" there will be a total of six (6), eight-week seasons at \$60 a season. This is a \$400 increase, representing a 450% increase in fees, and further, this does not even include admission to the park for each and every game.

On the website, Big League Dreams quite boldly posts this message: **NO COOLERS OR CONTAINERS OF ANY KIND ALLOWED**, along with a promise to strictly enforce their rules. I, my teammates, and other teams bring our own beverages to our games (supporting the small, local stores and therefore Long Beach). This additional cost of concession priced retail will further impact the already 450% difference in prices, while enriching an inland empire company. Rather than pay this extreme difference to play in what amounts to an over-priced novelty field, our team and others will simply move to the Lakewood or Cerritos Leagues, thereby depriving the city recreation department of a valuable revenue stream.

In addition to losing the revenue generated by the city running the leagues, and the loss of revenue from local Long Beach businesses (the concession and league money will go directly to "Big

League Dreams”), the city is also going to lose money by financing an ill-conceived construction plan that is going to destroy the only remaining hilltop vista in western Long Beach.

I am a concrete estimator who specializes in public park construction. I have successfully bid many projects, including the General Lyon Sports Complex in Irvine, and I can say unequivocally that this proposed project is a hornet's nest. For example, just the grading and shoring outlined here is so far upside down in terms of cost benefit that I can guarantee cost overruns, change orders, project delays (possibly disasters); all of which could end up in a litigious nightmare for the city. What is the estimate for the overall number of cubic yards of grading? What is the cost estimate for the required shoring? How many linear feet of shoring will be provided? Will this be a prevailing wage or union worksite? Will un-remediated toxic soils be re-used?

Based upon my experience estimating the construction costs on similar projects I surmise that this project as it is proposed will cost at least \$30,000,000. I am sure that this project could be completed for about half this price at a more suitable location. Isn't there soon to be 260 vacant acres at the Boeing plant?

The city is running a serious risk of litigation by putting a family sports complex on an obviously contaminated site. The environmental engineer assured the public that the site is safe for a baby to be exposed to the worst areas of the site continuously for the next 60 years, yet I know that this site is polluted. One need only look as far as the Belmont Learning Center in L.A., and more recently, that middle school in Beverly Hills, to see the implications.

My great grandfather took me to this area many times back in the 70's. There was an intermediary dumping grounds there and a group of gypsies who lived in an old house up top. In the mid or early 1990's I witnessed oily sludge being pulled up from the ground. I don't think it is likely that the above-mentioned engineer would allow their child to be exposed to that kind of toxicity.

It's going on 2005 and there has been little apparent progress toward the sustainability aims of the Long Beach Strategic Plan: 2010. I know this site is contaminated and I strongly advise the city to find an alternative use for this site, like a remediation service learning facility or a green energy HQ for the city. This site could be a grand slam for the cities youth employment/redirection programs. Long Beach could become an exporter of remediation techniques and experts, using this site as a training facility. How about a West Long Beach Riparian Wetland and Nature Center?

This area demands a creative, sustainable use, literally anything other than this ill-conceived hill razing that you are considering. Isn't there a city or state risk management official who will be interested in learning that a family sports park has been proposed on top of active crude rigs, natural gas pipelines, a gas treatment/processing plant and a dump. Save the citizens of Long beach from being saddled with an expensive and unsustainable project. I urge the city to ***find an alternative use before we get caught in a pickle.***

## II. Specific Responses to N.O.P.:

Strategic plan calls for LB to become a sustainable city. The plan to build sports fields here is invasive and unsustainable. If you were going to build a naturally contoured park and vista it would make sense. In my frequent trips to this site I've seen more wildlife than I've seen anywhere else

in Long Beach, with the exception of the Nature Center. If you grade extensively here it will kill everything. The report says .07 acre of fresh-water wetlands. Isn't this the only remaining fresh water wetlands in Long Beach?

Pg. 1 (each item I have inquired about below was rated as "less than significant impact" in the NOP)

**"Aesthetics"**

a. If you remove the lookout from a scenic Vista, isn't the scenic vista is destroyed? This should be changed to potentially significant impact.

c. Again, razing the highest point in western Long beach is drastic. This should be changed to potentially significant impact on visual character and quality. I mean, aren't we talking about razing the highest point in Western Long Beach?

Pg. 2

**"Biological Resources:"**

e. Doesn't the strategic plan call for LBC to move toward sustainability? The strategic plan is a local policy that in essence when it talks of sustainability is at its heart talking about protecting biological and other resources. Isn't the destruction of the last LB fresh-water wetlands, and the complete razing of a hill in order to fill a gulch, the opposite of sustainability?

f. I'm guessing that the destruction of a wetlands, even .07 of an acre, is in conflict with habitat protection plans, etc.

Pg. 3

**"Cultural resources:"**

b. Isn't this likely to be a native site?

d. If it is an archeological site, then won't there be remains (and other valuable cultural assets) there?

**"Geology"**

i. mapping of a known fault? (If, as it was disclosed at the meeting, the mapping of the active surface Cherry fault has been completed, is it also safe to assume that the EIR has already been completed? Maybe even before the NOP?)

Pg. 4

**"Hydrology"**

a) What are the impacts of remediation with regards to quality standards and waste discharge? Is there an aquafer that will be impacted by the construction?

c) Isn't this a past, current and future waterway? Was this a spring? Was this a creek?

Pg. 5

**"Hydrology" cont.**

d) Isn't this a past, current and future waterway? Was this a spring? Was this a creek? What else besides water creates a gulch?

e) Wouldn't slopes of up to 50 ft., in times of natural saturation (hundred-year flood) cause floods? Isn't building 12' concrete valley gutter catch basins, ringing the field at the bottom of slopes of up to 6:1, prohibitive in cost? Aren't these preventive measures likely to fail in a hundred year flood as masses of water came washing down 50-foot slopes?

h) Didn't a creek run through this site? During 100-year flood wouldn't it be natural for serious flash type flooding to occur in this gulch?

**"Land use and planning"**

c) Isn't this project in direct conflict with the strategic plan, which specifically calls for the restoration of wetlands and riparian habitats? (See Strategic Plan/Goals and Strategic Actions/Goal E3: Restore Wetlands and Riparian Habitat). In general, isn't this proposal the opposite of

sustainable?

Pg. 7

**“Utilities”**

c) Wouldn't there be huge impact on stormwater drainage facilities since you are going to have to construct all new drainage? Further, if I read the plans correctly, you will be building a new lower grade catch basin. This basin will also be at a lower elevation than millions of cubic yards of newly graded soils, and it will be alongside a cemetery. Doesn't the potential of flooding and eroding this cemetery have huge potential environmental impact in case of catastrophic flooding?

Pg. 8

**“Utilities” cont.**

d) Water source? Wouldn't the water usage be prohibitive in maintaining this project through drought? It takes a lot of water to support 6 soccer fields and 5 softball fields

**“Mandatory Findings”**

c) Wouldn't toxicity be considered a substantial adverse effect? What about post “vector control” soil testing/remediation? If vector control is activated to control the vermin before grading so that the vermin will not contaminate other areas, then, will the soils be retested for contaminants before it is considered safe?

III. Summary of impressions

No matter what you build here the site, geographically, will remain a gulch, a place that will be deluged occasionally by torrents of water. By putting the fields here you are, in effect, loading a giant toxic mud bullet in nature's big water gun, which when fired, could potentially cause a torrent to flood through the cemetery, down toward Long Beach Blvd. **Please wake up and realize that this particular “Big League Dream” is all wet.**

Please do not ignore the Long Beach Strategic Plan and destroy the only (as far as I know) fresh-water wetland in Long Beach. Please don't drive our adult leagues into other cities. Isn't it true that our tax dollars already go to maintenance and development of parkland? Haven't we already passed county and state bonds to pay for the development of parks? If so, are you using this bond money for this site? And if that is the case then how do you justify a “pay-to-play” facility wherein a private company, Big League Dreams, essentially gets a giant public subsidy, and most of the profit from a city project? Doesn't this ultimately mean I have to pay an inland empire company to use a park in my own neighborhood which I paid to have built? I urge you to reconsider this disastrous project.

## Mona DeLeon

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**From:** Joe Weinstein [jweins123@hotmail.com]  
**Sent:** Friday, February 27, 2004 4:43 PM  
**To:** mona.deleon@lsa-assoc.com; mona.deleon@lsa\_assoc.com  
**Subject:** Long Beach Sports Park: comments on scoping of envir review and EIR

Weinstein  
4000 Linden Ave. Long Beach CA 90807  
562-492-6531 jweins123@hotmail.com

Mona McGuire DeLeon AICP  
mona.deleon@lsa-assoc.com  
949-553-0666 - ext 260  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine CA 92614-4731

Re: Comments on scoping of the environmental review process and  
resulting  
EIR (Environmental Impact Report) for Long Beach Sports Park

Dear Ms. DeLeon,

Here are my comments on issues of scoping of the noted review process  
and of  
the resulting EIR. Some comments are in response to the NOP (Notice of  
Preparation) or to issues raised at the scoping meeting held on Monday 9

February.

GENERAL AND INTRODUCTORY. First, a general point. The overriding aim  
of  
the environmental review process, and notably an EIR, is to permit and  
promote informed deliberation by decision-makers, including informed and  
relevant communication among public and decision-makers.

In order to meet this aim, the review and its EIR must be both broad and  
deep. They must both address the overall range of information and at  
the  
same time emphasize and highlight the key relevant facts. Besides  
meeting  
topical and format requirements which have been detailed for all  
environmental and review processes and EIRs generally, an adequate  
review  
and EIR must also address and highlight the key issues and facts which  
are  
specific to the project and to the site.

In particular, the EIR must cover and clearly describe not only  
the planned  
eventual future, i.e. the completed project, but also the past and  
present,  
i.e. the existing site. It must make clear precisely what changes would  
be  
made on and to the site.

For instance, the proposed project would significantly and  
permanently  
alter the site's topography. However, the NOP's text barely (if at all)

notes this key fact - it uses the euphemism 'regarding' in a few places  
-  
and its maps and plans do not depict it. At the very least, an adequate  
EIR  
should prominently include and depict verticle profiles which show  
'before'  
and 'after' topography and clearly convey the significant changes.

SPECIAL SITE REQUIRES A CAREFUL REVIEW. In this case, some key features  
of  
the proposed site, although they might be common and unremarkable in  
some  
other regions, are (or are strong candidates for being) rare and notably  
valuable - even unique - within the greater Long Beach area and  
(presently  
or potentially) in the lives of its more than half-million people.  
These  
notable features of the site (discussed individually below in more  
detail)  
include the following:

- \* Site's size (as open space in the city)
- \* Aesthetics (notably, views commanded)
- \* Topography and natural heritage
- \* Cultural history and archeology
- \* Biology and ecology
- \* Recreation opportunities

On account of these features, an adequate review and EIR will  
require  
significant additions to and changes to claims found in the NOP under  
headings Environmental Analysis Checklist and Potential Environmental  
Effects/Issues.

Also on account of these features, the site as a whole, relative to the  
city and nearby areas, has a hitherto largely unappreciated importance  
and  
rarity. In consequence, decision-makers face a pair of key issues which

BOTH require special care and thoroughness in the environmental review  
and  
EIR: how best to realize the goals of the proposed sports park project  
and  
also just what is to be the future, the best use, of the currently  
proposed  
site.

ALTERNATIVES. Corresponding to these two issues, the NOP (pp 27-28)  
lists  
two types of alternatives:

Type 1. Alternatives 1-3 concern non-sports-park futures for  
the site.

Type 2. Alternative 4 concerns alternative sites for  
sports-park use.

For public and decision-makers, development and presentation of further  
instances of BOTH types of alternative are needed and would be welcome  
and  
useful information.

Type-1 Alternatives. The need to study alternative futures for  
the site is  
heightened by the fact that the proposed project would permanently

destroy  
or degrade the site's noted key features. These features would also be destroyed or degraded in some versions of the NOP's type-1 alternatives. An adequate environmental review process and EIR for this project should include further alternatives for the site which preserve these key natural and cultural features and even especially exploit their presence for suitable recreation and education.

Type-2 Alternatives. Alternative sports-park sites need study too - both big sites, and possibilities for use of one or more smaller sites. Some locations already suggested are in or near the proposed PacifiCenter development. Some alternative sites would be more convenient to likely clientele, or could improve project economics through significantly lower outlays for site preparation (remediation, regrading) or for the acreage and its maintenance. (Note: as originally proposed, a sports park would use about 20 acres, not the current proposal's nearly 60.)

SITE SIZE - AS OPEN SPACE. In relative terms within the city, the proposed project would affect a very large parcel which, by one account, is the city's fourth largest non-park undeveloped open space. Of these spaces, two of the larger (at the Port and at Los Cerritos Wetlands) are former or present wetlands on the city's marine periphery. After the PacifiCenter site, the project site seems to be the largest of these spaces in the midst of the city.

The EIR should in detail describe the role of the site in the inventory of the city's open and undeveloped spaces.

AESTHETICS. The site contains locally rare viewpoints of two different kinds. First, the site contains one of the only real hills in this rather flat city, and the top of the hill rivals Signal Hill for elevation and as a viewpoint with outstanding views (air quality permitting) over Los Angeles basin cities, both to the sea and to the mountains.

Second, within the gulch at the base of the hill are viewpoints of another rare sort: extensive yet self-contained views of natural features with little or no hint of the surrounding city.

The proposed project's 'regrading' (NOP's euphemism) would destroy both sorts of viewpoint. The EIR (contra the NOP's present checklist, p. 1) should make this fact clear.

TOPOGRAPHY AND NATURAL HERITAGE. The site's locally rare non-flat topography, with both uplifted hill and sunken gulch, is a trace of the most interesting and characteristic terrestrial geological feature in and near Long Beach: the Newport-Inglewood fault. The site seems by far the largest undeveloped open space in or near the city which displays this trace.

Another effect of the fault, at the base of the hill, is the artesian spring which apparently gave Spring Street its name. The spring is capped now but provided early Long Beach communities their first reliable potable water supply. Within the gulch at the base of the hill the spring fed a permanent stream which in turn, on its way to the Los Angeles River, supported a large grove of willows which apparently gave Willow Street its name and the name Willowville to the early nearby community.

These key site topographic and geologic heritage features merit complete description and depiction in the EIR. According to the NOP the proposed 'regrading' would technically not affect 'hydrology and water quality', but an adequate EIR must clearly register the difference between leaving a natural gulch streambed alone versus burying it under tens of feet.

CULTURAL HISTORY AND ARCHEOLOGY. Thanks again to the topography and geology, the site is the venue of key aspects of the later cultural history and earlier pre-history of Long Beach. The site contains obvious direct evidence of the former, and likely also contains archeological evidence of the latter.

The geology has supported much petroleum exploration and extraction, with many material remnants and constructions on site.

The continuing water supply in the gulch prompted latter-day waterworks, notably the roughly square holding and drainage reservoir which now supports a wetland.

By accounts of today's indigenous Tongva people, the spring and willows almost surely provided water and building material centuries ago to enable a Tongva settlement. The parcel contains registered archeological site number 351. Today's Tongva people designate the parcel as sacred ground. They note the obvious presence on the hilltop of many small shell shards, indicative of a midden, and they expect that on-site excavation such as the massive planned earth movement will turn up buried human remains. Siting of the Long Beach cemeteries found today just south of the project parcel may well have been suggested by earlier Tongva burials.

An adequate site study should systematically inventory and describe the nature and function of petroleum industry constructions and of the waterworks. The prehistory, which is disregarded in the NOP's checklist and project description, will need to be addressed carefully. Site 351 should be located and characterized.



BIOLOGY AND ECOLOGY. Two of the above features - the site's relatively large size as open space within the city, and its unique topography and resulting natural heritage - are now at work to stimulate a perhaps unexpected biological and ecological wealth at the site. Native birds which have vanished elsewhere locally are still seen. Large native rodent populations support notable avian raptors. Avian migrants, particularly during winter season, are varied. The gulch still contains a persistent remnant of the original willows and their wetland, as well as the partly exotic wetland supported by the reservoir. The site supports a variety of native and exotic plants and insects, as well as birds and animals. These categories may well include listed (threatened, endangered) species.

As noted at the scoping meeting, a full environmental review will need to investigate and carefully describe each of the above and other biological and ecological elements.

Because on-site wetlands or other special habitats may be small or isolated, the NOP (p. 33) finds that their loss or degradation by the project would be of little account. However, in the urban context, even a small habitat may loom relatively large and important, and isolation may just be another aspect of the rarity which may give it special local value.

RECREATION. On account of its topographic relief and notable slopes and its un-programmed open space - and the culture and biology noted above - the site provides youth (of all ages!) a locally rare and much needed outlet and opportunity for outdoor sustained climbing and other active exploration of nature. It also allows quieter and more sustained direct observations of locally unusually diverse communities of native and other plants and birds and small animals. In and near the city of Long Beach this sort of natural observational opportunity is rare and almost nonexistent outside El Dorado Nature Center and some spots along the peripheral waters (Los Angeles and San Gabriel Rivers).

As the EIR should note, the project's planned regrading and construction would destroy these recreational opportunities. As the NOP notes, the project is specifically designed to enhance certain other recreational opportunities, namely for pay-to-play adult team sports, and this enhancement might in turn aid existing youth team sports in the city parks. That is, the project would trade off certain forms of recreation for another.

It is not clear, however, how the projected adult clientele for

a sports park will respond, given the project location, and its economics and resultant fees. A full analysis of this issue should accompany any credible argument that on balance the project would further team sports. Answers could vary considerably among the different alternatives for sports-park siting (above type-2 alternatives).

CONTAMINATION AND REMEDIATION. The above account of positive features at the site is not complete, nor is it meant to gloss over problems of contamination and required eventual remediation. These arise from site contaminants which are largely but not totally due to petroleum industry activity. At the scoping meeting it was noted that potentially significant hazardous chemicals were deliberately dumped on the site, quite apart from inevitable or once-standard results of petroleum activity.

Presence of toxics and hazards, and their prospective contact and emission problems, must be characterized and reported carefully BEFORE massive work is done on the site. It was disturbing to hear during the scoping meeting that characterization of quantity and distribution of methane emissions would deliberately be postponed until after the project's massive earth moving. This approach, presumably for the sake of saving on outlays for pre-construction environmental analysis, does not seem to accord with CEQA requirements.

This approach would also irresponsibly put a lot of investment at risk. Until at least the prospective gross amount and approximate geographic distribution of methane emissions can credibly be deduced, there would be no guarantee of the feasible remediation requisite for a successful project.

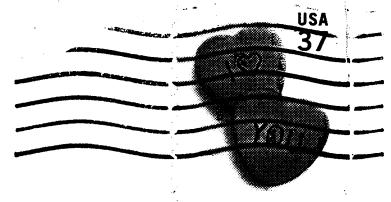
CONCLUSION. Thank you for your heed to all these comments.

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562-492-6531 jweins123@hotmail.com

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City Project Manager Amy Bodek and De Leon both emphasized that the EIR process to fulfill the California Environmental Quality Act (CEQA) had just begun. They asked that comments about the scope of the study or specific concerns be sent no later than Feb. 27 to De Leon at LSA Associates, Inc., 20 Executive Park, Suite 200, Irvine, CA 92614-4731.

FEB 25, 04  
City Project Manager Amy Bodek and De Leon, involved with the sports Park -

I read the article as I passed through the area. I am an International Post, traveling around the world to encourage the reading of poetry. Please consider having a cultural Park, involve native people and honor all of Long Beach. All the Best, Victoria Lynne Helm

# COMMENT SHEET

## PROPOSED LONG BEACH SPORTS PARK PROJECT

Please use the space below to provide comments on the proposed Long Beach Sports Park project, including key issues that should be addressed in the draft Environmental Impact Report. This form should be completed and returned to the address on the back. All comments must be received no later than Friday, February 27, 2004.

PLEASE PRINT

Regarding the proposed Long Beach Sports Park Project, The proposed Long Beach Sports Park would have a very adverse effect on an historic site. This area should be restored to its original wetland status. There are endangered species that any biologist could spot if he/she went there in the months of the year the species were there. This is the highest point in L.B. with a spectacular view of Palos Verdes, Catalina and local mountains. To scrape off 30' or so to build a complex for a private company to make money from is outrageous.

Please provide your mailing address below.

\* Adrea Stoker  
5157 El Roble St.  
Long Beach, CA 90815

Check the box if you wish to be added to the project mailing list.

Sincerely,

\* Adrea Stoker  
Please print your name above

Place tape here to seal

2. Fold Here

RECEIVED!  
FEB 26 2004



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

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**COMMENT SHEET**

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**PROPOSED LONG BEACH SPORTS PARK PROJECT**

MAR - 1 2004

Please use the space below to provide comments on the proposed Long Beach Sports Park project, including key issues that should be addressed in the draft Environmental Impact Report. This form should be completed and returned to the address on the back. All comments must be received no later than Friday, February 27, 2004.

**PLEASE PRINT**

Regarding the proposed Long Beach Sports Park Project, I am amazed that another opportunity to restore a critical ecosystem is being dismissed for revenue. Wetland habitats are a delicate balance of living & nonliving environments that exist symbiotically. By developing this proposed site, the city would be destroying a viable food web. One which exists only because of the varied lifeforms that make it up.

As a 6<sup>th</sup> grade science teacher I see another opportunity being dismissed for revenue. The opportunity to help my students (& thousands more) learn in the field. 6<sup>th</sup> grade science standards concentrate on earth processes.

To my amazement my students are able to conceptualize such topics as Pangaea, plate tectonics, & the layers of the earth. But, they have limited prior knowledge of river systems or how water can shape topography. They also don't understand the historical & cultural role that freshwater played in developing American cities during the 20<sup>th</sup> century.

Our kids need opportunities like this site, in order

(see attached)

Please provide your mailing address below.

Check the box if you wish to be added to the project mailing list.

Sincerely,

355 Gladys Ave. Apt. B  
Long Beach, CA  
90814

Christine M. Kennedy  
Please print your name above

to learn about the natural environment around them. This site is a unique natural habitat and should not be destroyed. I urge you, the city, to find another site for the Sports Park.

CALIFORNIA EARTH CORPS  
4927 Minturn Avenue  
Lakewood, CA 90712  
(562) 630-1491

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MAR - 1 2004

February 26, 2004

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

Re: Long Beach Sports Park NOP

Dear Ms. De Leon

California Earth Corps has reviewed the Notice of Intent to Prepare (NOP) an Environmental Impact Report (EIR) for a Sports Park Project in Long Beach and requests that the following Alternatives, Impacts and Issues be fully evaluated:

**Alternative 1: No Project** "Consistent with Section 15126.6... the No Build Alternative is the existing condition of the project site at the time this NOP is published." The site must be fully described as it is now, to provide a factual basis for the remediation that will be required before any Project construction can be initiated.

It was our understanding that the site is a Superfund Site; the location of an abandoned refinery where highly toxic liquids were illegally stored in leaking tanks; it is crisscrossed with thousands of pipes, sumps, cleanout basins, barrels of toxic materials and illegally dumped refuse. The toxicant locations and concentrations, down to uncontaminated and/or undisturbed soil, must be disclosed for all State and Federally listed chemicals. Dr. Mearns has insisted that this is not a CERCLA or RECRA site; that her core samples for these chemicals showed non detects with only a few hits at separated locations showing levels above regulatory concern. Please include any investigations, reviews, determinations and/or actions by the Environmental Protection Agency (EPA) pertaining to this site, as well as other Federal Regulatory Agencies, especially US Fish and Wildlife surveys and documentation of Endangered or Federally listed species of concern. A Section 404 Permit is required to move dirt around in a streambed. Has a 404 Permit ever been issued or Application for Permit filed? Will such Permit be sought?

Because estimates of the costs of remediation depend on accurate determination of how much of which chemicals are where, and such determination will have a large impact upon the relative financial desirability of the Alternatives, it is very important that these analyses be accurate and have a clear chain of custody. Please include the laboratory reports in an Appendix, or note where these data are publicly available.



What is the Determination of the Department of Toxic Substance Control? Has DTSC done a Preliminary Investigation? Is this site subject to the Felando Act? What other State Agencies have investigated, reviewed or made determinations, actions or rulings on this property? Did the California Department of Fish and Game issue a Stream Alteration Permit when the artesian springs and streambed were filled? Will a 1601 Permit application be made?

We understand that the artesian spring currently discharges into a storm drain. What are the maximum and minimum flow rates? Please provide a map with the dimensions and capacity of the drain line, its' interconnection and eventual fate of the waters. Has this streambed alteration been subject to review & permit by the State Lands Commission? If not, has any other Agency acted to lift the Public Trust from the streambed?

What is the record of the site with Long Beach City Agencies? How and for what purpose did the City acquire this land? Long Beach Water Department, who used these waters for domestic water supply from the founding of the City until the recent removal of the Water Tank, must have records of flow and diversion, water quality and chemical properties and the like. Please include pertinent data in an Appendix or note where these data are publicly available. The Long Beach Department of Oil Properties production records of who drilled and produced at what specific locations are necessary for determining whom are the principally responsible parties for remediation; please provide this information or note where these data are publicly available. Department of Public Works records for the grading of the site, and construction of the Water Tank should be included for description of the shell midden now indicated by shell scatter on site, and the grading activities in the vicinity of Archeological Site 351. LBDPW records of the fill of the Willow Springs barranca for the California Street construction should be included for descriptions of the Zanja and other artifacts buried there. Was a Native American gravesite associated with the Village? Where was it located?

Under any alternative, major volumes of soil must be either removed or cleaned and relocated. The site baseline must be fully described, not only what should not be there, and is, but also what is not there, and should be, since the deviation from this baseline is the definition of the Environmental Impact. Since Sensitive Receptors will be present in all but the "No Project Alternative", all pathways of exposure must be evaluated for each.

**Alternative 2: Restoration** Because this is the Historic Site of the Artesian Spring for which Spring Street is named, and the only source of fresh water for quite some distance around, the indigenous Tongva people chose to locate their village here, Archeological Site 351, as did the first European settlers in this area in founding Willowville, for which Willow Street is named. One of the last groves of the endemic and now Listed Species, Black Willow still survives here, along with a surprising number of Endangered and other Listed Species, perhaps even the Willow Flycatcher, for such degraded habitat. Large numbers and six species of rodents, Grasshopper mice being listed, are present, drawing many raptors including the Endangered Peregrine Falcon, one of six hawks and four owls. A wide variety of native ants, largely displaced elsewhere by Argentine ants, are still here, raising hopes for the presence of *Phrynosoma coronatum*, the local and endangered coastal horned lizard and *Anniella pulchra*, the legless lizard.

Perhaps an additional dozen Listed Species are present; no surprise since this nearly vanished riparian and ruderal habitat is the refuge of last resort for much of the wildlife that once was quite familiar in the childhood of those of us who grew up around here. That is why a portion of the site is Federally protected delineated wetland, other areas are Environmentally Sensitive Habitat Areas (ESHA) and a listed Los Angeles County Area of Special Biological Significance (ASBS) requiring special planning consideration. That is why a Restoration Conceptual Plan for the liberation of Willow Spring and the riparian habitat of Willow Creek has been prepared by North East Trees (Powerpoint by Jessica Hall available on request). The Restoration Alternative must be fully evaluated.

**Alternative 3: Location** Several vacant parcels greater than the 25 acre minimum size for a Sports Park are available, including portions of the 260 acre Boeing Pacific Park, and the portion of Boeing east of Lakewood at Conant once Planned and Zoned Open Space, Commercial for the Skylink Golf Course and recently changed to accommodate Boeing's rework facility. These alternative locations must be fully evaluated.

### **Adverse Environmental Impacts and Issues**

#### **I. a. Loss of a scenic vista**

The scenic overlook from the old water tank site off Orange Avenue is a stunning panorama of southeastern Los Angeles County from downtown Long Beach, and the Ports, San Pedro and the Palos Verdes Peninsula to the San Gabriel Mountains. It is the highest point in Long Beach, with a vista unequalled elsewhere in the Greater Long Beach Area, rivaled only by Hilltop Park in Signal Hill, which views the other side of the Hill. Should the Restoration Alternative be chosen, the overlook would have an awesome view of the entire parcel and make an ideal location for a Native American Interpretive Center to honor the precontact and civic history of the site.

#### **b. Substantially damage scenic resources.**

Grading away and removing the highest point in Long Beach would certainly be a substantial impact that must be mitigated. How? By creating another equally high vantage point elsewhere in Long Beach?

Chopping down the Black Willows and filling the barranca covering still more listed species certainly qualifies as well ; do we dig another gulch elsewhere?

#### **c. Substantially degrade the existing visual character and quality of the site.**

Grading away the hilltop into the creek bed burying the artesian spring and barranca even deeper would certainly level a site noteworthy for its' bluffs and vistas, canyon and springs, cool willow grove and historic Zunja.

The Alternatives should compare a Pay to Play sports complex for affluent industrial league players, with a natural resource restoration and preservation of a prehistoric and historic locale. Two separate user groups would benefit from each alternative. Which land use is more valuable to the local residents? Which alternative locations best benefit adjacent neighborhoods?

### III. Air Quality a. Conflict or obstruct implementation of AQMD Plan

Additional automobile trips generated, with average miles per round trip, must be calculated for each Alternative, as diesel truck traffic must be calculated. Since this is a non attainment area, the incremental increase in criteria toxicants must be calculated and mitigated by achieving reductions elsewhere, or buying into the Reclaim Program. Local offsets by reductions from existing City sources such as the SERRF plant, should be considered first.

Since Sensitive Receptors (children) will be in the area in all Alternatives (How many?), the particulate standard should be PM 2.5 microns and less, not 10 microns or larger PM10. Demographics of user groups for each alternative should be compared for risk.

### IV. Biological Resources: a. Adverse impacts on Listed Species

The Sports Park Project would eliminate the habitat, food supply and nesting sites for the following endemic plants and animals listed under Federal ESA, State CESA or Species of Concern identified by California Native Plant Society or other agency:

Plants	Birds	Herps	Inverts
Southern Tar Plant	Perigrine Falcon	Slender salamander	Ant sp.
Coulters' Goldfield	Sharp Shined Hawk	Orange throated Whiptail	
Black Willow	Loggerhead Shrike	Tree frog <i>Hyla regila</i>	

An accurate list of those species verified on site, what should be there and is not, and what is there but should not be, should be included in the EIR. Raptor foraging habitat must be mitigated (created nearby) on at least a 1:1 basis. Where would this be?

#### b. Loss of Habitat.

Loss of Wetland Habitat, even when severely degraded, must be mitigated by creation of functional wetland elsewhere, usually at a 4:1 ratio. Mitigation must be completed before permitted construction begins. A high (4:1 or larger) ratio is usually required because of the uncertainty of success due to a high failure rate in achieving a functional wetland in the past. Since this property has had Wetlands Delineation, a Sec. 404 Permit from the Army Corps of Engineers, with a US Fish & Wildlife Service Letter of Concurrence is required. Where would this mitigation be located?

Trees and dead snags serving as raptor perches are ESHAs and ASBS; as such they can not be removed, moved or mitigated by planting trees elsewhere.

Loss of Riparian Habitat, even when degraded by prior dumping and fill, must be mitigated by creation of riparian habitat elsewhere. A Streambed Alteration Permit, Sec 1601, is required from the California Department of Fish and Game; 2:1 ratio expected.

Loss of Ruderal Habitat, or raptor foraging habitat, must be mitigated by creation of foraging habitat of equal value elsewhere. Both US F& WS and DFG concurrence is required.

**c. Federal Clean Water Act requirements**

Any Project on this site will require an NPDES permit for stormwater and non point source discharges and stream alteration, as regulated by the Los Angeles Regional Water Quality Control Board. Standard Urban Stormwater Mitigation Plans (SUSMPs) must provide for retention of the first .75 inches of runoff from any storm event. Where will the retention basins be located?

An Army Corps of Engineers Section 404 Permit is required to move dirt around in a designated wetland and streambed. Please include how the requirements and mitigations will be met, including USF&WS concurrence requirements.

Old topographical maps show a perched swale above Willow Spring. Was this a vernal pond or an ephemeral pool? How will this be mitigated?

**d. Migratory Species**

Migratory birds depend upon these remaining isolated habitats as stepping stones to rest and refuel in order to cross the LA Basin. Those on the list of species observed on site, particularly neotropics and others with limited flight capability between stops, should be compared with the distance to similar required habitats.

Mammals use storm drains and culverts as corridors between food sources and dens. Their interconnection should be mapped and the species using them identified and these corridors protected. (Coyote, red fox, raccoon, striped & spotted skunk, and possum)

**V. Cultural Resources: a. Loss of Historical Resources**

The artesian spring, for which Spring Street was named, attracted people to this area since the beginning of time, now lies buried and channeled into a drainage pipe. It should be liberated and restored to the free flowing creek once present (see North East Trees design and presentation).

The Zanja, an early aqueduct built during the Mission Period, still lies buried in the old streambed. It not only supplied dependable water to the nearby farms constituting the first pioneer community, Willowville, it enabled the increased production of local food and fiber required to found Wilmore City, as well as deliver the only potable water available.

**b. Native American village, Archeological Site 351**

Although this site has been heavily graded to construct the old water tank, it is the most probable location for the Tongva village that first occupied this area and probably still shelters the artifacts and remains of our first residents. Representatives of the Tongva Nation should be present as observers during all earth movement onsite to protect any Artifacts uncovered.

**VI. a. i) & ii) Strong seismic ground motion**

The Peak Horizontal Ground Acceleration we have seen from USGS and CDMG for the slip zone between the Inglewood Newport Fault and the Palos Verdes Fault is .65 g, not .49 g, but that is not the important prediction: it is the Vertical acceleration for which the PGA is .75 g. and the focused energy which occurs when the s wave reflected by a formation of different density intersects the primary s wave. The resultant cross product is translated from horizontal to vertical axes and can exceed 4.0 g. Please include current fault maps, which show *en echelon* faults and surface ruptures that result from focused seismic energy.

Please show the portion of the site within the Alquist-Priolo Zone. How will structures be designed to withstand shear forces greater than four times the force of gravity?

**iii) Liquefaction**

Sand is a non Newtonian fluid, that is, resistance is inversely proportional to the force applied. In the absence of any moisture at all, sand collapses and becomes quite liquid under onslaught of seismic shock. Liquefaction factors for the sandy alluviums and fill on site should be fully evaluated for when the interstices are dry as well as saturated with water.

**iv) Landslides**

Substantial slope failures and slumping appears throughout the project site, with one area having characteristics of deep failure and hard rock slide. Geotechnical evaluation must include underlying formation stability as well as load bearing capacity.

**VII. Hazardous Materials**

Literally hundreds of steel barrels are scattered throughout the site; some are labeled toxic or hazardous or flammable, more are illegible or rusted out. Some were buried at the top of the hill, or rolled over the edge and have reemerged at the bottom of the slump or landslide. Others were abandoned where used, stored in sheds or commingled and dumped with other refuse. Still others without doubt remain buried. A magnetometric survey should be made to reveal and plot the hundreds of crisscrossing pipes and drains as well as the steel barrels, sumps and access pits. The location of all Above Ground Storage Tanks on site should be identified, the residual waste and the soils beneath them analyzed and the method of cleanup and disposal identified.

The waters of the artesian Willow Spring were said to contain high levels of sulfur, as well as sulfonated compounds said to have been dumped onsite. "Rotten egg" smells have been reported, suggesting the presence of hydrogen sulfide. Soil vapor and vadose gasses should be analyzed for hazardous gases, and origin or generation mechanism identified, or mitigated with a soil vapor recover system.

Has the Department of Toxic Substance Control done a site or Preliminary Investigation?

**VIII. Water Quality Issues**

Waters from the artesian Willow Springs were the main source of drinking water for Wilmore City and, later, for Long Beach. Do any old records of drinking water quality remain in City Water Department or Health Department files? Have the waters in the current drainage system been tested? Will the stormwater runoff issues be covered in the EIR? Where and how will the first .75 inch of runoff waters be retained? Will each of the SUSMP alternatives be evaluated?

We appreciate this opportunity to comment on the issues we hope will be investigated in this important Environmental Impact Report.

Cordially,

A handwritten signature in black ink, appearing to read "Don May". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Don May, President  
California Earth Corps

**EL DORADO AUDUBON SOCIETY**  
Post Office Box 90713  
Long Beach, California 90809-0713



Mary Parsell  
310-5781228

Feb. 2, 2004

Variable - Dec.

Owls 4-6:30 evening

Subj: **No Subject**  
Date: Sunday, February 8, 2004 9:45:35 PM

These birds seem to be resident there:

- 1 Loggerhead Shrike
- 4 California Towhees
- A nesting pair of American Kestrel
- 8 Northern (Red-shafted) Flickers
- 4 pair of Northern Mockingbirds
- 30 White-crowned Sparrows
- 30 House Finch
- 1 pair Common Yellowthroat

These birds are variable (come and go, but have been seen there):

- Mallard (2-18)
- American Coot were heard
- Bushtit (20-25)
- 5 American Robins
- Anna's Hummingbirds (4-6)



Per Don May: Owls - 2 Great-Horned Owls

1 Barn Owl

1 Short-eared Owl



# CITY OF LONG BEACH

CLB23

FIRE DEPARTMENT  
TERRY L. HARBOUR, FIRE CHIEF

825 HARBOR PLAZA, SUITE 100 • LONG BEACH, CALIFORNIA 90802 • (562) 570-2500 FAX (562) 570-2508

March 2, 2004

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

Dear Mona McGuire De Leon, AICP:

I have been tasked with responding to your questionnaire dated January 23, 2004 regarding the proposed Long Beach Sports Park. The following should address all of the area identified on the "Public Services-Fire and Emergency Medical Services" sheet provided.

1. There are several errors in this section. Station 7 is the closest station to the proposed site. The approximate response time from Station 7 is usually within 5 minutes. The station houses an Engine and Truck Company. Station 16 is an airport response station only and would not service the proposed site except for the Battalion Chief housed there. Station 23 is no longer staffed by the Long Beach Fire Department and is not a primary responder to the proposed site. The next closest station to the site is Station 10 at 1417 Peterson Ave., which houses an Engine and Paramedic Rescue. It is approximately 2.5 miles away with an anticipated response time within 6 minutes. The next closest station is Station 9 at 3917 Long Beach Blvd., which houses an Engine and Paramedic Rescue. It is also approximately 2.5 miles away with a similar response time to Station 10.
2. Department goals are: 1<sup>st</sup> Engine arrival within 4 minutes from dispatch, 1<sup>st</sup> Paramedic Rescue within 8 minutes. Personnel levels are: 6 personnel for life-threatening medical responses and a minimum of 19 personnel for initial response to structure fires.
3. It is anticipated that the proposed use will not significantly impact emergency response times. However, the additional call volume will impact the closest station (Station 7), which currently responds to over 5400 calls for service per year.
4. Very preliminary planning has begun to address the need to refurbish or construct new fire facilities, including the stations that service the proposed site.

Administration  
Manager Daniel P. Gooch  
(562) 570-2510  
FAX (562) 570-2508

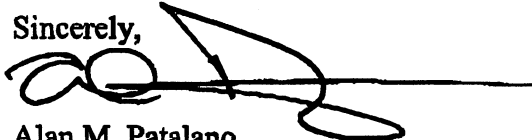
Fire Prevention  
Deputy Chief Scott Giles  
(562) 570-2580  
FAX (562) 570-2566

Operations  
Deputy Chief Alan Patalano  
(562) 570-2530  
FAX (562) 570-2564

Support Services  
Deputy Chief Brad Wilson  
(562) 570-2550  
FAX (562) 570-2513

5. The project does not create a substantial need to expand or construct new facilities. We would be open to discussions concerning relocating an existing station to the project site.
6. The Department maintains a limited aid agreement with the Los Angeles County Fire Department that impacts the project area. That agreement is currently under examination and may be significantly altered or eliminated in the near future.
7. (Duplicate 6). Mitigation measure should be aimed at limiting the number and type of "dangerous" activities that occur at the site. Safety should be incorporated into the design of play areas to lessen or eliminate injuries, especially to children. Regardless of the type and nature of activities the Fire Department will be able to service the project at the same levels as provided to the remainder of the City.
8. None.

Sincerely,



Alan M. Patalano  
Deputy Chief, Operations  
Long Beach Fire Department  
AMP:plh



# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Ecological Services  
Carlsbad Fish and Wildlife Office  
6010 Hidden Valley Road  
Carlsbad, California 92009



In Reply Refer To:  
FWS-LA-3868.1

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

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MAR - 8 2004

MAR 3 2004

Re: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Long Beach Sports Park, City of Long Beach, California

Dear Ms. McGuire De Leon:

The U.S. Fish and Wildlife Service (Service) has reviewed the above-referenced Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Long Beach Sports Park project in the City of Long Beach (City), California. This NOP was received on January 26, 2004. The project proposal includes the development of a pay-for-play Sports Park, a youth golf center and creation of a commercial (retail/office) parcel on approximately 55 acres. The subject 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 subject site.

We offer the following comments and recommendations regarding project-associated biological impacts based on our review of the NOP and our knowledge of declining habitat types and species within Orange County. We provide these comments in keeping with our agency's mission to work "with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people." Specifically, we administer the Endangered Species Act (Act) of 1973, as amended. We also provide comments on public notices issued for a Federal permit or license affecting the Nation's waters pursuant to the Clean Water Act.

To facilitate the evaluation of the proposed project from the standpoint of fish and wildlife protection, we request that the EIR contain the following specific information:

1. A description of the environment in the vicinity of the project from both a local and regional perspective, including an aerial photograph of the area with the project site outlined.
2. A complete description of the purpose and need for the project and each of its alternatives.
3. A complete description of the proposed project, including the limits of development, grading, and fuel modification zones.



4. Quantitative and qualitative assessments of the biological resources and habitat types that will be impacted by the proposed project and its alternatives. An assessment of direct, indirect, and cumulative project impacts to fish and wildlife associated habitats. All facets of the project (e.g., construction, implementation, operation, and maintenance) should be included in this assessment. Proposed developments in the surrounding area should be addressed in the analysis of cumulative impacts.

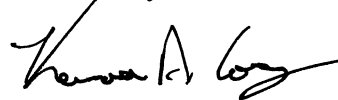
This assessment should include a list of Federal candidate, proposed, or listed species; State-listed species; and locally sensitive species that are on or near the project site, including a detailed discussion of these species and information pertaining to their local status and distribution. We are particularly interested in any and all information and data pertaining to potential impacts to populations of federally listed species. Historically this area was inhabited by the federally endangered pacific pocket mouse (*Perognathus longimembris pacificus*) and two federally endangered plants, Lyon's Pentachaeta (*Pentachaeta lyonii*) and California orcutt grass (*Orcuttia californica*). Biological surveys of the project site should include these species.

The analysis of impacts to biological resources and habitat types should include detailed maps and tables summarizing specific acreages and locations of all habitat types, as well as the number and distribution of all Federal candidate, proposed, or listed species; State-listed species; and locally sensitive species, on or near the project site that may be affected by the proposed project or project alternatives.

5. A detailed discussion of measures to be taken to avoid, minimize, and offset impacts to biological resources.
6. A detailed analysis of impacts of the proposed project on the movement of wildlife and measures proposed to avoid, minimize, and offset impacts to wildlife movement.
7. An assessment of potential impacts to wetlands and jurisdictional waters of the United States. Section 404 of the Clean Water Act prohibits the unauthorized discharge of dredged or fill material into such waters, including wetlands. This section also provides that the U.S. Army Corps of Engineers (Corps) may issue permits for discharges of dredged or fill material into jurisdictional waters and wetlands. Potential areas of Corps jurisdiction should be evaluated and wetlands should be delineated using the methodology set forth in the Corps' Wetland Delineation Manual (Environmental Laboratory 1987). The EIR should disclose all impacts to jurisdictional waters and wetlands, and proposed measures to be taken to avoid and minimize impacts, and mitigate unavoidable impacts.

We appreciate the opportunity to comment on the referenced NOP. Should you have any questions pertaining to these comments, please contact Christine Medak of my staff at (760) 431-9440.

Sincerely,



 Karen A. Goebel  
Assistant Field Supervisor



**DEPARTMENT OF FISH AND GAME**

http://www.dfg.ca.gov  
4949 Viewridge Avenue  
San Diego, CA 92123  
(858) 467-4201



RECEIVED  
MAR 15 2004

February 20, 2004

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

**Notice of Preparation for the Long Beach Sports Park  
Draft Environmental Impact Report, Long Beach, Los Angeles County, California  
(SCH #1999091108)**

Dear Ms. De Leon:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report (DEIR), as applicable:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
  - a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines (revised May 2000) for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
  - b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.
  - c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

- d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Area identified under Chapter 12 of the Fish and Game Code.
2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, should be included.
    - a. CEQA Guidelines, § 15125(c), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
    - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed Natural Communities Conservation Planning (NCCP) reserve lands. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.
    - c. A discussion of impacts associated with increased lighting, noise, human activity, changes in drainage patterns, changes in water volume, velocity, and quality, soil erosion, and /or sedimentation in streams and water courses on or near the project site, with mitigation measures proposed to alleviate such impacts should be included.
    - d. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
    - e. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
  3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.
    - a. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

4. Mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats should be discussed. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
  - a. Annual grasslands and ruderal areas in Los Angeles County provide important foraging habitat for raptors. Although the project site may not provide suitable raptor nesting habitat it does provide a significant area for foraging. Two California Species of Special Concern, the Loggerhead Shrike (*Lanius ludovicianus*) and Sharp-shinned Hawk (*Accipitor striatus*) have been observed on the project site. Primarily due to development, raptor foraging areas are a rapidly disappearing resource in Southern California. Cumulatively, raptor foraging habitat loss may be significant, and impacts to this resource warrant mitigation. The Department, therefore, recommends that project impacts to annual grassland be mitigated at a 0.5:1 ratio through the permanent preservation of grassland habitat with long-term conservation value.
  - b. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
  - c. Areas reserved as mitigation for project impacts should be protected from future direct and indirect impacts. Potential issues to be considered include limitation of access, conservation easements, monitoring and management programs, control of illegal dumping, water pollution, and fire.
  - d. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.
5. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to



the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of a 2081 permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a 2081 permit. For these reasons, the following information is requested:

- a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
  - b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
6. The Department has responsibility for wetland and riparian habitats. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether intermittent or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.
- a. If the site has the potential to support aquatic, riparian, or wetland habitat, a jurisdictional delineation of lakes, streams, and associated riparian habitats should be included in the DEIR, including a delineation of wetlands pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department<sup>1</sup>. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
  - b. The project may require a Lake or Streambed Alteration Agreement, pursuant to Section 1600 *et seq.* of the Fish and Game Code, with the applicant prior to the applicant's commencement of any activity that will substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank (which may include associated riparian resources) of a river, stream or lake, or use material from a streambed. The Department's issuance of a Lake or Streambed Alteration Agreement for a project that is subject to CEQA will require CEQA compliance actions by the Department as a responsible agency. The Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to Section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts

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<sup>1</sup> Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement<sup>2</sup>.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our office at (858) 636-3160.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Meredith Osborne at (858) 636-3163.

Sincerely,



Donald R. Chadwick  
Habitat Conservation Supervisor

Attachments

cc: Angela Reynolds, Environmental Planning Officer  
City of Long Beach

Department of Fish and Game  
File  
San Diego

State Clearinghouse  
Sacramento

mao/mao

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<sup>2</sup> A Streambed Alteration Agreement form may be obtained by writing to: Department of Fish and Game, 4949 Viewridge Avenue, San Diego, CA 92123, by calling (858) 636-3160, or by accessing the Department's web site at [www.dfg.ca.gov/1600](http://www.dfg.ca.gov/1600).

# Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities

State of California  
THE RESOURCES AGENCY  
Department of Fish and Game  
December 9, 1983  
Revised May 8, 2000

The following recommendations are intended to help those who prepare and review environmental documents determine **when** a botanical survey is needed, **who** should be considered qualified to conduct such surveys, **how** field surveys should be conducted, and **what** information should be contained in the survey report. The Department may recommend that lead agencies not accept the results of surveys that are not conducted according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all rare, threatened, and endangered plants and plant communities. Rare, threatened, and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or to the extent that, rare, threatened, or endangered plants will be affected by a proposed project when:
  - a. Natural vegetation occurs on the site, it is unknown if rare, threatened, or endangered plants or habitats occur on the site, and the project has the potential for direct or indirect effects on vegetation; or
  - b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking.
3. Botanical consultants should possess the following qualifications:
  - a. Experience conducting floristic field surveys;
  - b. Knowledge of plant taxonomy and plant community ecology;
  - c. Familiarity with the plants of the area, including rare, threatened, and endangered species;
  - d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
  - e. Experience with analyzing impacts of development on native plant species and communities.
4. Field surveys should be conducted in a manner that will locate any rare, threatened, or endangered species that may be present. Specifically, rare, threatened, or endangered plant surveys should be:
  - a. Conducted in the field at the proper time of year when rare, threatened, or endangered species are both evident and identifiable. Usually, this is when the plants are flowering.

When rare, threatened, or endangered plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

- b. Floristic in nature. A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.
  - c. Conducted in a manner that is consistent with conservation ethics. Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.
  - d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas.
  - e. Well documented. When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, should be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.
5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations and mitigated negative declarations, Timber Harvesting Plans (THPs), EIR's, and EIS's, and should contain the following information:
- a. Project description, including a detailed map of the project location and study area.
  - b. A written description of biological setting referencing the community nomenclature used and a vegetation map.
  - c. Detailed description of survey methodology.
  - d. Dates of field surveys and total person-hours spent on field surveys.
  - e. Results of field survey including detailed maps and specific location data for each plant population found. Investigators are encouraged to provide GPS data and maps documenting population boundaries.
  - f. An assessment of potential impacts. This should include a map showing the distribution of plants in relation to proposed activities.
  - g. Discussion of the significance of rare, threatened, or endangered plant populations in the project area considering nearby populations and total species distribution.
  - h. Recommended measures to avoid impacts.
  - i. A list of all plants observed on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are rare, threatened or endangered.
  - j. Description of reference site(s) visited and phenological development of rare, threatened, or endangered plant(s).
  - k. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.
  - l. Name of field investigator(s).
  - j. References cited, persons contacted, herbaria visited, and the location of voucher specimens.

## ATTACHMENT 2

### Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

- S1.# Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.
- S2.# Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.
- S3.# Occurs in 21-100-known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

- S1.1 = very threatened
- S2.2 = threatened
- S3.3 = no current threats known

#### Sensitivity Rankings (February 1992)

<u>Rank</u>	<u>Community Name</u>
S1.1	Mojave Riparian Forest Sonoran Cottonwood Willow Riparian Mesquite Bosque Elephant Tree Woodland Crucifixion Thorn Woodland Allthorn Woodland Arizonan Woodland Southern California Walnut Forest Mainland Cherry Forest Southern Bishop Pine Forest Torrey Pine Forest Desert Mountain White Fir Forest Southern Dune Scrub Southern Coastal Bluff Scrub Maritime Succulent Scrub Riversidean Alluvial Fan Sage Scrub Southern Maritime Chaparral Valley Needlegrass Grassland Great Basin Grassland Mojave Desert Grassland Pebble Plains Southern Sedge Bog Cismontane Alkali Marsh

- S1.2 Southern Foredunes  
Mono Pumice Flat  
Southern Interior Basalt Flow Vernal Pool
- S2.1 Venturan Coastal Sage Scrub  
Diegan Coastal Sage Scrub  
Riversidean Upland Coastal Sage Scrub  
Riversidean Desert Sage Scrub  
Sagebrush Steppe  
Desert Sink Scrub  
Mafic Southern Mixed Chaparral  
San Diego Mesa Hardpan Vernal Pool  
San Diego Mesa Claypan Vernal Pool  
Alkali Meadow  
Southern Coastal Salt Marsh  
Coastal Brackish Marsh  
Transmontane Alkali Marsh  
Coastal and Valley Freshwater Marsh  
Southern Arroyo Willow Riparian Forest  
Southern Willow Scrub  
Modoc-Great Basin Cottonwood Willow Riparian  
Modoc-Great Basin Riparian Scrub  
Mojave Desert Wash Scrub  
Engelmann Oak Woodland  
Open Engelmann Oak Woodland  
Closed Engelmann Oak Woodland  
Island Oak Woodland  
California Walnut Woodland  
Island Ironwood Forest  
Island Cherry Forest  
Southern Interior Cypress Forest  
Bigcone Spruce-Canyon Oak Forest
- S2.2 Active Coastal Dunes  
Active Desert Dunes  
Stabilized and Partially Stabilized Desert Dunes  
Stabilized and Partially Stabilized Desert Sandfield  
Mojave Mixed Steppe  
Transmontane Freshwater Marsh  
Coulter Pine Forest  
Southern California Fellfield  
White Mountains Fellfield
- S2.3 Bristlecone Pine Forest  
Limber Pine Forest



Terry Tamminen  
Agency Secretary  
Cal/EPA



## Department of Toxic Substances Control

Edwin F. Lowry, Director  
5796 Corporate Avenue  
Cypress, California 90630



Arnold Schwarzenegger  
Governor

February 23, 2004

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

### NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LONG BEACH SPORTS PARK (SCH # 1999091108)

Dear Ms. Reynolds:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the above-mentioned Project.

DTSC met with the Long Beach Department of Community Development on November 10, 2003 regarding this site and therefore has some familiarity with it. Based on the review of the document and information provided on November 10, 2003, DTSC's comments are as follows:

- 1) The draft EIR needs to identify all current or historic uses at the Project site which may have resulted in a release of hazardous wastes/substances at the Project area. Proper characterization of any releases of hazardous wastes/substances should be conducted and reviewed by an appropriate regulatory agency.
- 2) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any part of the site that may be contaminated, and the government agency authorized to provide appropriate regulatory oversight. Based on the information provided, a health risk assessment should be performed on the site and reviewed by a regulatory agency with expertise in health risk assessment.
- 3) A groundwater investigation may also be necessary based on the nature of on-site contaminants and the depth to the groundwater.
- 4) The NOP indicates that the project site is located on a list of hazardous materials sites compiled pursuant to Government Code Section 659662.5, and as a result,

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

would create a potential hazard to the public or the environment. The proposed development may fall under the "border zone of a contaminated property" which is defined to be within a distance of 2000 feet of the property. Appropriate precautions should be taken prior to construction if the proposed project is on a border zone property, as defined by Health and Safety Code section 25221.

- 5) The NOP indicates that there is a school in the vicinity of the project area. The health of students and faculty members should be protected during any construction and demolition activities. Protective measures may include air monitoring, dust control, and other measures.
- 6) Any hazardous substance remediation should be conducted under a Workplan which is approved by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup.
- 7) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed project, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).
- 9) If it is determined that hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. The facility should contact DTSC at (818) 551-2171 to initiate pre-application discussions and determine the permitting process applicable to the facility. If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by phoning (800) 618-6942.
- 10) If building structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints and asbestos containing materials (ACMs). If lead-based paints or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, such contaminants must be remediated in compliance with California environmental regulations and policies.



Ms. Angela Reynolds  
February 23, 2004  
Page 3

11) If during construction/demolition of the project evidence of previously undiscovered soil and/or groundwater contamination is found, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. The draft EIR should identify how any required investigation and/or remediation will be conducted, and the government agency to provide appropriate regulatory oversight for cleanup of such contamination.

12) It is DTSC's understanding that active oil wells will remain onsite after development. Potential health risks from active wells should be evaluated.

DTSC provides guidance for preparation of a Preliminary Endangerment Assessment (PEA), and cleanup oversight through, the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).

If you have any questions regarding this letter, please contact Ms. Rania A. Zabaneh, at (714) 484-5479, or me at (714) 484-5461.

Sincerely,



Greg Holmes  
Unit Chief  
Southern California Cleanup Operations Branch  
Cypress Office

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

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



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

March 15, 2004

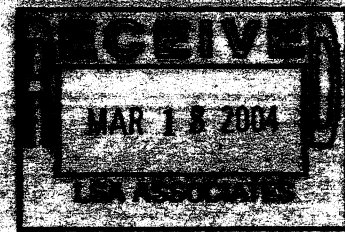
IN REPLY PLEASE

REFER TO FILE: WM-4

Ms. Mona McGuire DeLeon  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, CA 92614

Dear Ms. McGuire DeLeon:

**RESPONSE TO NOTICE OF PREPARATION  
DRAFT ENVIRONMENTAL IMPACT REPORT  
LONG BEACH SPORTS PARK  
CITY OF LONG BEACH**



Thank you for the opportunity to provide comments on the subject document. The proposed project consists of developing of a pay-for-play sports park, youth golf center, and creation of a commercial parcel. The 55.5-acre project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east in the City of Long Beach. We have reviewed the submittal and offer the following comments.

### Environmental Programs

As projected in the Los Angeles County Countywide Sitting Element, which was approved in late 1997 by a majority of the cities in the County of Los Angeles with a majority of the population and by the County Board of Supervisors in January 1998, a shortfall in permitted daily landfill capacity may be experienced in the County within the next few years. The construction and/or predevelopment activities associated with the proposed project and the postdevelopment operation over the life of the proposed project will increase the generation of solid waste and may negatively impact solid waste management infrastructure in the County.

Therefore, the proposed environmental document must identify what measures the project proponent plans to implement to mitigate the impact. Otherwise, the cumulative impact of solid waste generation from individual projects will negatively impact the solid waste management infrastructure in the County. Mitigation measures may include, but are not limited to, implementation of waste reduction and recycling programs to divert

Ms. Mona McGuire DeLeon  
March 15, 2004  
Page 2

the solid waste, including construction and demolition waste and excavated material, from the landfills.

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The environmental document should include/discuss standards to provide adequate recyclable storage areas for collection/storage of recyclable and green waste materials for this project.

The Los Angeles County Building Code, Section 110.4 requires that buildings or structures adjacent to or within 200 feet (7620 mm) of active, abandoned or idle oil or gas well(s) be provided with methane gas protection systems. If the project site contains or lies within 200 feet of active, abandoned or idle oil or gas wells, this issue should be addressed and mitigation measure provided, and our Environmental Programs Division must be contacted for issuance of necessary permits.

The Los Angeles County Uniform Building Code, Section 110.3, requires that a building or structure located on or within 1,000 feet (304.8m) of a landfill containing decomposable material must be protected against landfill gas intrusion. The project site appears to be located on or within 1,000 feet of a landfill containing decomposable material. This issue should be addressed and mitigation measures provided. The discussion should include subsurface lateral migration of landfill gas, migration detection, and control and protection systems for affected enclosed buildings and structures. Environmental Programs Division must be contacted for issuance of necessary permits.

Food service establishments may be required to provide a grease treatment device and will be subject to review and approval by Environmental Programs Division.

If you have any questions, please contact Ms. Elizabeth Morris at (626) 458-3533.

#### Geotechnical and Materials Engineering

The Environmental Impact Report shall address the geotechnical issues identified in the Notice of Preparation/Initial Study.

Description of the project and the associated grading, i.e., existing and proposed grades, etc., must be shown on a topographic map. Also all geotechnical hazards must be identified, and any mitigation measures discussed in detail. The requested information shall be included in the appropriate documents, as requested by others.

Ms. Mona McGuire DeLeon  
March 15, 2004  
Page 3

Portions of the project site are located within mapped potentially liquefiable areas, per the State of California Seismic Hazard Zone Map, Long Beach Quadrangle. However, a liquefaction analysis is not warranted at this time. Detailed liquefaction analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, must be conducted at the tentative map and/or grading building plan stages.

If you have any questions, please contact Mr. Amir Alam at (626) 458-4925.

#### Land Development

##### Hydrology and Standard Urban Stormwater Mitigation Plan (SUSMP) Review

We recommend that the applicant submit a drainage concept/SUSMP report to Land Development Division for review and approval. We also recommend that a copy of the drainage concept/SUSMP report, once approved, be included in the Environmental Impact Report.

The drainage concept/SUSMP report should provide sufficient information to determine what drainage impacts, if any, the project may have towards County of Los Angeles facilities. Walnut Spring Drain and California Avenue Bowl (retention basin) are both located on the project site and both maintained by the County. The analysis should address increases in runoff, any change in drainage patterns, treatment method proposed for SUSMP regulations (label location of SUSMP device and Qpm on drainage concept plan), and the capacity of storm drain facilities.

If you have any questions, please contact Mr. Timothy Chen at (626) 458-4921.

#### Transportation and Planning

The proposed project will not have any significant impacts on County of Los Angeles highways.

If you have any questions, please contact Mr. Hubert Seto at (626) 458-4349.

#### Traffic and Lighting

The project will not have any significant impact to County and County/city roadways in the area.

Ms. Mona McGuire DeLeon  
March 15, 2004  
Page 4

If you have any questions, please contact Ms. Marian Guirguis at (626) 300-4848.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increase in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

Los Angeles River/Harbor Section

We recommend the use of native or drought-tolerant plants for landscaping.

The Draft Environmental Impact Report should clearly identify the jurisdictional ownership (i.e., County, City of Long Beach) of any storm drain or other facility that is proposed to be modified as a result of this project.

If you have any questions, please contact Mr. Tuong Nguyen at (626) 458-4310.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Ms. Massie Munroe at (626) 458-4359.

Very truly yours,

JAMES A. NOYES  
Director of Public Works



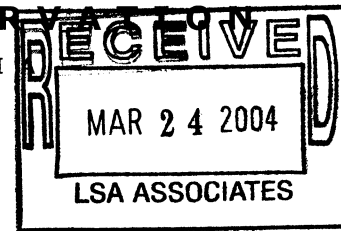
Handwritten signature of Rod H. Kubomoto in black ink, appearing as a stylized, cursive script.

ROD H. KUBOMOTO  
Assistant Deputy Director  
Watershed Management Division

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DEPARTMENT OF CONSERVATION  
STATE OF CALIFORNIA



March 22, 2004

DIVISION OF OIL,  
GAS, & GEOTHERMAL  
RESOURCES

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■ ■ ■  
ARNOLD  
SCHWARZENEGGER  
GOVERNOR

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

Subject: Notice of Preparation for a Draft Environmental Impact Report for  
Long Beach Sports Park

Dear Ms. De Leon:

The Department of Conservation's (Department) Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the above referenced project. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California.

The proposed project is located within the administrative boundaries of the Long Beach oil field. There are twenty-five active, twenty-two plugged and abandoned wells within the project boundaries. These wells are identified on Division map 138 and records. The Division recommends that all wells within or in close proximity to project boundaries be accurately plotted on future project maps.

Building over or in the proximity of plugged and abandoned wells should be avoided if at all possible. If this is not possible, it may be necessary to plug or re-plug wells to current Division specifications. Also, the State Oil and Gas Supervisor is authorized to order the reabandonment of previously plugged and abandoned wells when construction over or in the proximity of wells could result in a hazard (Section 3208.1 of the Public Resources Code). If reabandonment is necessary, the cost of operations is the responsibility of the owner of the property upon which the structure will be located. Finally, if construction over an abandoned well is unavoidable an adequate gas venting system should be placed over the well.

Furthermore, if any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

**Ms. Mona McGuire De Leon, LSA Associates, Inc.**

March 22, 2004

Page 2

To ensure proper review of building projects, the Division has published an informational packet entitled, "Construction Project Site Review and Well Abandonment Procedure" that outlines the information a project developer must submit to the Division for review. Developers should contact the Division's Cypress district office for a copy of the site-review packet. The local planning department should verify that final building plans have undergone Division review prior to the start of construction.

Thank you for the opportunity to comment on the Notice of Preparation for the Draft Environmental Impact Report. If you have questions on our comments, or require technical assistance or information, please call me at the Cypress district office: 5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731; phone (714) 816-6847.

Sincerely,

A handwritten signature in cursive script that reads "Paul Frost".

Paul Frost  
Associate Oil & Gas Engineer



# LONG BEACH POLICE DEPARTMENT

100 LONG BEACH BOULEVARD

LONG BEACH, CA 90802

INTERNAL AFFAIRS DIVISION

FAX (562) 570-5009

OFFICE (562) 570-7343

## FACSIMILE COVER SHEET

DATE: 4-6-04

TO: LSA

ATTENTION: MONA MCGUIRE DELEON

FROM: LONG BEACH PD - DETECTIVE SUSANNE STEINER

SUBJECT: LONG BEACH SPORTS PARK

NUMBER OF PAGES: 7 (including cover page)

MESSAGE:

Mona, here is the long awaited and
extremely overdue Police Department response
to the EIR for the sports park. Please call
me if you any questions or concerns.
I will mail the original for your records.
Sincerely,
Susanne Steiner



1. *What are the locations, types, and capacity of Police Department facilities that service the area and how near capacity are they now operating?*

The Police Department facility serving the project location is the West Division Substation at 1835 Santa Fe Avenue. The West Division Substation, a self-sustained facility, is capable of housing 125 employees. Currently, it is functioning at approximately 80% capacity. The Substation is located 3.5 miles from the project location. The route taken to measure the distance was as follows:

Northbound Santa Fe Avenue  
Eastbound Willow Street  
Northbound Magnolia Avenue  
Eastbound Spring Street  
Southbound Orange Avenue

2. *What are department goals in terms of response times and personnel levels?*

Priority One goal = under 5 minutes  
(Priority One is defined as life or property in imminent danger)

Priority Two goal = under 20 minutes  
(Priority Two is defined as a disturbance of the peace or the general well being of a person or property and driveway blockers)

Priority Three goal = under 30 minutes  
(Priority Three is defined as reports and other parking problems)

The desired personnel level for the Police Department is a minimum of 2 officers for every 1000 residents.

3. *What would the estimated response time be for calls originating from the project site?*

The Police Department does not expect the response times to be any different to the project location than those times listed in question #3, barring unforeseen or unusual occurrences.

4. *Will the proposed project create a substantial increase in demand for staff, facilities, equipment, or other police related services that will pose serious health and safety risks by substantially increasing emergency response time?*

The site, in itself, is not expected to generate an additional service load on the Police Department. However, there is some concern about special events that would draw larger crowds and require additional resources. Those resources would pull officers away

from other neighboring beats in order to provide an adequate and appropriate response to the situation.

The site is large and some of the more remote soccer fields and topography will pose some additional challenges for patrol officers. As crowds gather, close supervision by park employees should be regularly utilized to ensure conduct and behavior stays within park safety rules.

5. *What standard generation rates do you use in assessing service demands? For example, how do you determine when additional staff needs to be added to the department?*

The Police Department utilizes a computer software program that, among others, compiles the population, numbers of calls for service, the response times, hours of day and types of dispatches. This information is sorted and a schedule is produced predicting the numbers of officers needed for each shift to meet Department goals of quality service, quick response times, and crime prevention and suppression.

Normally, this process is completed in October of each year and resources are deployed accordingly Citywide in the following January. The deployment can be re-assessed at any time if special circumstances arise. Inter-divisional redeployment can also be conducted to solve repeat crime issues, but that is handled by shifting resources within the Division.

6. *Are there any current plans for expansion of Police Department services or facilities in the area?*

No, the West Division Substation was built in 1998.

7. *Will the project create a need to expand existing Police Department facilities or staff or to construct a new facility, or otherwise adversely impact the types of services you provide?*

Because the substation was recently built, Police Department will not need to be expanded. However, the potential for an increase in the numbers of dispatches (both emergency and non-emergency) could affect the numbers of officers and support staff needed to maintain public safety. A park of this size within an urban setting may pose challenges not yet experienced at other Big League Dreams facilities.

8. *What measures for mitigating project impacts can you recommend that might be incorporated into the project? Will these measures reduce the impact on the provision of service? Will the Police*

*Department continue to provide service at levels that meet Department goals and objectives?*

Public safety measures should be built into the site design that include lighting, fencing and other crime prevention elements such as vandalism and loitering deterrents. If the site is built with crime prevention in mind, the level of service required could be drastically reduced. A meeting should be scheduled with a Police Department employee trained in safe site design utilizing Crime Prevention Through Environmental Design applications. As part of this discussion, security plans should be discussed with the Police Department designee. Items such as emergency call boxes, locations of pay phones, lighting, surveillance, parking lot security and other elements should be a part of the plan.

Clearly defined rules of play and conduct with consistent and strong enforcement on behalf of park employees will also contribute to the safety and success of the site. Should any type of crime problems arise, additional crime prevention measures should be evaluated such as surveillance cameras and / or on-site security guards.

The Police Department will continue to strive to meet and surpass our goals and objectives, no matter the challenges presented by the project.

9. *Please provide any comments or questions you would like to see addressed in the environmental analysis for this project.*

At this stage in development, it is difficult to predict what services may be required at the location. As mentioned above, the Police Department would like to review or assist in the creation of tentative security plans. The Police Department looks forward to creating a strong, healthy partnership with park management and its employees in order to provide safe, inviting and successful activities at the project location.

Prepared by:           Susanne Steiner  
Title:                    Detective  
Date:                    March 31, 2004  
Phone:                  (562) 570-7390

03-16-04 01:45pm From-

T-503 P.002/007 F-406

LSA

LSA ASSOCIATES, INC.  
20 EXECUTIVE PARK, SUITE 200  
IRVINE, CALIFORNIA 92614-4731

949.553.0666 TEL  
949.553.8076 FAX

OTHER OFFICES: FT. COLLINS  
BERKELEY RIVERSIDE  
FT. RICHMOND ROCKLIN

January 23, 2004

Mr. Anthony Batts, Police, Fire Chief  
Long Beach Police Department  
100 Long Beach Blvd.  
Long Beach, CA 90802

Subject: Long Beach Sports Park Draft Environmental Impact Report

Dear Chief Batts:

The City of Long Beach Community Development Department has completed an Initial Study for the proposed project and has determined that preparation of an Environmental Impact Report (EIR) is necessary. This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Long Beach is the Lead Agency for the proposed project. LSA Associates, Inc. (LSA) has been retained by the City of Long Beach to prepare the environmental analysis required for the proposed project.

The project description, location, and analysis indicating the probable environmental effects of the proposed project are contained in the attached materials. Interested individuals and groups have been invited to comment on the scope of the anticipated EIR.

In addition to information pertaining to the scope of the EIR, we are seeking information on how the project would affect the Police Department's ability to provide law enforcement services and if the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to Police Department services near the project area. It would be helpful to the analysis to receive a response by Monday, February 23, 2004. Please return your response to:

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

If you have any questions or comments on the questionnaire or attached documentation, please contact me at (949) 553-0666. Thank you for your time and assistance.

Sincerely,

LSA ASSOCIATES, INC.

Mona McGuire De Leon, AICP  
Associate

Attachments

03-16-04 01:45pm From-

T-503 P.003/007

F-400

## RESPONSE SHEET: Long Beach Sports Park

### Public Services - Police Protection Services

Long Beach Police Department  
1835 Santa Fe Avenue  
Long Beach, CA 90810-4047

For your convenience, we have provided space on this questionnaire for your answers. If you choose to answer these questions in a letter form, please number your responses to correspond to the questions. Please fax your responses to (949) 553-8076. Mail originals to: LSA Associates, Inc., Attn: Mona McGuire De Leon, 20 Executive Park, Suite 200, Irvine, CA 92614.

1. What are the locations, types, and capacity of Police Department facilities that service the area, and how near capacity are they now operating?
2. What are department goals in terms of response times (emergency and non-emergency) and personnel levels (e.g., 1 officer per 1000 residents)?
3. What would the estimated response time be for calls originating from the project site? Is the estimated response time consistent with the Department's response time goals?
4. Will the proposed project create a substantial increase in demand for staff, facilities, equipment, or other police related services that will pose serious health and safety risks by substantially increasing emergency response time?

03-16-04 01:45pm From-

T-503 P.004/007 F-406

- 5. What standard generation rates (e.g., response times or personnel levels) do you use in assessing service demands? For example, how do you determine when additional staff needs to be added to the department?
  
- 6. Are there any current plans for expansion of Police Department services or facilities in the area? If yes, please briefly describe.
  
- 7. Will the project create a need to expand existing Police Department facilities or staff or to construct a new facility, or otherwise adversely impact the types of services you provide? Please explain.
  
- 8. What measures for mitigating project impacts can you recommend that might be incorporated into the project? Will these measures reduce the project's impact on the provision of service? Will the Department continue to provide service at levels that meet Department goals and objectives?
  
- 9. Please provide any comments or questions you would like to see addressed in the environmental analysis for this project.

Prepared by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

## RESPONSE SHEET: Long Beach Sports Park

Verizon  
7352 Slater Avenue  
Huntington Beach, CA 92647

For your convenience, we have provided space on this questionnaire for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please fax your responses to (949) 553-8076. Mail originals to: LSA Associates, Inc., Attn: Mona McGuire De Leon, 20 Executive Park, Suite 200, Irvine, CA 92614.

1. What are the locations, types, and capacity of telephone facilities serving the area, and can reinforcement be added if additional service capacity is needed?

Verizon has two conduit systems on California Avenue. Conduit runs North and South on both the East and West side of the street. Aerial facilities will have to be removed or relocated.

2. Are there any current plans for expansion of your facilities near the project site? If yes, please briefly describe. No

3. Will the proposed project create a need for expanding existing facilities/staff or for constructing of new facilities, or will it otherwise adversely impact the types of service you provide? Please explain.

There may be a need to upsize existing cables depending on service requirements.

4. Will the proposed project require relocation or realignment of the service/utility? Will the present location of the telephone infrastructure require realignment of the proposed project? If yes to either of these questions, please provide a schematic or drawing showing present location(s) of service/utility in relation to the proposed project and required relocations/realignments.

Unknown at this time. We will need to see actual site drawings. What type of work if any will be done along California Avenue. See attached drawings.

5. Are standard generation rates used to assess service demands (e.g., square footage and/or type of use)? If so, what are the generation rates and how would they relate to the proposed project?

Sports park service will be determined by the City's need.

Commercial parcel will be determined by the type and size of buildings.

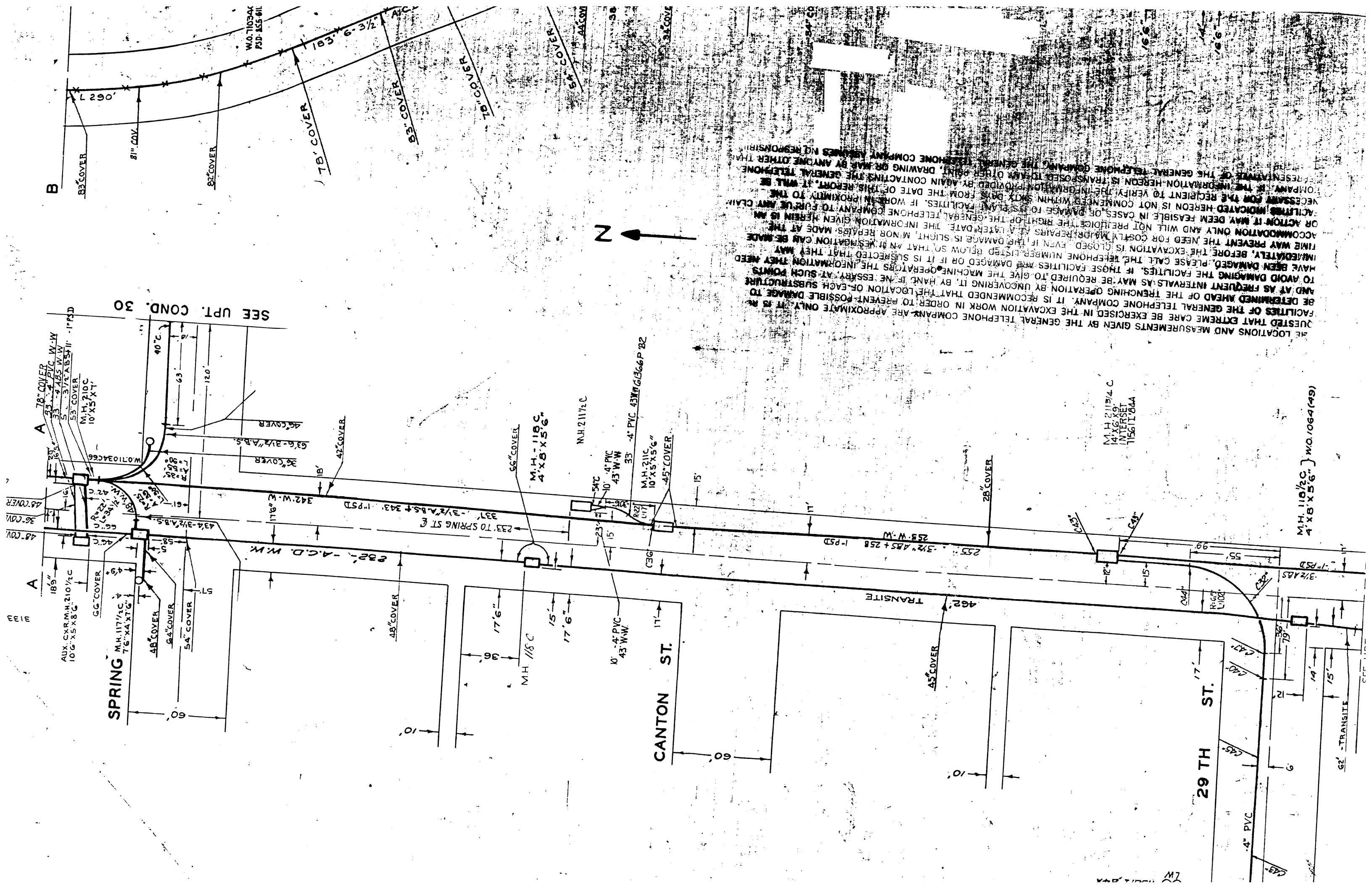
6. Can SBC Communications adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?

There are no facilities in this area.

7. Please provide any additional information that may be helpful in the preparation of the environmental analysis for the proposed project.

Prepared by: Greg Miller  
Title: Engineer - Network Engineering  
Date: April 6, 2004  
Phone: (714) 375-6716





THE LOCATIONS AND MEASUREMENTS GIVEN BY THE GENERAL TELEPHONE COMPANY ARE APPROXIMATE ONLY. IT IS REQUESTED THAT EXTREME CARE BE EXERCISED IN THE EXCAVATION WORK IN ORDER TO PREVENT POSSIBLE DAMAGE TO FACILITIES OF THE GENERAL TELEPHONE COMPANY. IT IS RECOMMENDED THAT THE LOCATION OF EACH SUBSTRUCTURE BE DETERMINED AHEAD OF THE TRENCHING OPERATION BY UNCOVERING IT BY HAND. IT IS NECESSARY AT SUCH POINTS TO AVOID DAMAGING THE FACILITIES. IF THOSE FACILITIES ARE DAMAGED OR IF IT IS SUSPECTED THAT THEY MAY HAVE BEEN DAMAGED, PLEASE CALL THE TELEPHONE NUMBER LISTED BELOW SO THAT AN ESTIMATION CAN BE MADE IMMEDIATELY, BEFORE THE EXCAVATION IS CLOSED. EVEN IF THE DAMAGE IS SLIGHT, MINOR REPAIRS MADE AT THE TIME MAY PREVENT THE NEED FOR COSTLY MAJOR REPAIRS AT A LATER DATE. THE INFORMATION GIVEN HEREIN IS AN ACCOMMODATION ONLY AND WILL NOT PREJUDICE THE RIGHT OF THE GENERAL TELEPHONE COMPANY TO PURSUE ANY CLAIM OR ACTION IT MAY DEEM FEASIBLE IN CASES OF DAMAGE TO ITS PLANT FACILITIES. IF WORK IS PROXIMATE TO THE FACILITIES INDICATED HEREON IS NOT COMPLETED WITHIN SIXTY DAYS FROM THE DATE OF THIS REPORT, IT WILL BE NECESSARY FOR THE RECIPIENT TO VERIFY THE INFORMATION PROVIDED BY AGAIN CONTACTING THE GENERAL TELEPHONE COMPANY. IF THE INFORMATION HEREON IS TRANSPOSED TO ANY OTHER POINT, DRAWING OR MAP BY ANYONE OTHER THAN THE REPRESENTATIVE OF THE GENERAL TELEPHONE COMPANY, THE GENERAL TELEPHONE COMPANY ASSUMES NO RESPONSIBILITY.



SEE UPT. COND. 30

M.H. 118 1/2 C  
4' X 8' X 5' 6"  
WO. 064 (49)

M.H. 211 3/4 C  
14' X 6' X 9'  
INTEREST  
11561184A

SPRING

CANTON ST.

29 TH ST.

TRANSITE

62' TRANSITE

33

17

# LONG BEACH WATER DEPARTMENT

## DOMESTIC WATER DEMAND STUDY



**Boyle  
Engineering  
Corporation**

CONSULTING ENGINEERS - ARCHITECTS

1501 Quail Street  
P.O. Box 3030  
Newport Beach, CA 92658-9020

714 476-3500  
FAX 714 721-7142

Post-it® Fax Note	7671	Date	9/22/04	# of pages	4
To	NICOL DUEBOIS	From	ROBERT VILLANUEVA		
Co./Dept.	LSA ASSOCIATES	Co.	LBWD		
Phone #	949-553-0666	Phone #	562-570-2340		
Fax #	949-553-8076	Fax #	562-570-2330		



MARCH 1994

OC-L22-803-00

LONG BEACH WATER DEPARTMENT  
DOMESTIC WATER DEMAND STUDY  
LAND USE MODEL DEMANDS  
(ULTIMATE)

Page No. 37  
03/21/94

MODEL NO	LAND USE CODE	AREA (ACRES)	FLOW COEFFICIENT (GPM/ACRE)	MODEL DEMAND (GPM)
> 3065	CR	1.318	1.50	-1.98
3065	R34HL	5.896	7.40	-43.63
3065	R2NHL	8.905	2.90	-25.82
> 3065	CN	0.985	1.50	-1.48
3065	R2NHL	2.127	2.90	-6.17
3065	R3SHL	6.815	4.00	-27.26
		<u>32.113</u>		<u>-123.93</u>
3075	R2N	13.813	2.90	-40.06
> 3075	CO	1.008	1.50	-1.51
3075	R3S	0.057	4.00	-0.23
3075	R2NHL	10.236	2.90	-29.68
3075	R3S	0.008	4.00	-0.03
> 3075	CO	7.321	1.50	-10.98
> 3075	CO	1.452	1.50	-2.18
> 3075	I	2.482	1.50	-3.72
3075	R2N	0.306	2.90	-0.89
3075	R3SHL	0.359	4.00	-1.43
		<u>37.040</u>		<u>-90.71</u>
3077	R2NHL	2.560	2.90	-7.42
3077	R3SHL	4.418	4.00	-17.67
> 3077	CO	5.499	1.50	-8.25
3077	R2N	6.942	2.90	-20.13
3077	R2N	0.546	2.90	-1.58
3077	P	0.285	1.00	-0.29
3077	R2NHL	0.441	2.90	-1.28
3077	R3SHL	6.447	4.00	-25.79
> 3077	CO	4.170	1.50	-6.26
3077	R2N	7.666	2.90	-22.23
		<u>38.973</u>		<u>-110.90</u>
3091	R2N	7.625	2.90	-22.11
3091	R2N	17.098	2.90	-49.58
3091	R4R	3.270	10.30	-33.68
> 3091	CN	1.094	1.50	-1.64
3091	R1N	3.034	1.30	-3.94
3091	R4R	6.990	10.30	-72.00
		<u>39.110</u>		<u>-182.95</u>
3095	R2N	10.256	2.90	-29.74
3095	R4R	3.290	10.30	-33.89
3095	P	0.289	1.00	-0.29