

## TABLE OF CONTENTS

4.1 LAND USE .....	4.1-1
4.1.1 INTRODUCTION .....	4.1-1
4.1.2 EXISTING ENVIRONMENTAL SETTING .....	4.1-1
4.1.3 METHODOLOGY.....	4.1-23
4.1.4 THRESHOLD OF SIGNIFICANCE CRITERIA.....	4.1-24
4.1.5 PROPOSED PROJECT .....	4.1-24
4.1.6 IMPACTS AND MITIGATION MEASURES .....	4.1-25
4.1.7 CUMULATIVE IMPACTS.....	4.1-47
4.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION.....	4.1-48

## FIGURES

Figure 4.1.1: Jurisdictions .....	4.1-3
Figure 4.1.2: Existing Wells.....	4.1-5
Figure 4.1.3: Surrounding Land Uses.....	4.1-7
Figure 4.1.4: Current General Plan Land Use Districts.....	4.1-15
Figure 4.1.5: Current Zoning Designations.....	4.1-21
Figure 4.1.6: Proposed General Plan Land Use Districts.....	4.1-27
Figure 4.1.7: Proposed Zoning Designations .....	4.1-29
Figure 4.1.8: Related Projects .....	4.1-51

## TABLES

Table 4.1.A: Existing Wells .....	4.1-9
Table 4.1.B: Existing and Former Tenants.....	4.1-10
Table 4.1.C: City of Long Beach General Plan Elements.....	4.1-12
Table 4.1.D: Existing Land Use and Zoning Designations .....	4.1-14
Table 4.1.E: Comparison of Park Resources: Park Acres per 1,000 Population.....	4.1-17
Table 4.1.F: Comparison of Park Resources: Park Acres as a Percent of City Area .....	4.1-18
Table 4.1.G: Tenant Relocation.....	4.1-32
Table 4.1.H: City Code Parking Requirements–Long Beach Sports Park .....	4.1-44
Table 4.1.I: Parking Demand Analysis.....	4.1-45
Table 4.1.J: Planned Future Projects .....	4.1-48

## 4.1 LAND USE

### 4.1.1 INTRODUCTION

Comprising 55.5 acres, the project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east. The Long Beach Municipal and Sunnyside cemeteries are directly south of the project site. Although the project site is located entirely within the City of Long Beach, the City of Signal Hill is adjacent to the site along California and Orange Avenues and across a portion of Spring Street. Figure 4.1.1 shows the jurisdictional boundaries near the project site. The Conceptual Site Plan shown in Figure 3.4 illustrates the proposed project. The recreation components of the proposed pay-for-play Sports Park include four soccer fields, six softball/baseball diamonds, a skate park, volleyball, and arena soccer. A youth golf center that will feature a two-story, 15,000-square-foot building, eight tee locations for a driving range, three chip-and-putt holes, and a putting green is included in the project adjacent to the parking area and southerly soccer fields. Also included in the project is the reservation of a 2.5-acre parcel for future office/commercial development. The proposed project requires a General Plan Amendment, Zone Change, and Conditional Use Permits. This section of the EIR addresses the relationship between the proposed uses on site and the existing and planned uses in the surrounding area, as well as consistency of the proposed project with adopted plans and zoning regulations.

### 4.1.2 EXISTING ENVIRONMENTAL SETTING

#### On-Site Land Uses

The project site is owned by the City of Long Beach and Amerigas Propane, L.P. (“Amerigas”). Signal Hill Petroleum, Inc. (SHPI) owns contractual surface use rights on a significant portion of the project area, including portions of City-owned property and all the property owned in fee by Amerigas. SHPI’s surface use rights are critical to the ongoing recovery of oil and gas within the Signal Hill West Unit and operations of the Lomita Producers, Ltd. natural gas gathering system that serves oil and gas producers throughout the Long Beach area. The City is also a mineral royalty owner and benefactor of the oil and gas production from the Signal Hill West Unit.

Existing land uses on the site include a County of Los Angeles detention basin, buildings and other improvements associated with the current and former tenants on the City’s land, and an unused gas compression and treating facility, also known as the compressor building. The existing project site is a partially operating oil field containing 46 wells (and two adjacent off-site wells) (see Figure 4.1.2). Of the 48 wells, 15 are producing oil. The remaining wells are currently either idle or abandoned. All of the existing operating oil pumps are enclosed by fences with locked gates. The site has been an active oil field since shortly after the Long Beach Oil Field began oil production in 1921. Oil field

operations on the site have included oil well drilling, production, and associated support activities. Derricks were historically used for oil pumping, but beam pumps<sup>1</sup> and submersible pump wells<sup>2</sup> are currently used on active wells. See Table 4.1.A for a summary of the existing wells on the site.

The existing and former tenants are listed below in Table 4.1.B, and the existing uses on the site are depicted in Figure 4.1.2. For more information regarding the historic uses and activities on the site, please see Section 4.3, Geology and Soils.

### **Adjacent Land Uses**

The surrounding area is composed primarily of one- and two-story commercial and industrial land uses. The project site is bounded on the north by Spring Street, on the south by two cemeteries, on the west by California Avenue, and on the east by Orange Avenue. Figure 4.1.3 depicts the land uses surrounding the project site.

North: Across Spring Street, land uses include various commercial and industrial uses including a multi-tenant office building, crane storage, and a retail camper outlet.

South: Sunnyside Cemetery and the Long Beach Municipal Cemetery are located immediately south of the project site.

East: SHPI offices are located adjacent to the project site, west of Orange Avenue. SHPI also operates a petroleum processing and gas compression facility east of the project site. There are also commercial office buildings and oil extraction wells across Orange Avenue.

West: Vacant land, oil extraction wells, warehouses, and storage tanks are found west of the project site. There is currently a proposed zoning change on the west side of California Avenue (in the City of Signal Hill) 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.

### **Plans and Regulations**

The adopted plans applicable to the Proposed Action include SCAG's Regional Comprehensive Plan and Guide, the Long Beach General Plan, The Citywide Strategic Plan (Long Beach 2010), the City of Long Beach Department of Parks, Recreation and Marine Strategic Plan. While the project site is not within the municipal boundaries of the City of Signal Hill and is not subject to its plans and regulations, the potential future development of the project site is recognized in the City of Signal Hill General Plan and the City of Signal Hill Redevelopment Plan. The project is subject to the City of Long Beach zoning regulations, including parking requirements.

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<sup>1</sup> Beam pump wells are wells whose fluid is being lifted by rods and pumps activated by electric motor-driven beam pump rig units.

<sup>2</sup> Submersible pump wells are wells whose fluid is being pumped by an electrical pump that is placed below the level of fluid in that well.

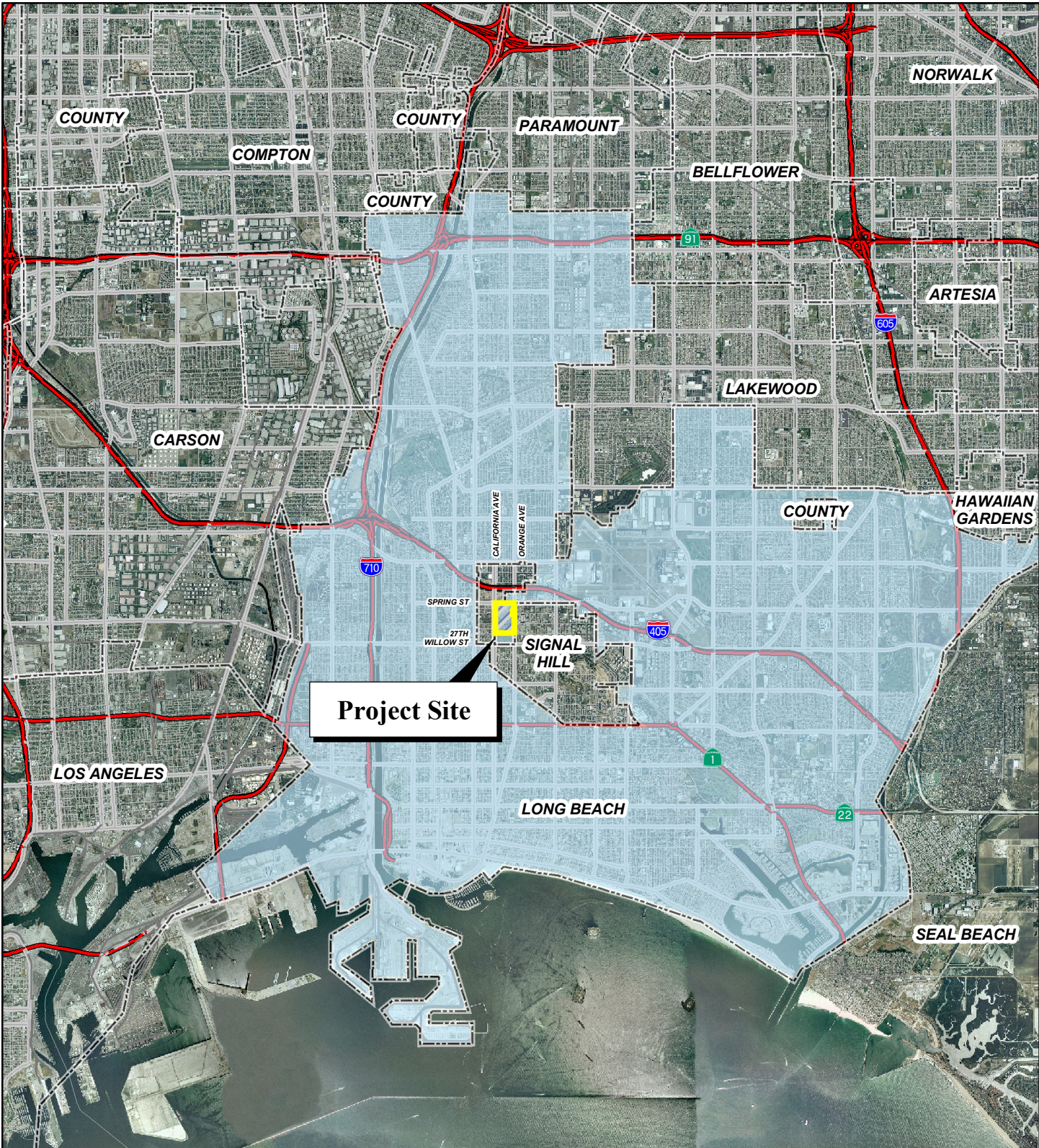
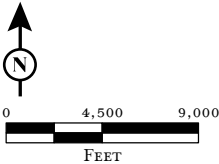


FIGURE 4.1.1

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Long Beach Sports Park  
Jurisdictions

SOURCE: Thomas Bros. Maps, 2001 & Eagle Aerial, 2002.

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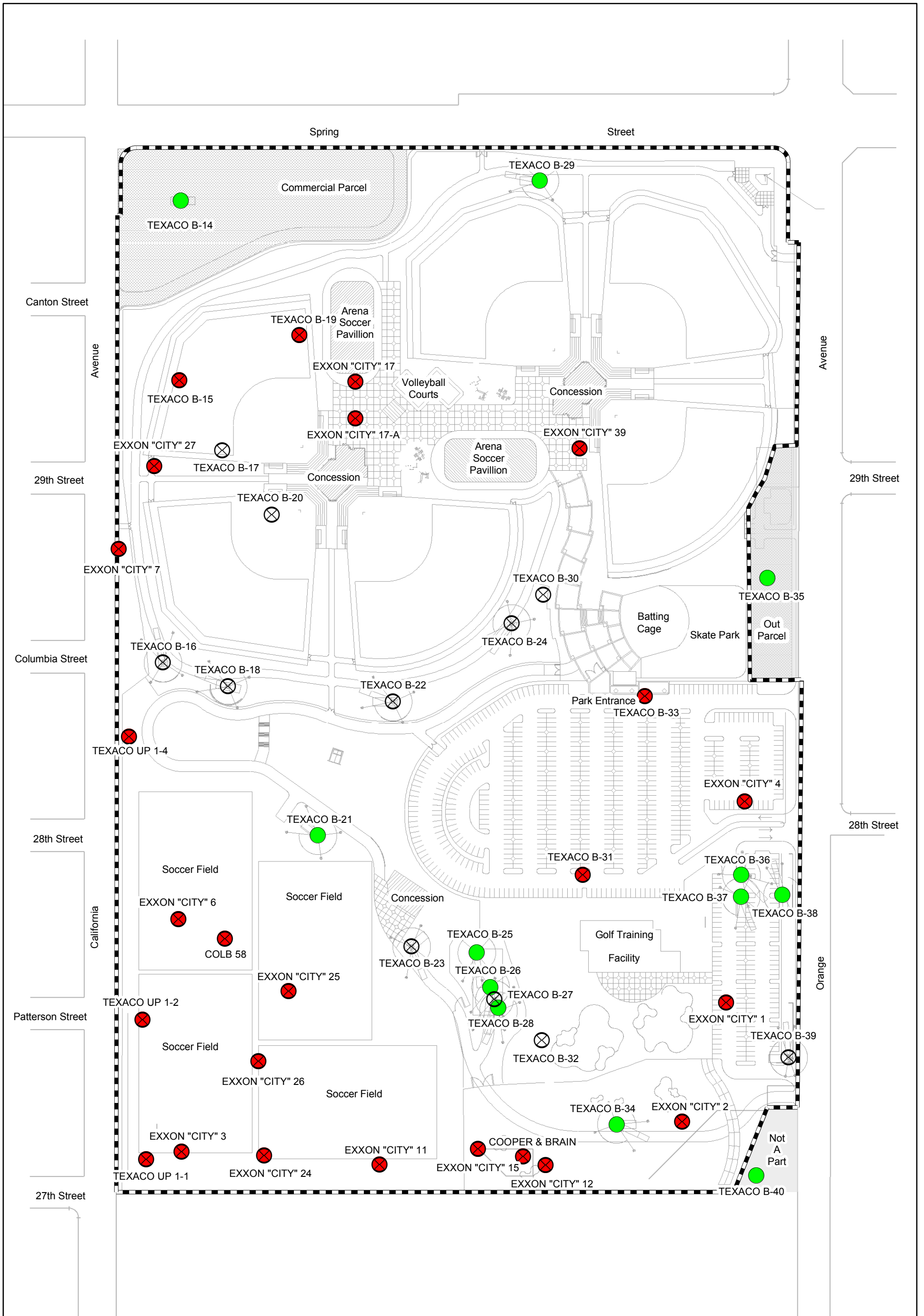





FIGURE 4.1.2

LSA



-  ABANDONED OIL WELL
-  IDLE OIL WELL
-  ACTIVE OIL WELL

 PROJECT LIMITS

NOT TO SCALE

SOURCE: PBS&J Design Group, Inc., 2003.

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Long Beach Sports Park  
Existing Wells

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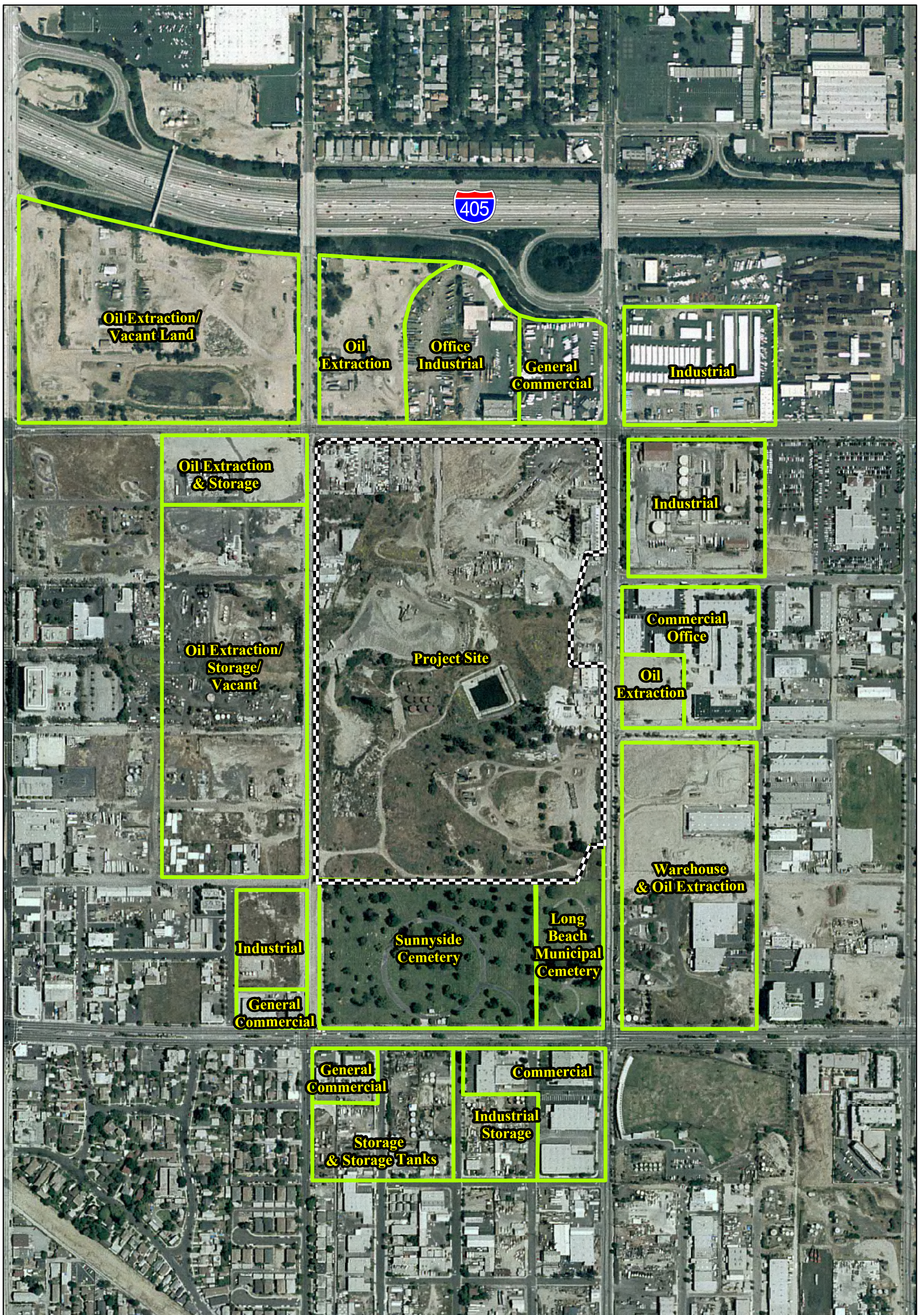
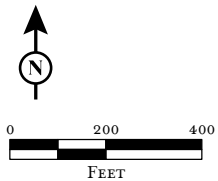


FIGURE 4.1.3

LSA



Legend

Project Boundary

SOURCE: Eagle Aerial, 2001.

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Long Beach Sports Park  
Surrounding Land Uses



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**Table 4.1.A: Existing Wells**

WELL DESIGNATION	EXISTING STATUS		
	ACTIVE	IDLE	ABANDONED
COLB-58			X
COOPER & BRAIN			X
EXXON "CITY" 1			X
EXXON "CITY" 2			X
EXXON "CITY" 3			X
EXXON "CITY" 4			X
EXXON "CITY" 6			X
EXXON "CITY" 7			X
EXXON "CITY" 11			X
EXXON "CITY" 12			X
EXXON "CITY" 15			X
EXXON "CITY" 17			X
EXXON "CITY" 17-A			X
EXXON "CITY" 24			X
EXXON "CITY" 25			X
EXXON "CITY" 26			X
EXXON "CITY" 27			X
EXXON "CITY" 39			X
TEXACO B-14	X		
TEXACO B-15			X
TEXACO B-16		X	
TEXACO B-17		X	
TEXACO B-18	X		
TEXACO B-19			X
TEXACO B-20		X	
TEXACO B-21	X		
TEXACO B-22	X		
TEXACO B-23		X	
TEXACO B-24	X		
TEXACO B-25	X		
TEXACO B-26	X		
TEXACO B-27		X	
TEXACO B-28	X		
TEXACO B-29	X		
TEXACO B-30		X	
TEXACO B-31			X
TEXACO B-32		X	
TEXACO B-33			X
TEXACO B-34	X		
TEXACO B-35	X		
TEXACO B-36	X		
TEXACO B-37	X		
TEXACO B-38	X		

WELL DESIGNATION	EXISTING STATUS		
	ACTIVE	IDLE	ABANDONED
TEXACO B-39		X	
TEXACO B-40	X		
TEXACO UP 1-1			X
TEXACO UP 1-2			X
TEXACO UP 1-4			X

**Table 4.1.B: Existing and Former Tenants<sup>1</sup>**

Business	Location	Use
Eversoft Water Products	2870 California Avenue	Office and a storage yard for water softening products
Guardian Fence Company	1050 East Spring Street	Fence contractor that stores fences and conducts vehicle maintenance
John and Bob's Auto Body	2815 Orange Avenue	Auto body repair shop; stores paint products and thinners in 55-gallon drums on the parcel
Long Beach Spring	1000 East Spring Street	Welding and metal working activities
MacPherson Sandblasting	2811 Orange Avenue	Sandblasts various metal products
Kruger Tow, Inc.	1030 E. Spring Street	Vehicle towing and vehicle storage
Hansen Aggregate (formerly Sully Millers)	2840 California Avenue	Aggregate production, also recycles concrete and asphalt debris; stockpiles asphalt debris
Nate Jones *	2880 California Avenue	Tire Dealer
Pacific Striping *	2870 California Avenue	Pavement and parking area maintenance and marking

\* Unapproved subtenant. Tenant not authorized by City.

<sup>1</sup> Tenants on site at the time the Notice of Preparation (NOP) was issued. Only Hansen Aggregate remains on site at the time of Draft EIR preparation.

**Regional Comprehensive Plan and Guide.** The Regional Comprehensive Plan and Guide (RCP&G), as prepared by the Southern California Association of Governments (SCAG) in March 1996, is designed to articulate region-wide policies that serve as a guide for local governments to address regional issues, fulfill local goals and objectives, and satisfy state and federal requirements. The RCP&G includes several open space and conservation goals that are intended to support and ensure a high quality of life and equity for Southern California residents, and that are applicable to the proposed project:

Outdoor Recreation: Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.

Public Health and Safety: Maintain open space for adequate protection to lives and properties against natural and man-made hazards.

Maintain adequate viable resource production lands, particularly lands devoted to commercial agriculture and mining operations.

**Citywide Strategic Plan.** The City has adopted a new citywide Strategic Plan, “Long Beach 2010.” The new strategic plan includes goals and actions to achieve the long-range vision of the General Plan. The Strategic Plan focuses on goals in five areas: neighborhoods, youth and education, safety, economic opportunity, and the environment. In preparing “Long Beach 2010,” a community survey, called the Community Scan, was conducted in 1997 to determine the key issues and concerns of residents, businesses, and community groups. The 2010 Strategic Plan incorporated the Community Scan input and set forth the following seven strategies:

- Becoming a community of neighborhoods
- Focusing on youth and education
- Providing community safety for everyone
- Creating economic opportunity
- Enabling a progressive environmental community
- Empowering citizens and linking communities using technology
- Ensuring accountability by measuring and reporting progress

There are several Strategic Plan goals that are applicable to the proposed project, under the heading “Our Children, Our Schools”:

Goal 1: Maintain a citywide focus on improving the well-being of youth and families.

Goal 2: Improve youth’s physical, mental, and dental health.

Goal 3: Make sure that every child enters school ready to learn.

Goal 4: Support efforts to increase the number of students meeting high academic standards.

In addition, Goal 2 under the heading “A Healthy Environment/A Sustainable City” states, “Enhance Open Space.” One of the action items under this goal is “to convert city-owned parcels to green uses

and buy former oil drilling sites for parks and habitats.” Goal 3 is “to improve management of water resources and restore wetlands and riparian habitat.” This goal recognizes that open space dedicated to wildlife, especially wetlands, “provides a break from urban living.”

**General Plan: Land Use Element.** The City of Long Beach General Plan provides goals, objectives, and policies that guide City decision makers in directing future growth and development. The General Plan must contain at least seven elements: Land Use, Transportation, Housing, Conservation, Noise, Open Space, and Safety. The City’s Seismic Safety and Air Quality elements are optional components of the General Plan. Each element discusses in detail official policies and programs the City has adopted regarding each topic.

**Table 4.1.C: City of Long Beach General Plan Elements**

City of Long Beach General Plan Element	Year of Adoption
Open Space	2002
Housing	2001
Air Quality	1996
Transportation	1991
Land Use	1989
Seismic Safety	1988
Local Coastal Program (LCP)	1980
Noise	1975
Public Safety	1975
Conservation	1973

At the heart of the General Plan is the Land Use Element, adopted in 1989 and revised April 1997, which regulates the types of use and land use intensity within the City. The Land Use Element of the General Plan specifies various districts which comprise the land use portion of the General Plan.

The Land Use Element incorporates the goals developed as part of an earlier citywide strategic planning process and implements them through a series of policies and General Plan land use designations. The goals dealing with population growth, economic development, housing, infrastructure, and transportation relate most specifically to the Land Use Element of the General Plan. The goals of the Land Use Element relevant to development of the subject parcel are as follows:

- **Managed Growth:** Guide growth to have an overall beneficial impact upon the City’s quality of life.
- **Economic Development:** Long Beach will pursue economic development that focuses upon international trade, while maintaining and expanding its historic economic strengths in aerospace, bio-medicine, and tourism.
- **Quality Education:** Long Beach recognizes that quality education is a key ingredient in building a successful community and will foster community-wide support for education of all levels and for all age groups.

Figure 4.1.4 illustrates the General Plan land use designations for the site. Table 4.1.D summarizes General Plan designations, zoning, and existing land uses in the project vicinity. Currently, the project site is designated as “General Industry” Land Use District (LUD) No. 9G by the Land Use Element of the General Plan. The General Industry District is intended to provide for a strong industrial employment component in the City.

The City of Long Beach is currently undergoing a General Plan Land Use Element Update. Neighborhood meetings are being held, and it is anticipated that a draft plan will be available for review in 2005.

**General Plan: Open Space and Recreation Element.** The City of Long Beach City Council adopted a new Open Space and Recreation Element of the General Plan on October 15, 2002. There are several Goals/Objectives and Policies in the Element that are applicable to the proposed project, including increasing open space and recreation facilities.

**Goal 1:** Open Space for the Preservation of Natural Resources, Policy 4:  
Promote and assist with the remediation of contaminated sites.

**Goal 2:** Open Space for the Managed Production of Resources, Policy 3:  
Manage oil, water, and natural gas extracting site and operations to extend the life of these resources.

**Goal 3:** Open Space for Public Health and Safety, Policy:<sup>1</sup>  
Maintain open space buffers adequate to keep property and lives safe from natural and man-made disasters within the City, including unstable soil areas, known active fault zones, low-lying flood prone lands, airport flight paths, and areas of physical and noise contamination.

**Goal 4:** Open Space for Outdoor Recreation and Recreation Facilities

**Policy 1:** Create additional recreation open space and pursue all appropriate available funding to enhance recreation opportunities.

**Policy 12:** Give preference to children’s sports leagues over adult sports leagues in neighborhood parks.

**Policy 13:** Give special consideration to handicapped and disadvantaged residents in accessing public recreation resources.

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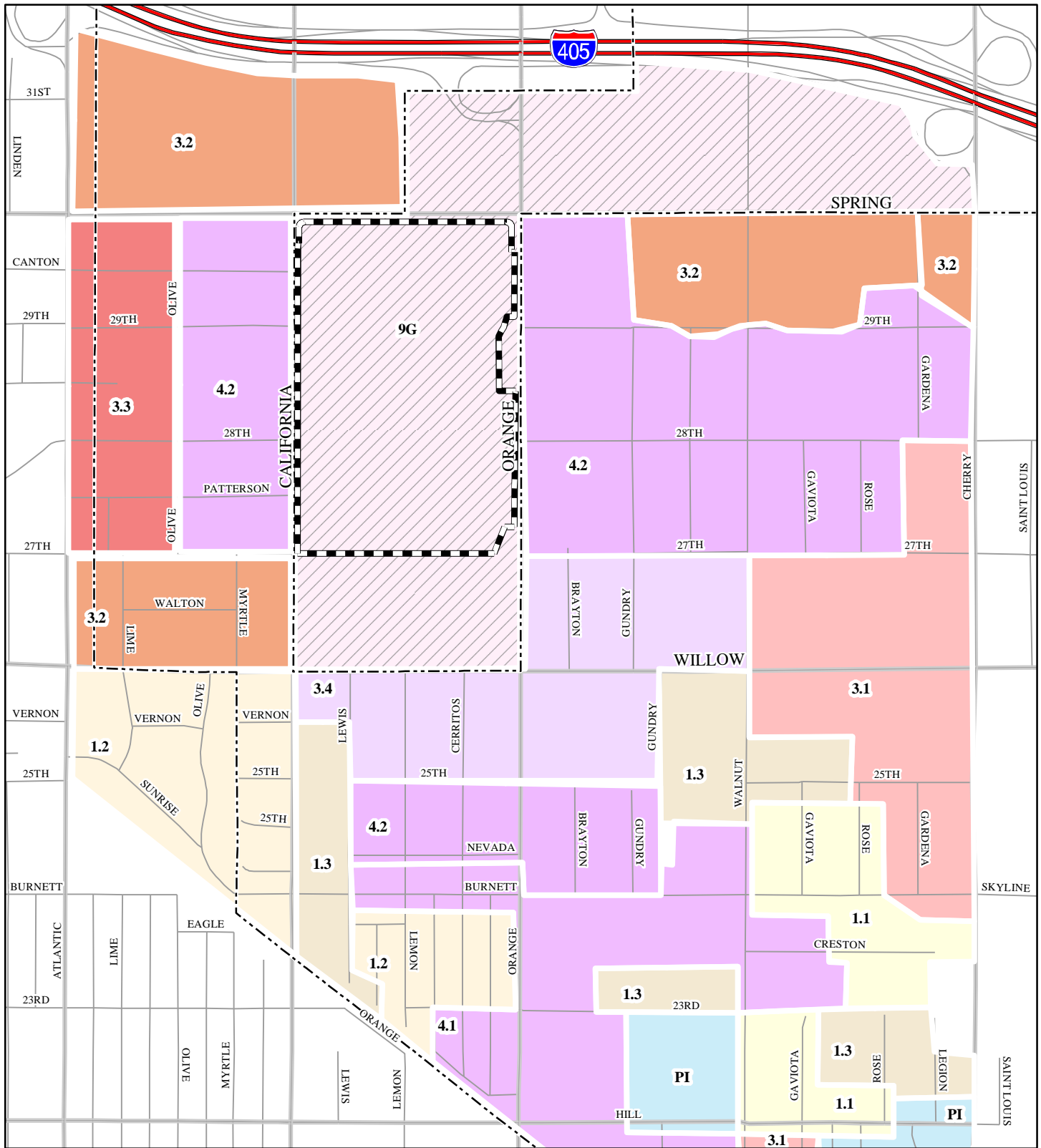
<sup>1</sup> This policy is not numbered in the Open Space and Recreation Element.

**Table 4.1.D: Existing Land Use and Zoning Designations**

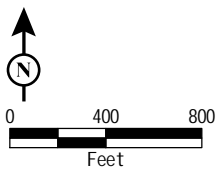
	<b>Existing General Plan</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>City of Long Beach</b>			
South	LUD #-9G Industrial	I, Institutional	Cemeteries
North	LUD #-9G General Industrial	IM, Industrial	Office/Commercial/Industrial
Project Site	LUD #-9G General Industrial	IM&I, Medium Industrial & Institutional	Oil production/Commercial/Industrial/Vacant
<b>City of Signal Hill</b>			
East	LUD #-4.2 & 3.4 General Industrial & Commercial Industrial	GI&CI, General Industrial & Commercial Industrial	Office/Industrial/Oil production
West	LUD #-4.2 & 3.2 General Industrial & Commercial General	CG&CO, Commercial General & Commercial Office	Oil production/Industrial/Vacant
North	LUD #-3.2 Commercial General	CG, Commercial General	Commercial/Industrial/Oil production/Vacant
Project Site	LUD #-4.2 General Industrial	Not Applicable	Oil production/Commercial/Industrial/Vacant

**General Plan, Transportation Element.** The Transportation Element of the General Plan (1991) identifies two of the three streets that bound the project site as Major Arterials: Spring Street and Orange Avenue. California Avenue is a designated collector street. Spring Street is also a designated truck route in both the City of Long Beach and City of Signal Hill. Orange Avenue is a designated truck route in the City of Signal Hill, and Willow Street is a designated truck route in both jurisdictions. The I-405 freeway is located approximately one-half mile north of the project site, and is accessed from Orange Avenue.

**General Plan, Other Elements.** The other Elements of the City's General Plan also provide policy direction that may be applicable to the proposed project. For example, the Seismic Safety Element (1988) provides guidance for development near seismic faults subject to ground shaking. The southern half of the project site is transected by the Cherry Hill Fault. The Conservation Element identifies areas of mineral production and supports the economic viability of such uses. The Public Safety Element provides policy guidance relative to crime prevention and fire safety. The Noise Element provides guidance for acceptable noise levels, and the Air Quality Element supports the use of alternative modes of transportation and innovative technologies to reduce air emissions. The Housing Element promotes the provision of housing types to meet anticipated needs. It does not



LSA



Project Limits  
City Limits  
CITY OF LONG BEACH  
GENERAL PLAN

9G GENERAL INDUSTRY

CITY OF SIGNAL HILL GENERAL PLAN

- 1.1 LOW DENSITY RESIDENTIAL
- 1.2 MEDIUM DENSITY RESIDENTIAL
- 1.3 HIGH DENSITY RESIDENTIAL
- 3.1 TOWN CENTER
- 3.2 COMMERCIAL GENERAL
- 3.3 COMMERCIAL OFFICE
- 3.4 COMMERCIAL INDUSTRIAL

- 4.1 LIGHT INDUSTRIAL
- 4.2 GENERAL INDUSTRIAL
- PI PUBLIC INSTITUTIONAL

FIGURE 4.1.4

*Long Beach Sports Park*

Existing General Plan Land Use Designations

SOURCE: City of Long Beach, 2003, City of Signal Hill, 2003.

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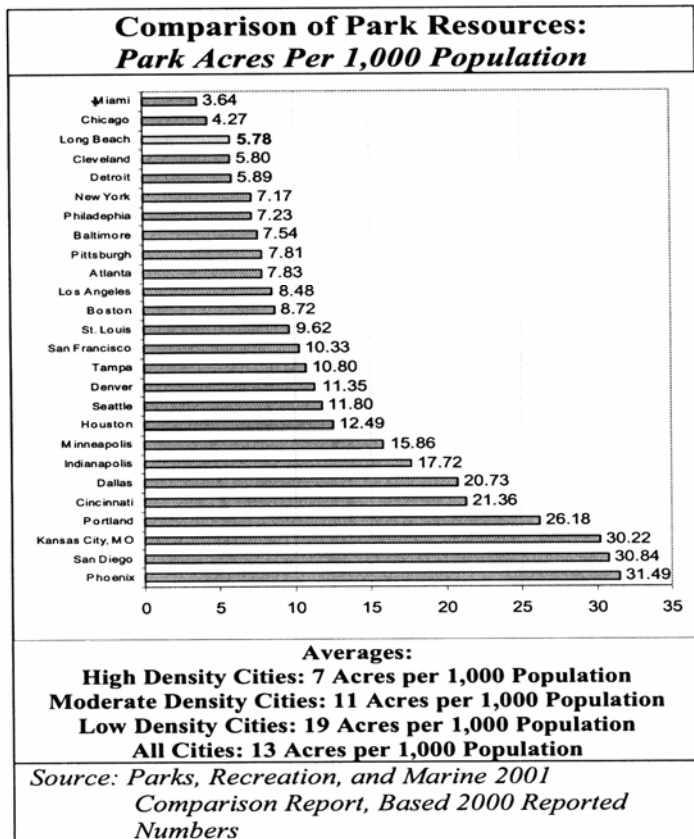
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identify the project site as one suitable for future residential development and is therefore not applicable to the project site. The Scenic Routes Element and Local Coastal Program are not applicable to the project site.

### Parks, Recreation and Marine Strategic Plan

The Department of Parks, Recreation and Marine developed a Departmental Strategic Plan in February 2003. The Strategic Plan assesses recreation needs Citywide and in four geographic sectors of the City, defined as park districts, and identifies strategies for meeting these recreational needs. The Strategic Plan states that there are currently approximately 5.7 acres of parkland within the City of Long Beach for every 1,000 residents.<sup>1</sup> This includes parks, specialty facilities, beaches, golf courses, and water recreation areas, and is based on the 2000 Census population. As the following table shows, this is substantially below the number of park acres per 1,000 population for many other cities.

**Table 4.1.E: Comparison of Park Resources: Park Acres per 1,000 Population**

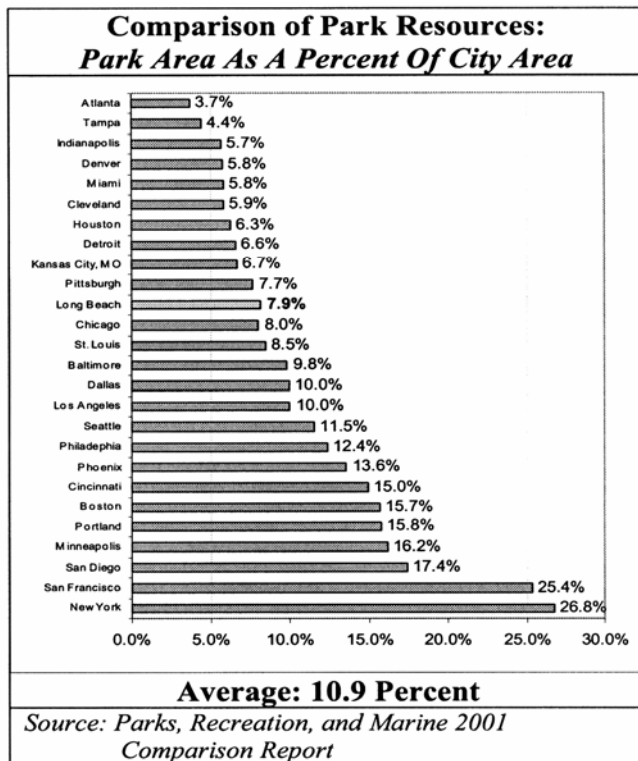


<sup>1</sup> City of Long Beach Department of Parks, Recreation and Marine Strategic Plan (2003), p.16.

When this comparison was completed (prior to completion of the 2000 census), Long Beach had an estimated 5.8 acres of parkland for every 1,000 residents. This is substantially below the average of 13 acres per 1,000 residents for all the cities compared, and somewhat below the average of 7 acres per 1,000 residents for other high-density cities. Many of these other cities have national, State, or county parks within their boundaries that serve the needs of their residents. Long Beach does not have any of these types of parks.

Long Beach also falls well below the average in park area compared to total city area. As the following table shows, 7.9 percent of Long Beach is parkland. This compares to the average of 10.9 percent for all the cities compared.

**Table 4.1.F: Comparison of Park Resources: Park Acres as a Percent of City Area**



### City of Signal Hill Plans

The City of Signal Hill largely surrounds the project site (Figure 4.1.1). The City of Signal Hill General Plan was prepared in 1986, and the Land Use Element was updated in 2001. While the project site is not within the City of Signal Hill and is not subject to its plans and regulations, the potential future development of the project site is recognized in the City of Signal Hill General Plan. The General Plan recognizes that a Sports Park is contemplated for the project site, reflecting the Long Beach City Council direction dating from 1997 to consider and evaluate the current project site for a sports complex.

Even though the City of Signal Hill General Plan recognizes the potential Sports Park use, the project site is designated District 4.2, or General Industrial, in the City of Signal Hill General Plan. The General Industrial 4.2 designation may include large recycling centers, hazardous waste management facilities, waste management facilities, concrete ready-mix plants, outdoor storage yards and other storage yards (Land Use Element, page 44). The area surrounding the site is designated General Industrial, District 3.2, Commercial General, and 3.4, Commercial Industrial. Land uses allowed within these districts include heavy industrial uses (District 4.2), a combination of retail and light industrial uses (District 3.4), and retail and commercial services (District 3.2). The proposed Sports Park complex is not consistent with the City of Signal Hill industrial designation of the site.

In addition to the "Generalized Land Use Map," the Signal Hill General Plan includes a Special Management Areas Map that identifies natural and man-made environmental features that will impact the ultimate use of the remaining vacant land. The areas adjacent to the project site within the City of Signal Hill are designated Petroleum Production Areas. This designation recognizes that, with approximately 485 wells scattered throughout the City, there is increasing potential for conflict between oil production activities and other urban uses. The Land Use Element supports the use of joint use agreements to allow continuation of petroleum recovery activities while putting valuable land into compatible, productive urban use.

City of Signal Hill General Plan Policy 2.6 encourages the development of oil field areas with site plan designs that "encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources." The proposed project is consistent with this policy because it allows for the development of a Sports Park, a commercial/retail parcel, and a youth golf center while allowing for the continued operation of 17 on-site oil wells and 2 adjacent off-site wells (4 wells will be brought back into operation following project implementation).

The project site is adjacent to an area in the City of Signal Hill known as the Atlantic/Spring Neighborhood, located between Atlantic and California Avenues and I-405 and Willow Street. The General Plan recommendations for the Atlantic/Spring Neighborhood include developing the necessary infrastructure for the neighborhood and targeting brownfield development opportunities. The General Plan recommendations, as defined by area property owners, also call for industrial uses for properties without commercial frontages, and for commercial uses that support, or benefit from, the nearby medical center or the proposed Sports Park and Home Depot projects (City of Signal Hill General Plan, Land Use Element, page 28).

The project site is also adjacent to the Signal Hill Redevelopment Plan Area. The purpose of the Redevelopment Plan (adopted 1974, since amended) is to eliminate blight and encourage redevelopment and economic revitalization. The adjacent planned land uses in the Redevelopment Plan Area are generally consistent with the City of Signal Hill General Plan (with the exception of the area west of California Avenue designated for industrial development in the Signal Hill General Plan and for commercial development in the Signal Hill Redevelopment Plan).

The project site is also located adjacent to major streets that are partially or completely within the City of Signal Hill. Spring Street is designated as a major roadway with a 100-foot right-of-way. Spring Street between Orange Avenue and California Avenue at the project site has previously been widened to an 84-foot curb-to-curb width within a 100-foot right-of-way except for a short section on the north side of Spring Street east of California Avenue. This roadway is classified as a Major Highway in the City of Signal Hill Circulation Element.

California Avenue is designated in the City of Signal Hill Circulation Element as a Secondary Modified Highway with a 70-foot right-of-way. It has a 60-foot paved width south of Spring Street. North of Spring Street, California Avenue is a Local Collector roadway. The General Plan calls for five-foot-wide sidewalks with curb and gutter on both sides of the street, and street lights are required on both sides of the street in accordance with the City Street Light Master Plan. No street trees are required by the City of Signal Hill Circulation Element.

The City of Signal Hill is updating its General Plan Circulation Element and 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, 64-foot paved width]). The City of Signal Hill General Plan requires eight-foot-wide sidewalks with curb and gutter on both sides of the street, tree wells with trees spaced at 40–60-foot intervals, and street lights on both sides of the street in accordance with the City Street Light Master Plan.

The Cities of Long Beach and Signal Hill have established the Spring Street Corridor Joint Powers Authority (JPA). The JPA consists of four City of Long Beach council members and three City of Signal Hill council members and meets at least once per year in accordance with its bylaws. The goals of the JPA include improving Spring Street and facilitating planning for the Atlantic/Spring Neighborhood. Actions of the JPA have resulted in widening and other improvements to Spring Street.

The Parks and Recreation Master Plan Element of the Signal Hill General Plan (1989) recognizes a slight park and open space deficit in the City and supports the provision of additional park facilities, including the provision of soccer, baseball, and softball fields, among other sports courts. The proposed pay-for-play Sports Park complex will be open to all members of the public and therefore will be available to residents of the City of Signal Hill. The proposed project is consistent with this policy.

The proposed project is consistent with Signal Hill General Plan policies that support the joint use of oil producing land and an increase in recreational opportunities. The City of Signal Hill Land Use Map does not reflect the current planning effort for a Sports Park and other facilities. The project site is located in the City of Long Beach; therefore, the Signal Hill General Plan has no legal standing with regard to future development of the property. No further evaluation of the City of Signal Hill General Plan is required.

## **Zoning**

Zoning is the division of a City into districts and the application of development regulations specific to each district. It is the intent of the City to have the General Plan Land Use Element and the Zoning Ordinance be consistent in order to ensure that long-term goals and objectives are implemented through land use regulations and other tools. The zoning ordinance and zoning designations of the land are primary tools implementing the City's General Plan. The subject parcel is designated Industrial ("IM" for Medium Industrial) and Institutional ("I" for Institutional) on City zoning maps. Figure 4.1.5 illustrates the existing zoning designations for the project site and surrounding areas.

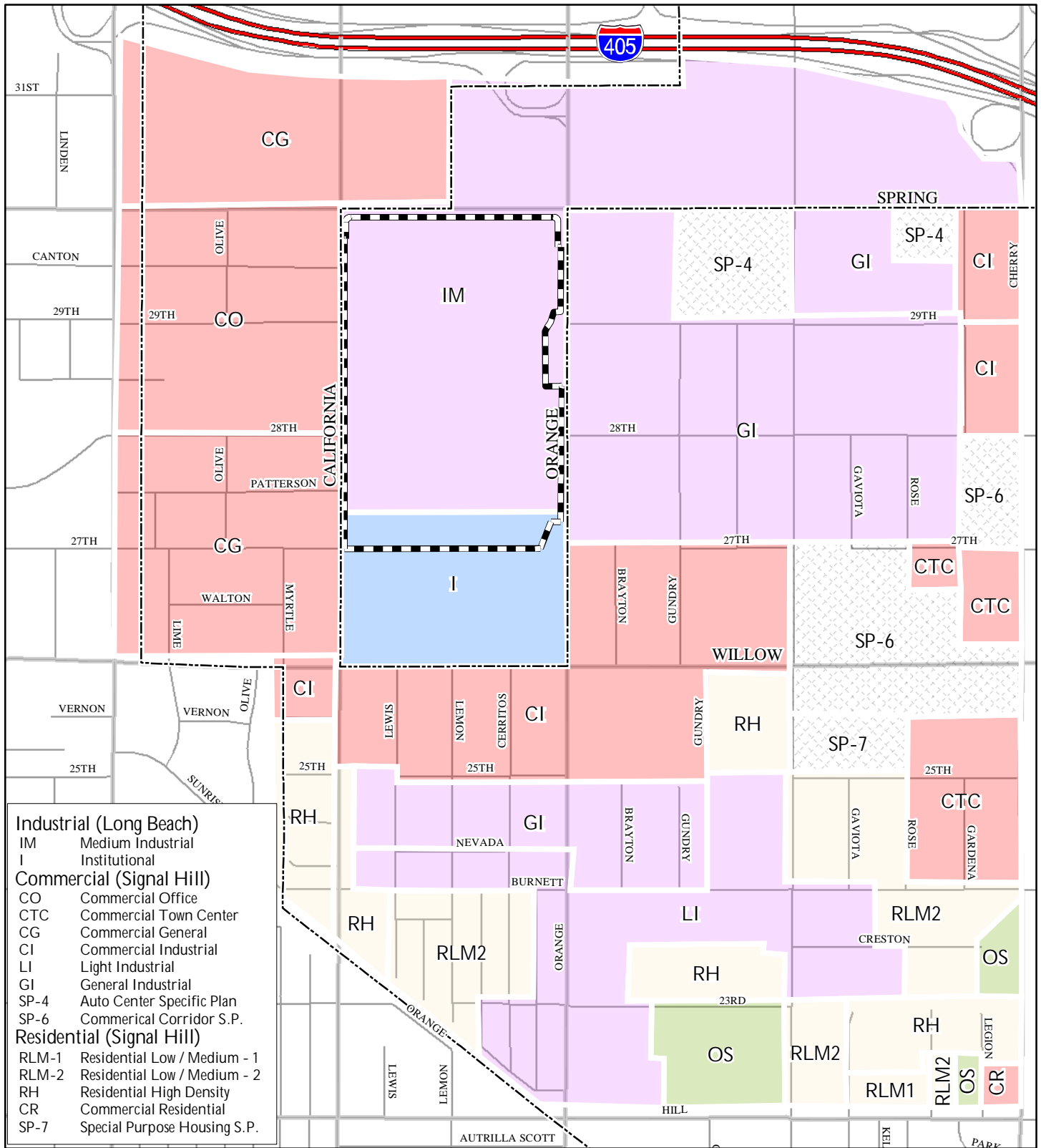
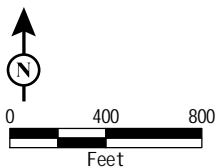


FIGURE 4.1.5

LSA

 Project Limits  
 City Limits



*Long Beach Sports Park*  
 Existing Zoning Designations

SOURCE: City of Long Beach, 2003, City of Signal Hill, 2003.

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## Parking

To determine the number of parking spaces required to support the proposed Long Beach Sports Park project, parking demand was calculated using the City of Long Beach Zoning Code, which specifies a parking ratio of 1 space per tee and 3 spaces per hole for golf range and golf course facilities, 4 spaces per 1,000 square feet (SF) for retail uses, 1 space per 1,000 SF of gross land area (GLA) for open recreation facilities, 5 spaces per court for volleyball/arena soccer court, and 1 space per batting cage. For office uses, the City parking code is 4 spaces per 1,000 gross floor area (GFA) of office/ uses up to 20,000 GFA and 2 spaces per 1,000 GFA of office/administrative uses for GFA more than 20,000 administrative

### 4.1.3 METHODOLOGY

Land use impacts are assessed based upon the physical effects related to land use compatibility (e.g., air quality, aesthetics, and circulation) and consistency with adopted plans and regulations. Specifically, this section of the EIR addresses the potential environmental impacts related to:

#### Land Use

- On-site land uses
- Adjacent land uses

#### Plans and Regulations<sup>1</sup>

- Regional Comprehensive Plan and Goals (RCP&G)
- Citywide Strategic Plan
- City of Long Beach General Plan Elements
- City of Long Beach Parks, Recreation, and Marine Strategic Plan
- City of Signal Hill General Plan and other relevant plans
- City of Long Beach Zoning
- City of Long Beach Parking Requirements

Aerial photographs were used to obtain a general overview of the project site in relation to surrounding land uses. The imagery, combined with information obtained from multiple site visits, was used to analyze specific physical impacts of the proposed project for potential land use compatibility impacts.

Evaluation of the proposed project for consistency with applicable adopted plans and regulations includes analysis of the Southern California Association of Governments Regional Comprehensive Plan and Guide (RCP&G), the General Plans for the Cities of Long Beach and Signal Hill, and the Zoning Code for the City of Long Beach and the City of Signal Hill Redevelopment Plan. The General Plan of the City of Long Beach identifies the location, density, and intensity of land uses, the basic design and function of circulation, and policies regarding open space, infrastructure, recreation, and public service needs for the entire City. Together, the Zoning Ordinance and Zoning Map identify specific types of land uses, intensity of uses, and development performance standards applicable to

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<sup>1</sup> Please see Section 4.9 for information regarding consistency with the County of Los Angeles Congestion Management Program and Section 4.10 for information regarding consistency with the South Coast Air Quality Management District Plan.



specific areas and parcels of land within the City. As previously stated, a General Plan Amendment, Zone Change, and CUPs are required to allow implementation of the proposed project.

#### **4.1.4 THRESHOLD OF SIGNIFICANCE CRITERIA**

The proposed project may have a significant impact on the environment if any of the following occur:

- Physically divide an established community
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Substantially conflict with existing on-site or adjacent land uses
- Conflict with any applicable habitat conservation plan or natural community conservation plan

#### **4.1.5 PROPOSED PROJECT**

##### **Proposed Land Use Plan**

The proposed project consists of a pay-for-play Sports Park, a Youth Golf Center, and a 2.5-acre parcel designated for future office or commercial development. The recreation components of the proposed pay-for-play Sports Park include four soccer fields, six softball/baseball diamonds, a skate park, volleyball, and arena soccer. The project also includes a youth golf center that will feature a two-story, 15,000-square-foot building, eight tee locations for a driving range, three chip-and-putt holes, and a putting green. A complete project description and conceptual site plan are included in Chapter 3.0 of this EIR.

The project site is approximately 55 acres and, at the time the NOP for this EIR was released, was occupied by seven tenants, two unauthorized subtenants, and limited ongoing oil extraction activities.<sup>1</sup> Oil extraction will operate concurrently with the proposed project, but wells will be phased out as they cease to be economically productive.

The layout of the recreation uses and parking areas reflects the physical constraints of the site, which include the Cherry Hill Fault, topographic and geologic variations across the site, grading and retention requirements, and the simultaneous continued operation of 19 oil wells (17 on site and two adjacent) (Figure 2.4).

The Sports Park will include replica softball/baseball fields and modern architecture. The facilities will use a variety of materials and warm earth-tone colors. Buildings will not exceed a 30-foot height limit. The Sports Park will be fenced with 42-inch fences around the parking areas and an eight-foot fence around the remainder of the site, with additional fences and netting around the ball fields and golf driving area ranging from 24 to 42 feet high.

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<sup>1</sup> Four tenants and limited ongoing oil extraction activities remain on the project site at the time of Draft EIR preparation.

The landscape design includes approximately 900 canopy trees and palms throughout the project site and the parking areas to create a sense of place, provide shade, and offer visual screening. For example, shade trees will be used in the parking areas, palms are incorporated into the main pedestrian plaza areas, accent trees will be planted at entrances and driveways, and evergreens will provide visual screening of the ballfields. Native vegetation is proposed along the southern boundary of the site adjacent to the cemeteries.

The primary vehicular access to the Sports Park will be at a signalized entry on Orange Avenue opposite 28th Street. North of the primary entrance on Orange Avenue, a secondary access point will also be provided for the Sports Park. South of the primary Sports Park entrance on Orange Avenue will be the primary entrance for the Youth Golf Center. This access point will be provided by a full-access unsignalized driveway. Access to the proposed commercial center will be provided by one driveway along California Avenue and one driveway along Spring Street.

### **Proposed Planning and Zoning Actions**

The proposed project includes an application for a General Plan Amendment to Land Use Districts No. 11 (Park) and No. 8A (Traditional Retail Strip Commercial), a zone change from Industrial (IM) and Institutional (I) to Park ("P"), and Commercial-Automobile Oriented (CCA), a Conditional Use Permit (CUP) for alcohol sales, a CUP for the restaurant use in a Park zone, and a Site Plan Review (SPR).

The proposed project also includes a tentative parcel map to create a two-acre commercial parcel at the corner of Spring Street and California Avenue and an outparcel for the existing office building (not part of the proposed project). Figures 4.1.6 and 4.1.7 show the proposed General Plan Land Use Districts and Zoning Code Regulations.

## **4.1.6 IMPACTS AND MITIGATION MEASURES**

### **Land Use Effects/Short Term**

Short-term effects of the project will result from demolition of the existing on-site improvements, site grading, and construction activity for on-site and off-site improvements. It is anticipated that no tenants will be on site at the time of demolition and grading. Therefore, these businesses will not experience short-term impacts from demolition, grading, and construction. SHPI is expected to remain open and operational during all phases of construction. These activities will result in short-term air quality effects as described in Section 4.10, short-term noise effects as described in Section 4.14, and short-term traffic effects as described in Section 4.9. Surrounding land uses are generally heavy commercial and industrial uses. These are not considered to be sensitive receptors, and they will not experience short-term effects outside those described in Sections 4.9, 4.10, and 4.11. The cemeteries located adjacent to the project site may experience noise and dust as a result of on-site demolition, grading, and construction activities and an associated increase in truck traffic. Cemeteries are considered noise-sensitive land uses because a quiet setting is most suitable to the funeral services and visitation activities that occur there. The Long Beach and Sunnyside Municipal Cemeteries are nearly completely developed; thus, there are few funeral services being held; however, the cemeteries are actively visited. Also, given the location of the cemeteries along Orange Avenue, Willow Street, and California Avenue, ambient noise is already high as a result of traffic on the major streets.

Mitigation measures are included to reduce the effect of short-term construction noise impacts. Short-term noise effects are less than significant.

### **Land Use Effects/Adjacent Properties**

Land use compatibility and operational conflicts are considered significant if they lead to physical impacts on persons living or working in the area. Such incompatibilities and conflicts are characterized by substantial nuisances, such as significant unmitigated increases in traffic, noise, odor, activity level, or substantial incongruity and conflict (physical and visual) with adjacent land uses.

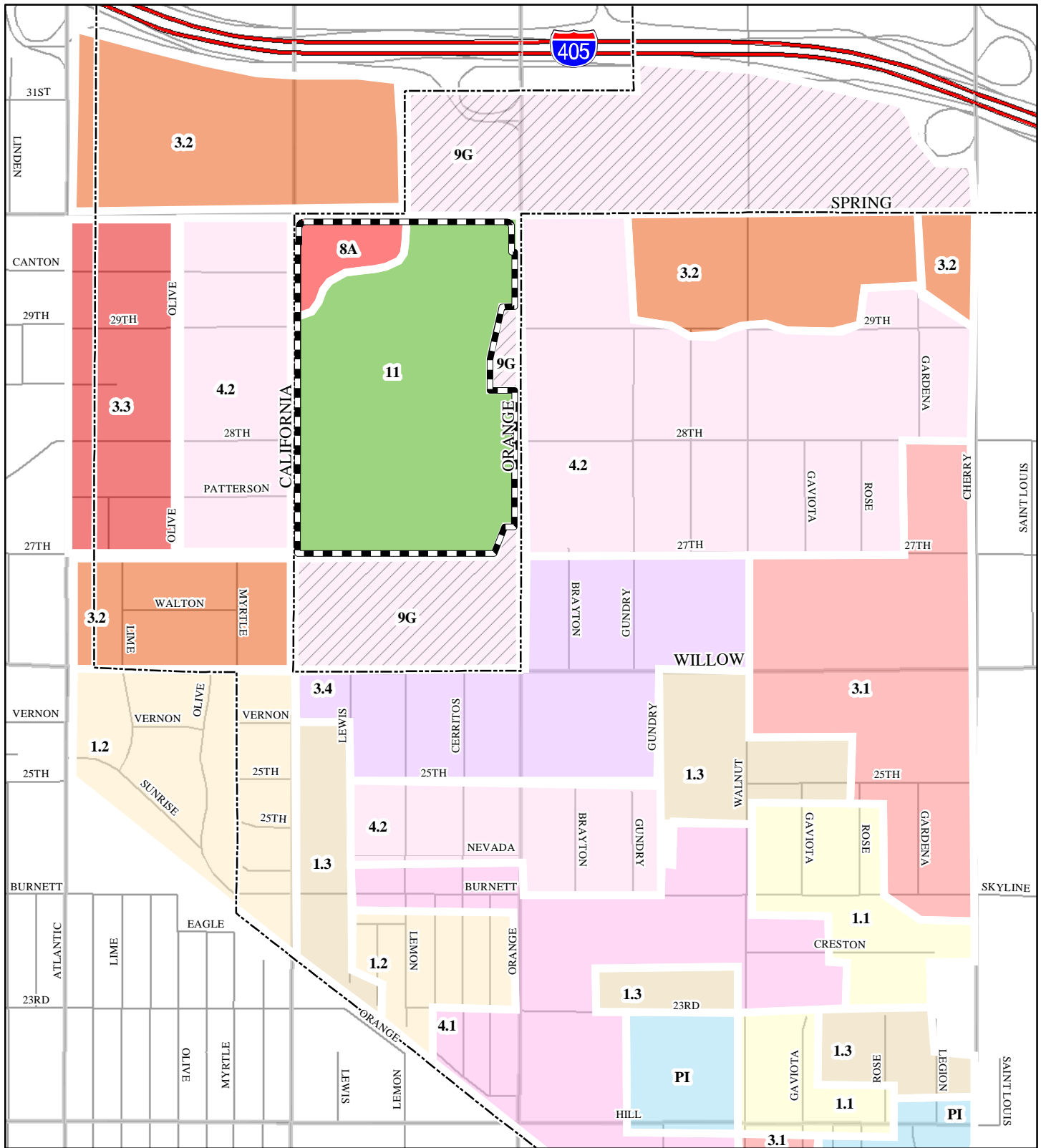
**Aesthetics.** Aesthetic impacts related to the proposed Sports Park project include changes in the overall visual character of the project site from highly disturbed site conditions with oil extraction activities and commercial and industrial uses to a Sports Park, Youth Golf Facility, and commercial parcel for future development. Site development will require substantial cut and fill, changing the existing topography of the site. Incorporation of mitigation measures will reduce potential impacts related to light and glare to a less than significant level. There are no known visual incompatibilities between the proposed project and any scenic resources, or surrounding land uses.

**Noise.** The potential noise effects of the proposed project are summarized in Section 4.11 of this EIR. The contribution of project-related traffic to traffic noise levels is less than significant. Similarly, noise from on-site equipment and activities is at levels that are less than significant. On-site recreation uses will not be exposed to noise levels exceeding 65 dBA CNEL; therefore, there are no substantial noise/land use conflicts created by the proposed project.

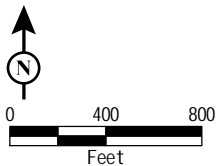
**Traffic.** The proposed site plan was determined to be adequate based on the operational assumptions. A detailed sight distance analysis will be prepared for the proposed project driveways along Orange Avenue as part of the project's grading, landscape, and street improvement plans. The proposed traffic improvements necessitated by the project will not require the dedication of additional right-of-way from other properties; therefore, the proposed project traffic improvements are compatible with surrounding properties, characterized by industrial and heavy commercial uses. The potentially significant traffic impacts of the Long Beach Sports Park can be mitigated to less than significant levels through implementation of the mitigation measures. However, not all of the proposed measures are within the control and jurisdiction of the City of Long Beach.

### **Land Use Effects/On-Site Oil Extraction Wells**

Currently, 46 wells on the project site (and two adjacent off-site wells) are abandoned, idle, or active. Seventeen on-site wells and two adjacent to the project site will continue to operate concurrently with the operation of the Sports Park. The remaining 29 wells will be legally abandoned or, if necessary, reabandoned, in accordance with the requirements of the California Department of Oil and Gas Resources and City of Long Beach Department of Oil Properties.



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Project Limits  
City Limits

CITY OF LONG BEACH  
GENERAL PLAN  
9G GENERAL INDUSTRY  
8A TRADITIONAL RETAIL  
STRIP COMMERCIAL  
11 OPEN SPACE & PARK

CITY OF SIGNAL HILL GENERAL PLAN  
1.1 LOW DENSITY RESIDENTIAL  
1.2 MEDIUM DENSITY RESIDENTIAL  
1.3 HIGH DENSITY RESIDENTIAL  
3.1 TOWN CENTER  
3.2 COMMERCIAL GENERAL  
3.3 COMMERCIAL OFFICE  
3.4 COMMERCIAL INDUSTRIAL

4.1 LIGHT INDUSTRIAL  
4.2 GENERAL INDUSTRIAL  
PI PUBLIC INSTITUTIONAL  
OS OPEN SPACE (PARK TRAIL)

FIGURE 4.1.6

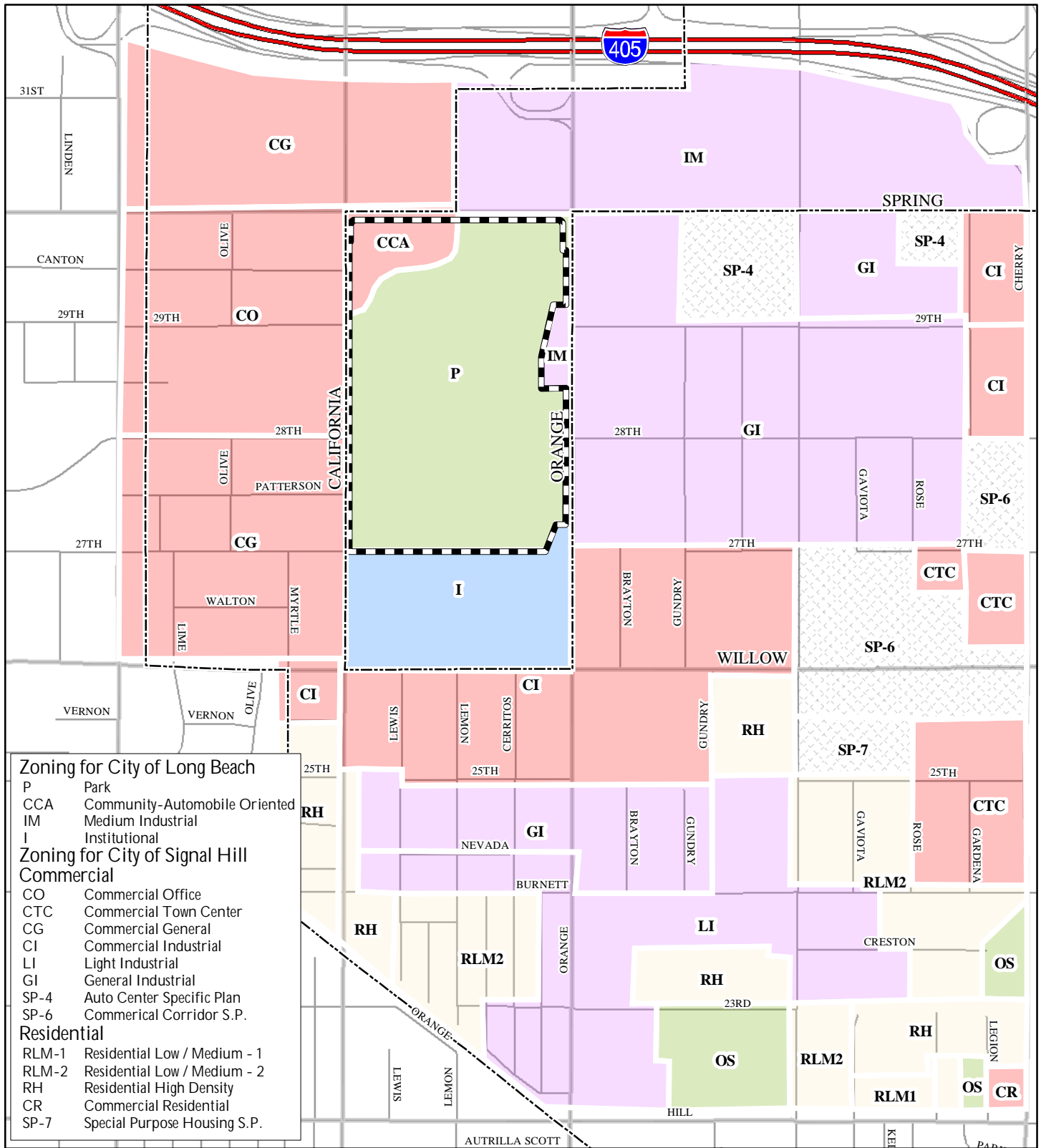
*Long Beach Sports Park*

Proposed General Plan Land Use Designations

SOURCE: City of Long Beach, 2003, City of Signal Hill, 2003.

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 Project Limits  
 City Limits

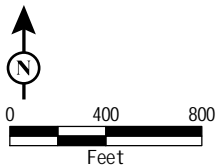


FIGURE 4.1.7

*Long Beach Sports Park*  
 Proposed Zoning Designations

SOURCE: City of Long Beach, 2003, City of Signal Hill, 2003.

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The juxtaposition of producing oil wells and new recreation uses is illustrated in Figure 3.7, Future Status of Wells. Minimum building setback radii around producing wells, based on fire safety engineering considerations, is described in Section 4.13, Public Health and Safety.

The potential impacts of the operating wells on the proposed recreation uses include potential noise, air quality emissions, and visual effects. Implementation of mitigation measures from other sections benefit on-site and off-site uses, further reducing potential land use conflicts, and include the following: 1) Noise—Mitigation Measures 4.11.1 through 4.11.2; and 2) Public Health and Safety—Mitigation Measures 4.13.1 through 4.13.11. These issues are addressed further in the respective sections.

It is anticipated that the operating oil well pumps will be approximately 40 feet high and will have a strong visual presence on the project site. The proposed project has been designed to accommodate well access and maintenance, and the presence of operating wells is consistent with the historic use of the property.

The operating oil wells have the potential to act as attractive nuisances. Their presence on a site that large numbers of the public will be actively using presents the possibility that curiosity-seekers will attempt to get physically close to the pumps and create a hazard to themselves, others, or to the well facilities. All of the operating oil wells will be enclosed with a six-foot-high fence. The fence gate will be locked at all times except when SHPI staff is conducting inspections (multiple times per day) or maintenance (typically once per year). In addition, it is anticipated that the Sports Park operator, Golf Center operator, and commercial site manager will maintain visual surveillance at their respective sites. With security measures in place, the potential for internal “attractive nuisance” land conflicts is less than significant.

Chapter 12 of the City’s Municipal Code, “Oil Production Regulations,” includes standards for noise from oil operations. Chapter 12 includes restriction of activities between 9:30 p.m. and 7:30 a.m. in order to protect noise-sensitive receptors. Also, Section 12.32.010 of the Oil Production Regulations makes it unlawful to operate oil production wells in a manner that causes exterior and interior noise levels at the receiving property to be in excess of those limits provided in the City’s Noise Ordinance, Chapter 8.8 of the Municipal Code.

As a result of compliance with the adopted noise regulations specific to oil wells and implementation of Mitigation Measure 4.1.3 and the above-mentioned mitigation measures addressing safety concerns, potential incompatibilities of the operating oil wells on the proposed recreation uses will be reduced to a less than significant level.

### **Land Use Effects of Reclaimed Water Line Extension**

The closest reclaimed water line is one-half mile from the project site. The line currently terminates at Walnut north of I-405. The proposed project includes an extension of the pipeline in existing street right-of-way to the project site. The reclaimed water line extension will be constructed under existing roadways traveling south from the north side of the intersection of I-405 and Walnut Avenue to Spring Street, then west on Spring Street to the intersection of Spring Street and Orange Avenue. The land use effects of the extension are short-term construction impacts. An encroachment permit will be needed from Caltrans to cross the I-405 right-of-way with a pipeline and from the City of Signal Hill for the portions in Signal Hill right-of-way. (Refer to Figure 3.5, Reclaimed Water Line Extension.)



Street improvements and extension of the reclaimed water line may have short-term traffic and noise impacts to adjoining properties. The adjoining properties are primarily heavy commercial and industrial uses that will experience noise from demolition and construction equipment as the installation progresses. It is estimated that pipe installation will be accomplished over a three-month time period with the actual time adjacent or close to a particular property minimized. Construction activities will be required to adhere to the City's ordinance (see Section 4.11) for noise control. Therefore short-term noise impacts to each adjoining property will be brief and below a level of significance.

### Land Use Effects/Tenants

All but four of the tenants operating businesses on the project site at the time the NOP was released moved off site or closed prior to publication of the Draft EIR. The tenant rental agreements were renewable on a month-to-month basis and according to California State law could be terminated by either party with 30 days' notice. The rental agreements also specified businesses and activities that were permitted on the City land. Several years ago, in an effort to resolve conflicts associated with unauthorized subtenants and environmental concerns related to some tenant activities, the City of Long Beach began to more stringently enforce the terms of the rental agreements. This process resulted in voluntarily relocations and the termination of some rental agreements. Although the month-to-month rental agreements did not include tenant relocation benefits, the City Community Development and Planning and Building Staff provided assistance in identifying new business locations appropriate to the tenant's activities. One business relocated to the City of Carson, several businesses closed, and most relocated within the City of Long Beach.

It is anticipated that the remaining businesses will relocate by the end of 2004. The tenants have been notified of the City's intent to vacate and secure the site for redevelopment and all existing month-to-month rental agreements have been terminated.

**Table 4.1.G: Tenant Relocation**

<b>Business</b>	<b>Location</b>	<b>Status</b>
Eversoft Water Products	2870 California Avenue	Property vacated.
Guardian Fence Company	1050 East Spring Street	Month-to-month rental agreement terminated. Expected to vacate property by end of 2004.
John and Bob's Auto Body	2815 Orange Avenue	Month-to-month rental agreement terminated. Expected to vacate property by end of 2004.
Long Beach Spring	1000 East Spring Street	Property vacated.
MacPherson Sandblasting	2811 Orange Avenue	Month-to-month rental agreement terminated. Expected to vacate property by end of 2004
Kruger Tow, Inc.	1030 East Spring Street	Property vacated.

<b>Business</b>	<b>Location</b>	<b>Status</b>
Hansen Aggregate (formerly Sully Millers)	2840 California Avenue	Month-to-month rental agreement terminated. Expected to vacate property by end of 2004. Currently pursuing discretionary permit approvals.
Nate Jones **	2880 California Avenue	Property vacated.
Pacific Striping **	2870 California Avenue	Property vacated.

\*\* Unapproved subtenant. Not authorized by City.

Demolition of existing structures and other tenant property improvements remaining on the site will be preceded by surveys for asbestos-containing materials and lead-based paint. (See Section 4.13, Public Health and Safety).

### **Planning Effects**

**Regional Comprehensive Plan and Guide (RCP&G).** The RCP&G open space and conservation goals support the preservation of open space and the provision of recreation resources to meet outdoor recreation needs, to protect life and property from natural and manmade hazards, and to provide for continued resource production. The proposed project will result in a net increase in the area within the City dedicated to recreation use, while at the same time maintaining the Alquist-Priolo setbacks from the Cherry Hill Fault and continued operation of economically productive oil wells. These areas are intended to remain open, and otherwise undeveloped, in order to protect life and safety and to maintain the ability to continue to extract natural resources. Therefore, the proposed project is consistent with the applicable open space and conservation goals in the RCP&G including the provision of outdoor recreation, the preservation of open space for public safety, and continued resource production. The proposed project is consistent with, and will further the intent of, the RCP&G open space and conservation goals. The designation of a commercial parcel at the northwest corner of the project site is also consistent with the RCP&G. The RCP&G recognizes that professional service industries have become the largest sector in the region's economic base (RCP&G, pp. 2-18).

### **Citywide Strategic Plan**

Long Beach 2010, the citywide Strategic Plan, includes several goals specific to children (summarized in Section 4.1.3), including improvements to children's health, academic achievements, and overall well-being in a safe, prosperous community of neighborhoods. The parallel objectives of the proposed project include:

- developing a commercial Sports Park to meet the documented demand for adult and youth league sport facilities;
- creating additional recreation open space and pursuing all appropriate available funding to enhance recreation opportunities;
- giving preference to children's sports leagues over adult sports leagues in neighborhood parks;
- providing community sports and recreational facilities on a site centrally located within the city;

- providing an appropriate area for a youth golf facility that will foster training in basic golf skills in young people who might not otherwise have the opportunity to play golf, combined with a development center that provides academic support through after-school programs and resources;
- redeveloping a blighted site;
- improving public infrastructure on and near the project site; and
- enhancing the economic utility of the City of Long Beach through redevelopment of this underutilized property.

Please See Chapter 3 for the complete list of project objectives.

The project objectives of increasing recreation and sports development opportunities and after-school academic assistance are consistent with the goals of the Strategic Plan. The designation of a commercial parcel at the northwest corner of the project site is consistent with the Strategic Plan and will further the economic feasibility of development of the Sports Park. The Long Beach 2010 Strategic Plan supports business development, revitalization of aging areas, and infill development (Economic Development Goals 1 and 4).

In addition, Goal 2 under the heading “A Healthy Environment/A Sustainable City” states “Enhance Open Space.” One of the action items under this goal is to “convert city-owned parcels to green uses and buy former oil drilling sites for parks and habitats.” The proposed project is generally consistent with this goal as it involves the conversion of city-owned land with oil drilling to recreation uses.

Goal 3 of this section is to “Improve management of water resources and restore wetlands and riparian habitat.” This goal recognizes that open space dedicated to wildlife, especially wetlands, provides a break from urban living. The proposed project involves the fill of the on-site wetlands created by irregular maintenance of the on-site detention basin. These wetlands will be replaced in an off-site location along the San Gabriel River, consistent with another objective under this goal, “to develop a comprehensive beach, harbor, rivers, and wetlands master plan that improves recreational water areas...” In its current location, the wetlands are isolated and degraded and, while on City-owned land, are not publicly accessible.

### **City of Long Beach General Plan/Land Use Element/Land Use District**

The project site is currently designated Land Use District (LUD) 9G, General Industry. The intent of the 9G General Industry District is to maintain a strong industrial employment component in the City’s economic base by accommodating a diverse range of businesses that employ many different processes and create a wide variety of projects. The 9G district is also intended to preserve relatively large areas of land for industrial uses (Land Use Element, p. 72).

The proposed project, involving a commercial recreation facility (Sports Park), a Youth Golf Center, and a future commercial parcel is not consistent with the current industrial General Plan designation of the site. The proposed project includes a General Plan Amendment request to redesignate most of the site to LUD 11, Open Space and Park District. The purpose of the land uses in LUD 11 are to “serve the overall purpose of promoting mental and physical health of the urban citizenry...” The proposed uses are consistent with this definition in that they provide opportunities for physical sporting activities, as well as educational opportunities through the learning center incorporated into

the youth golf facility. The proposed Sports Park and Youth Golf facilities are consistent with the intent of the Open Space and Park District and otherwise benefit the health and well-being of City residents.

The proposed commercial parcel at the northwest corner of the project site is intended to allow general office and/or commercial uses. The proposed project includes a General Plan Amendment to redesignate the two-acre site from LUD 9G, Industrial, to LUD 8A, Traditional Retail Strip Commercial. LUD 8A allows both office and commercial development. The proposed project includes a General Plan amendment and zone change for the site but does not authorize a specific site plan. A site plan for the commercial parcel will be developed at a later time, when it will be subject to Site Plan Review and, if necessary, additional environmental review.

The General Plan Amendment to designate the site LUD 11 and LUD 8A will resolve the proposed project's inconsistency with the current General Plan designation. However, the redesignation of the site will result in the loss of approximately 55 acres from the City's inventory of potential industrial sites.

The net loss in industrially zoned land may reduce the City's ability to attract industry, and associated employment opportunities, to Long Beach. It is noted that the site has been zoned for industry for several decades and has not been developed to its full industrial potential.

### **General Plan/Land Use Element/Goals**

Section 4.1 identifies four goals of the General Plan Land Use Element that are applicable to the project site. The proposed project furthers the intent of these goals:

#### **Managed Growth**

**Goal:** "Guide growth to have an overall beneficial impact upon the City's quality of life."

**Project:** The proposed project represents infill opportunities for land that has been underutilized as a result of oil production activities and geologic/seismic concerns. The project will increase recreation resources in the City and result in redevelopment of an underutilized property, and is therefore consistent with this goal.

#### **Economic Development**

**Goal:** "Long Beach will pursue economic development that focuses on international trade, while maintaining and expanding its historic economic strengths in aerospace, bio-medicine, and tourism."

**Project:** The Sports Park will ultimately be a revenue-generating use that may be managed by an operator under contract to the City. The golf site may be operated by the City or a contract operator and is contemplated as a not-for-profit enterprise focused on community outreach. The commercial parcel is intended to be leased or sold for private development. Implementation of the proposed project will result in an economically viable and visually attractive development on an underutilized site. The project is consistent with the economic development goals of the City because it provides a benefit to the City's residents on land that is otherwise underdeveloped and underutilized.

### **Quality Education**

**Goal:** “Long Beach recognizes that quality education is a key ingredient in building a successful community through the year 2000, and it will foster community-wide support for education at all levels and for all age groups.”

**Project:** The contemplated after-school program at the golf center is consistent with the intent of fostering community-wide support for education. In addition, the project provides recreational opportunities that are an important aspect of socialization and education within every community.

### **General Plan/Land Use Element/Policies**

The policies contained in the City’s General Plan are diverse and address a broad range of topics. The City’s policies for economic development include maintaining adequate areas available for industrial development to support future job growth in the City. The recreation policies support an increase in recreation facilities to meet current and future demand and deficiencies in number of recreation acreage in the City per capita population.

The proposed project will result in the loss of approximately 55 acres of industrially designated land in the City of Long Beach. This loss of land available for manufacturing and other intense land uses lessens the potential of the City to attract additional employers to the City. Development of the project site under the current General Plan and zoning designations is one of the alternatives evaluated in Chapter 5.0 of this EIR. However, because of the condition of the property and the constraints to development for such uses, this theoretical loss of employment potential may be considered inconsequential.

The proposed project is consistent with City Policies that promote managed growth and infill development, and increased recreational, cultural, and educational opportunities (see Open Space and Recreation Element discussion, below). The proposed project does not further the intent of the City’s economic development goals and policies to the same extent that industrial development would. The project is intended to primarily serve Long Beach residents but may be considered to support the growth of tourism since the golf center and the pay-for-play Sports Park may also serve as visitor attractions for tournaments and other special events.

### **General Plan/Land Use Element/Commercial Recreation Findings**

The Land Use Element states that areas designated LUD 11 (Open Space and Recreation) “should be acquired and distributed so that all citizens, regardless of race, age, handicapped condition, sex or socioeconomic class, have access to the opportunity for the enhancement of health though contact with such natural environments.” This policy applies to public open space and parks. The Land Use Element (pages 73–74) provides for the location of commercial recreation uses in parks in order to supplement the Department’s recreational services and subject to certain findings. The findings are applicable to situations where a commercial recreation use is being considered for a location within an existing park.

The proposed project will result in approximately 53 additional acres of land designated for park use in the City of Long Beach. It will not result in the use of existing public open space. Since the project site is not currently designated, planned for, or operating as a park, it is not necessary to apply the findings for locating a commercial recreation area in a park. However, for information purposes, the consistency of the proposed project with the intent of the findings for commercial recreation uses in park and open space areas is described below:

**A. The use is consistent with the intent of the park district, the General Plan and any applicable specific plan.**

The proposed project includes softball fields, soccer fields, a skate park, batting cages and a youth golf training facility. These uses are consistent with the uses permitted by the Park LUD. There is no specific plan applicable to the project site.

**B. The use does not permanently remove or impinge upon any significant public open space or impede public access thereto.**

The proposed project will result in a net increase in land designated for a park in the City of Long Beach by approximately 53 acres. The project does not involve any impingement on existing, designated open space land.

**C. The use provides a needed public recreation service that otherwise would not be available to the public.**

The Department of Parks, Recreation, and Marine identifies an existing shortfall in the number of sports fields in the City. For example, currently there is one soccer/football field for every 10,989 residents, below the target service level of one soccer or football field for every 5,000 residents.<sup>1</sup> Long Beach currently has a total of 65 publicly accessible sports fields that can be used for baseball or softball, or one baseball/softball field for every 7,100 residents.<sup>2</sup> This level is also below the target service level of one baseball/softball field for every 5,000 residents. The proposed Sports Park project will further the goal of increasing the ratio of recreation fields per 1,000 population and increase the availability of recreation facilities that otherwise would not be available to the public.

**D. The use cannot reasonably be located to provide comparable public recreation service on private land appropriately zoned for such use.**

There are few undeveloped sites remaining in the City that are of comparable size to the project site. Alternative project sites are further discussed in Chapter 5.0 of this EIR.

### **General Plan/Open Space and Recreation Element/Policies**

The adopted (2002) Open Space and Recreation Element defines commercial recreation as “a recreational activity and/or facility for which a fee is charged by a private, for-profit person,

<sup>1</sup> Long Beach, Department of Parks, Recreation and Marine Strategic Plan (2003) p. 35.

<sup>2</sup> Ibid

partnership or corporation where that entity has the discretion to set the fee independent of the City's Recreation Commission or City Council." In addition to the findings stated in the Land Use Element described above, the definition of commercial recreation use in the Open Space Element further stipulates that commercial recreation uses must not charge fees so high as to exclude participation by major segments of the community.

An operating contractor for the Sports Park facilities, including softball, soccer, skate park, and batting cage uses, has not yet been selected, and user fees have yet to be established. It is anticipated that the fees for the sports fields, primarily intended for league use, will be competitive with comparable public and private facilities in the greater Long Beach area. It is currently anticipated that the youth sports facilities will be operated by not-for-profit or nonprofit enterprises and that fees will be established at a level that maintains accessibility by the majority of the City's population.

Open space policies in the Open Space and Recreation Element are divided into four categories. The proposed project is consistent with policies in all of these categories, as described below:

**Open Space for the Preservation of Natural Resources.** Policy 4 under Preservation of Natural Resources supports the remediation of contaminated sites. It also supports continuation of operating oil wells on the proposed project site. The project site is an EPA-designated Brownfield site, and development will require the reduction of risks to human health to below applicable agency thresholds.

**Open Space for the Managed Protection of Resources.** The project provides for the continued production of oil resources through the operation of wells that have been tested and indicate continued productive value. The proposed project involves the development of the Sports Park and other recreation uses in conjunction with the continued operation of 19 oil wells (17 on-site and 2 adjacent to the project site). Therefore, the proposed project is consistent with open space for the Managed Protection of Resources Policy 4, which promotes the remediation of contaminated sites.

**Open Space for Public Health and Safety.** The Sports Park project is also consistent with the policy of maintaining open space buffers to protect property and life from natural disasters such as earthquakes. The Cherry Hill Fault transects the site, and all structures will be located outside the fault setback area known as the Alquist-Priolo zone (see Section 4.3, Geology and Soils, for more information).

**Open Space for Outdoor Recreation and Recreation Facilities.** The primary objectives of the proposed project are to increase recreation opportunities and redevelop a blighted site with viable uses that enhance the quality of life in the City. The proposed project furthers the intent of Outdoor Recreation policies 1, 9, 12, and 13 cited in Section 3.1 by providing a net increase in recreation land in the City by approximately 53 acres and by providing playing and spectator facilities for league soccer and softball, as well as youth oriented facilities such as a skateboard park and a youth golf training facility. The project represents a beneficial combination of public and private resources through the use of City-owned land and the development and management of facilities by outside contractors (Policies 1 and 9). Sports facilities suitable for recreational league use will attract adult

leagues from neighborhood and community parks to a pay-for-play facility, thereby freeing up land for children's sports leagues as identified in the Open Space and Recreation Element (Policy 12). All recreation facilities will be accessible to the handicapped and will be in compliance with the Americans with Disabilities Act (ADA) (Policy 13). The youth golf center in particular is intended to provide recreation opportunities for children of all economic groups and is expected to be made available to disadvantaged youth through sliding scale or minimal fee requirements (Policy 13). In addition, Implementation Program 4.9 in the Open Space and Recreation Element states, "Develop a special use park oriented to the viewing and playing of adult active recreational sport." The proposed project will implement that objective and will result in a net increase in recreation land in the City by approximately 53 acres, thereby furthering the intent of the City's outdoor recreation policies.

### **City of Long Beach General Plan/Transportation Element**

Spring Street and Orange Avenue are designated Major Arterials in the City's Transportation Element. Spring Street was widened under the Long Beach-Signal Hill Joint Powers Authority Spring Street Corridor agreement between the County of Los Angeles, City of Long Beach, and the City of Signal Hill. The proposed project is expected to generate additional traffic on adjacent streets and at study area intersections that will result in significant impacts based on the City of Long Beach's LOS standards and the Los Angeles County CMP traffic impact criteria. Based on the traffic analysis, four of the 18 study area intersections will be significantly affected by the project. The project's significant traffic impacts can, however, be mitigated to less than significant levels through implementation of Mitigation Measures 4.9.1 through 4.9.15. It is anticipated that all of the mitigation measures can be implemented within existing street rights-of-way; however, not all of the mitigation measures are within the control and jurisdiction of the City of Long Beach.

The impacts summarized above are discussed in greater detail in Section 4.9 of this EIR.

### **City of Long Beach General Plan/Noise Element**

The proposed project will be consistent with the policies of the Noise Element and the requirements of the Noise Ordinance. See Section 4.11, Noise, for more information regarding noise impacts.

### **City of Long Beach General Plan/Conservation Element**

The Conservation Element recognizes that oil and gas extraction activities have economic benefits to the City and encourages the use of proper buffering and landscaping techniques to mitigate the impact of oil-related activities on surrounding areas. The proposed project will result in the continued operation of 17 on-site and 2 off-site productive wells. The continuing oil production activities will utilize the less visually intrusive electric submersible pumps wherever possible (see Figure 2.8) and will be integrated into the proposed project. The oil operations will meet all the requirements of the City's Oil Code (Municipal Code Title 12, Chapter 12) and the requirements of the State Office of Mines and Geology, Department of Oil, Gas and Geothermal Resources. Further information on geology and soils is provided in Section 4.3 of this EIR.



### **City of Long Beach General Plan/Housing Element**

The project is expected to employ approximately 140 full- and part-time people. The proposed project will not result in a substantial increase in the demand for housing. The Sports Park will not result in the loss of any existing housing units and does not result in the loss of residentially zoned land since the site is currently zoned for industrial use. The project site is not identified in the Housing Element as suitable for housing development in the City's Housing Element. Therefore, the proposed project has little to no impact on Housing Element policies.

### **City of Long Beach General Plan/Scenic Routes Element**

Ocean Boulevard is the only designated scenic route in the City; therefore, the Scenic Routes Element is not applicable to the proposed project.

### **City of Long Beach General Plan/Air Quality Element**

The Air Quality Element promotes the use of alternative modes of transportation and other measures to improve air quality. The proposed project is located along Long Beach Transit Route No. 7, which runs on Orange Avenue., and will be accessible by bus. The proposed project does not conflict with the Air Quality Element.

See Section 4.10, Air Quality, for more information about air quality effects and mitigation measures.

### **City of Long Beach General Plan/Local Coastal Program**

The project site is not located within the Coastal Zone.

In sum, the proposed project is not consistent with the current General Plan designation of the site, nor does it further the General Plan objective of protecting the City's inventory of potential industrial sites. The inconsistency with the General Plan designations is addressed through a General Plan Amendment. The impact of the project on the industrial objective is less than significant, given the major site constraints including operating oil wells, the Cherry Hill earthquake fault, topographic and geologic variations across the site, and grading and water detention requirements that have heretofore prohibited substantial utilization of the site.

### **City of Long Beach Parks, Recreation, and Marine Strategic Plan**

The Department of Parks, Recreation, and Marine developed a Departmental Strategic Plan in February 2003. The Departmental Strategic Plan assesses recreation needs Citywide and in four geographic sectors of the City. Generally, both the total acres of parkland and the acres of parkland per 1,000 residents in the City of Long Beach are below average. Long Beach has approximately 5.7 acres of parkland for every 1,000 residents, which is substantially below the average of 13 acres per 1,000 residents for all the cities compared in the Departmental Strategic Plan, and somewhat below the average of 7 acres per 1,000 residents for other high-density cities. The project site is located in the West Park district as described in the Departmental Strategic Plan, which is characterized by approximately one acre of parkland for every 1,000 residents.

The Sports Park site and facility are identified in the Departmental Strategic Plan as a potential park development opportunity. The proposed project is consistent with Goal 1 of the Departmental Strategic Plan, "Ensure Open Space, Parks and Recreational Facilities met Community Needs," and Strategy 1, which calls for increasing the amount of park space in Long Beach. The Departmental Strategic Plan also supports the conversion of brownfields into parks; the project site is a designated brownfield. Strategy 4 in the Departmental Strategic Plan states, "Develop the new Sports Park on City property at Spring and Orange."

While the proposed project will increase the number of acres dedicated to recreation use in the West Park District, as a pay-for-play facility, the project will serve league sports players throughout the City, not just in the immediate area. The Departmental Strategic Plan concludes that there is a current need for 27 additional baseball/softball fields in the City and that the need will grow to 32 field by 2010. The proposed project will result in an increase of 6 softball/baseball fields in the City. The Departmental Strategic Plan identifies a current need for an additional 50 soccer/football fields, and predicts that the need will grow to 55 fields by 2010. The proposed project includes four soccer fields.

In addition, intensive management and maintenance of the facility allows much more use than standard sports fields. As programmed at the Sports Park, each field may hold up to four soccer or five softball games per weeknight, compared to two games at typical park sites.

The Sports Park and Youth Golf components of the proposed project further the intent of the Department of Parks, Recreation and Marine Departmental Strategic Plan through the provision of additional soccer, softball/baseball, youth golf, and other recreation facilities.

### **City of Signal Hill Plans**

The project site is located in the City of Long Beach; therefore, the Signal Hill General Plan has no legal standing with regard to future development of the property. While evaluation of the proposed project's consistency with City of Signal Hill plans is not required, it is provided for informational purposes. The exception is the project plans for the adjacent streets that are located partially or wholly within the City of Signal Hill and are therefore subject to the standards of the City of Signal Hill Circulation Element.

The proposed project is consistent with the City of Signal Hill General Plan policies that encourage the joint use of land for oil production and other urban uses and that support the provision of additional park and sports facilities. The City of Signal Hill Land Use Map does not reflect the current planning effort for a Sports Park and other facilities; however, the text of the General Plan acknowledges the intent of the City of Long Beach to develop a Sports Park at the project site.

The proposed project involves the development of a designated brownfields site as well as improvements to adjacent streets, which is consistent with the Signal Hill General Plan recommendations for the adjacent Atlantic/Spring Neighborhood. The General Plan clearly recognizes the City of Long Beach's intention to develop a Sports Park facility and supports uses in the vicinity of the project site that are consistent with a Sports Park use.

The project site is currently underutilized and characterized by oil operations. The proposed project involves redevelopment consistent with the objectives of the adjacent Signal Hill Redevelopment

Plan to revitalize a blighted and underutilized parcel while maintaining oil production at the site. Right-of-way dedications and street improvements to Spring Street will be in compliance with the City of Signal Hill Circulation Element standards for Spring Street and consistent with the intent of the Spring Street Corridor JPA.

The proposed project includes off-site improvements to adjacent streets that implement the standards contained in the City of Signal Hill General Plan, including half right-of-way dedication and paving and installation of curbs and gutters and lighting. Landscape treatment along California Avenue, Spring Street, and Orange Avenue will be provided as described in Section 4.12, Aesthetics. The proposed project includes street trees on California Avenue even though they are not required by the City of Signal Hill General Plan. Therefore, the proposed project is consistent with, and exceeds the requirements of, the City of Signal Hill Circulation Element.

## Zoning

A zone change is necessary to permit recreation and future commercial uses on site. The Zone Change to Park (P) and Community Commercial Automobile Oriented (CCA) is incorporated into the proposed project. Current zoning designations and respective General Plan designations of the property and property surrounding the project site are summarized in Table 4.1.C and Figures 3.4 and 3.5.

The development standards for the Park District are in Chapter 21.35 of the Zoning Code. The applicable development standards in the “P” zone for the Sports Park project are as follows:

Minimum Setbacks:

10 feet (from street rights-of-way)  
5 feet from any other zoning district

Maximum Building Height: 30 feet, two stories

Maximum Fence Height: 6 feet [Note that variations of the fence heights can be approved through the Site Plan Review process; 24–30 foot fences/nets]

Fence Setbacks: 10 feet (from street rights-of-way)

A Conditional Use Permit (CUP) is required for restaurant uses in the “P” zone. A CUP has been included in the project description [Chapter 21.35]. A CUP is also required to allow on-site sale and consumption of alcohol [Chapter 21.35].

The design elements of the project, including screen walls and fences, lighting standards, project entries, streetscape and parking lot landscape, and open space edges are intended to enhance the project’s aesthetic qualities and compatibility with nearby land uses. See Figure 2.8, Landscape Plan.

The development standards for the Community Automobile Oriented (CCA) District are in Chapter 21.32 of the Zoning Code. The Community Commercial Automobile-Oriented (CCA) District permits retail and service uses. As such this zoning district allows for development of a variety of

commercial and retail uses on this parcel. The applicable development standards in the CCA zone for the proposed project are as follows:

Minimum Setbacks:

	10 feet (from street right-of-way)
Front	10 feet
Sides	10 feet
Rear	5 feet

Maximum Building Height      28 feet, two stories

Required Landscaping      All required yard areas, except yards abutting alleys and yards used for outdoor dining, shall contain an area not less than five feet (5') in width planted with trees, shrubs, and/or ground cover. The four foot (4') setback area from the abutting alley shall also be landscaped unless such area is used as a driving aisle

Future development of this portion of the project site will be required to comply with applicable sections of the Zoning Code that provide additional design criteria with regard to aesthetic qualities and compatibility with nearby land uses.

Table 4.1.H summarizes the parking requirements for the proposed Long Beach Sports Park project using the above code parking ratios and as analyzed in the Traffic Impact Analysis Report (Appendix G). The application of City parking ratios to the youth golf center uses and the Sports Park uses results in a total parking requirement of 899 parking spaces. With a proposed parking supply of 746 spaces, the proposed project will have a theoretical parking deficiency of 153 parking spaces. An operational parking analysis was conducted to determine actual parking demand relative to the parking supply for the proposed project. The parking demand analysis was prepared at the request of Planning Bureau staff, and is based on the specific operational characteristics of the sports park combined with standard Zoning Code parking ratios for the youth golf center. Detailed information regarding the parking demand analysis can be found in Appendix G of this EIR, Traffic Impact Analysis Report, and in Section 4.9, Traffic and Circulation, of this EIR.

The parking demand analysis for the project found that the parking requirements for the proposed project vary depending on the schedule of activities, number of participants, and anticipated number of spectators. The peak demand forecast for the proposed project was based on the expected attendance figures and daily league and weekend tournament schedules. The proposed project is forecast to require a maximum of 725 parking spaces (including sports park, golf facility, skate park, and batting cages) on weekdays and 734 parking spaces on the weekend. When compared to the proposed 746-space supply, the proposed project is forecast to have a surplus of 12 to 21 parking spaces.

**Table 4.1.H: City Code Parking Requirements–Long Beach Sports Park**

<b>Project Description/ Land Use</b>	<b>Size<sup>1</sup></b>	<b>City of Long Beach Code Parking Ratio</b>	<b>Spaces Required</b>
<b>Youth Golf Center</b>			
Golf Range	8 Tees	1 Space per Tee	8
Golf Course (3 Holes)	3 Holes	3 Spaces per Hole	9
Golf Training Building	15,000 SF	4 Spaces per 1,000 SF	60
		Subtotal	77
<b>Sports Park</b>			
Six Full Sized Softball Diamonds	473,509 SF	1 Space per 1,000 SF per GLA	474
Four Full Sized Soccer Fields	277,200 SF	1 Space per 1,000 SF per GLA	277
Four Sand Volleyball Courts	4 Courts	5 Spaces per Court	20
Two Indoor Arena Soccer Courts	2 Courts	5 Spaces per Court	10
Softball/Batting Cages	9 Cages	1 Space per Cage	9
Skate Park	23,000 SF	1 Space per 1,000 SF per GLA	23
Three Concession/Service Buildings <sup>2</sup>	16,600 SF		---
Two Children's Play Areas <sup>36</sup>	---	---	---
Maintenance Building <sup>36</sup>	2,000 SF	---	---
Administration Building	2,300 SF	4 Spaces per 1,000 SF up to 20,000 SF and 2 Spaces per 1,000 SF for area in excess of 20,000 SF	9
		Subtotal	822
<b>Total Parking Requirement (Youth Golf Center and Sports Park):</b>			<b>899</b>
<b>Proposed Parking Supply:</b>			<b>746</b>
<b>Parking Surplus/Deficiency (+/-):</b>			<b>-153</b>

Regardless, a variance from the parking requirements in the City of Long Beach Zoning Code has been included in the proposed project.

The application of City parking ratios to the commercial parcel (assumed to be a 30,000-square-foot office building) results in a total parking requirement of 100 parking spaces.

### **Weekday Parking Requirements**

During peak weekday operations, for which 770 players and spectators will be on site during the peak hour, a total of 616 spaces will be required for the Sports Park use. The parking forecast is based on an average vehicle ridership of 1.25 persons per vehicle.

When combined with a code-parking requirement of 77 spaces for the Youth Golf Facility, 23 spaces for the skate park, and 9 spaces for the batting cages, the proposed project is forecast to require a total of 725 parking spaces during weekdays (616 + 77 + 23 + 9 = 725 spaces). With a proposed parking

<sup>1</sup> Source: RJM Design Group.

<sup>2</sup> Parking requirement for ancillary uses (concession buildings, tot lots, maintenance building, etc.) included in parking for primary recreation components of the project.

supply of 746 spaces, a parking surplus of 21 spaces can be expected during peak weekday parking conditions.

### Weekend Parking Requirements

A total of 625 spaces will be required to support the peak parking demand of the Sports Park use when sporting tournaments are scheduled on weekends (Saturdays). The weekend parking forecast is based on an average vehicle ridership of 1.5 persons per vehicle. This higher average vehicle ridership reflects that many trip origins to the site will come from home, with families, couples, and friends carpooling on the weekend. During this peak, a total of 937 players and spectators will be on site.

When combined with a code parking requirement of 77 spaces for the Youth Golf Facility, 23 spaces for the skate park, and 9 spaces for the batting cages, the proposed project is forecast to require a total of 734 parking spaces during weekends (625 + 77 + 23 + 9 = 734 spaces). When compared against the 746-space supply, the 734-space demand estimate corresponds to a parking surplus of 12 spaces, or a parking contingency of approximately 2 percent.

The parking analysis assumes that all sports activities are occurring concurrently throughout the year. Based on information provided by City staff, the sporting events will be staggered throughout the 52 weeks of operation, with minimal overlap.

**Table 4.1.I: Parking Demand Analysis**

Use	Parking Requirement	Parking Demand	Parking Provided
Sports Park*	822	657	612
Youth Golf Center	77	77	134
Total	999	834	846

\* Including Skate Park and Batting Cages

### Conclusion/Summary of Impacts

An evaluation of identified potential short-term and long-term impacts to land use and planning was made for the proposed project based on the threshold criteria in Section 4.1.4.

The results of this assessment indicated potentially significant impacts as a result of General Plan and zoning inconsistencies, however, with the implementation of Mitigation Measures 4.1-1 to 4.1.3, the potential impacts are considered to be less than significant.

**Less Than Significant Impacts.** The proposed project will result in an increase in the area of land devoted to recreation uses in the City of Long Beach. The approximately 53 acres that will be devoted to baseball/softball fields, soccer, youth golf activities, and other recreation uses meets needs identified in the Park, Recreation and Marine Strategic Plan, and is generally consistent with goals and objectives articulated in the Regional Comprehensive Plan and Goals (RCP&G), the Citywide Strategic Plan, and the City of Signal Hill General Plan. The proposed pay-for-play recreation uses

are consistent with the commercial recreation findings in the City's General Plan. The proposed project is consistent with City of Signal Hill General Plan policies that encourage the joint use of land for oil production and urban use, and the provision of additional park and sports facilities. The proposed commercial use (2.5 acres) does not conflict with adopted policies.

The project will result in short-term construction-related impacts to the adjacent SHPI office building and cemeteries; however, these impacts are less than significant with mitigation.

**Potentially Significant Impacts.** The proposed project is not consistent with the industrial designation of the site in the City of Long Beach General Plan, nor with the current industrial and institutional zoning of the site. The proposed project incorporates a General Plan Amendment and Zone Change to resolve these inconsistencies. These actions are also reflected in the mitigation measures below. The proposed re-designation of the site will remove 55.5 acres of land from the City's inventory of potential industrial land. However, the site has been available for industrial development for a number of decades, but previous development proposals were ultimately abandoned as a result of oil production activities and geologic/seismic concerns. The loss of potential industrial land is not considered a significant impact because of the project's consistency with other adopted goals, objectives and policies, and given the major constraints including operating oil wells, the Cherry Hill earthquake fault, topographic and geologic variations across the site, and grading and water detention requirements that have heretofore prohibited substantial utilization of the site.

The proposed project parking is inconsistent with the Zoning Code requirements for the individual sports and recreation uses. 746 parking space are provided for the combination of Sports Park and golf center, whereas 899 spaces would be required in accordance with the Zoning code. The Zoning Code does not, however, provide parking requirements for a multi-faceted recreation facility such as the Sports Park. A use-specific parking analysis indicates that the proposed parking of 746 spaces exceeds the maximum parking demand of 734 spaces. A Standards Variance from the codified parking requirements is included in the project description and in the mitigation measures below. Sufficient parking will be provided on site to meet project needs; therefore, there are no off-site impacts to the surrounding industrial areas. Therefore, the proposed project impacts to parking are less than significant.

### **Mitigation Measures**

The potential land use compatibility effects of the proposed project are reduced to below the level of significance through the design of the project and mitigation measures included in other sections of this EIR, as summarized above. While the designation of a commercial parcel at the corner of Spring Street and California Avenue is consistent with surrounding land uses, a detailed site plan for the commercial parcel will not be available until after certification of this EIR. Therefore, as a precautionary measure, Mitigation Measure 4.1.1 below requires that development plans for the commercial site be subject to Staff Site Plan Review. The Mitigation Measure also specifies that development plans may be subject to additional environmental review pursuant to the California Environmental Quality Act (CEQA).

The proposed project is inconsistent with the current General Plan and zoning designations for the site. The conflict is resolved through the proposed General Plan Amendment and zone change included in the project description and in Mitigation Measure 4.1.2 below.

## **Mitigation Measures**

- 4.1.1 Development of the commercial parcel will adhere to the requirements of the CCA Zone and the City Parking Code, as determined by the City Zoning Administrator at the time of Site Plan Review and Plan Check. The need for subsequent CEQA action will be determined by the City of Long Beach Environmental Planning Officer.
- 4.1.2 City Council approval of the proposed project shall include a General Plan Amendment from LUD 9G (Industrial) to LUD 11 (Open Space and Park) and LUD 8A (Traditional Retail Strip Commercial), a zone change from Industrial (IM) and Institutional (I) to Park (P) and Community Commercial-Automobile Oriented (CCA), and a Standard Variance from parking requirements. The Director of Planning and Building shall implement the approved General Plan Amendment upon approval and the Zone Change after second Council reading of the ordinance.
- 4.1.3 The City Zoning Administrator shall ensure that project plans include a six-foot-high opaque fence around all operating oil wells at the time of Plan Check. Wells that are visible to the public from on-site pedestrian areas, will be surrounded by a fence designed in a manner that is consistent with overall project design. The project operators shall ensure that all wells remain accessible for maintenance and repair and to City Fire Department standards.

### **4.1.7 CUMULATIVE IMPACTS**

Construction of the proposed project, when considered in conjunction with several other existing and planned developments in proximity to the project, will continue the pattern of infill urban development within this area of the City and within the City of Signal Hill. The cumulative study area for land use impacts is consistent with the study area for traffic effects. Table 4.1.J provides a list of future projects used in the cumulative impact analysis. Please see Figure 4.1.8, Related Projects.

The City of Long Beach is a heavily urbanized area with a wide variety of established land uses and few large undeveloped parcels. Similarly, the City of Signal Hill is largely built out. The land use patterns around the project site have been established with industrial and commercial land uses to the north, east, and west, and institutional land uses to the south.

The proposed project will not have a significant cumulative impact on land use, as the project site has long been planned for development. The proposed project will not generate significant adverse effects on adjacent land uses, and the proposed on- and off-site improvements are consistent with the surrounding area. The planned future projects are generally extensions of existing developments, residential projects, public projects, or commercial/office development. There are no known incompatibilities between the proposed project and planned future projects. Therefore, the contribution of the proposed project to potential cumulative land use compatibility impacts in the study area is considered less than significant.



**Table 4.1.J: Planned Future Projects<sup>1</sup>**

No.	Cumulative Project	Location/Address	Description
City of Long Beach			
1.	Pine Villas (Case # 9709-27)	117 East 8th Street	63-Unit Assisted Living Facility
2.	Alamitos Ridge Residential (Case # 9809-02) <sup>2</sup>	2080 Obispo Avenue	106 Single-Family Detached
3.	CSULB Technology Park (Case # 9811-05)	2000 West 19th Street	200,000 sf Industrial and 200,000 sf Research and Development
4.	Self-Storage (Case # 0001-03)	4200 Pacific Coast Highway	92,000 sf Self-Storage Facility
5.	Pharmacy (Case # 0012-03)	1250 E. Pacific Coast Highway	15,200 sf Pharmacy
6.	North Long Beach Police Station (Case # 0012-14)	4891 Atlantic Avenue	20,000 sf Police Station
7.	Medical Office (Case # 0102-02)	2702 Long Beach Boulevard	105,800 sf Medical Office Building
8.	Apartments (Case # 0102-05)	1601 Pacific Avenue	66 Apartments
9.	Retail Center (Case # 0104-19)	3400 Long Beach Boulevard	7,000 sf Retail and 1,500 SF Fast-Food Restaurant
10.	Retail (Case # 0109-23)	1570-1598 Long Beach Blvd	11,984 sf Retail
11.	Locust Avenue Residential (Case # 0110-05)	835 Locust Avenue	82 Condominiums/Townhouses
12.	Self-Storage (Case # 0110-07)	712 West Baker Street	516,000 sf Self-Storage Facility
13.	Pharmacy With Drive-Through (Case # 0112-16)	3570 Atlantic Avenue	11,550 sf Pharmacy With Drive Through
14.	Retail (Case # 0202-01)	2005-2011 Long Beach Boulevard	15,000 sf Retail
15.	Office/Retail (Case # 0205-05)	1900 Atlantic Avenue	6,150 sf Office/6,150 sf Retail
16.	Mark Twain Public Library (Case # 0207-22)	1401 East Anaheim Street	16,000 sf Public Library
17.	Retail (Case # 0208-04)	1422 West Willow Street	5,750 sf Retail
18.	Medical Office (Case # 0208-15)	2760 Atlantic Avenue	7,200 sf Medical Office Building
19.	Retail (Case # 0209-17)	4085 Atlantic Avenue	5,800 sf Retail
20.	Alamitos Green Residential <sup>2</sup>	East of Redondo Avenue between Stearns Street and Hathaway Avenue	15 Single-Family Detached
21.	Elementary School <sup>2</sup>	South of Hill Street between Redondo Avenue and Obispo Avenue	1,450 Students
22.	Daugherty Sky Harbor <sup>3</sup>	North of Spring Street	70,706 sf Office and 77,558 sf Warehouse
23.	Commercial Center (Case # 0207-17)	325 E. Anaheim Street	6,700 sf commercial center

<sup>1</sup> Source: City of Long Beach Major Projects List dated November 1, 2002, with verification by City staff.

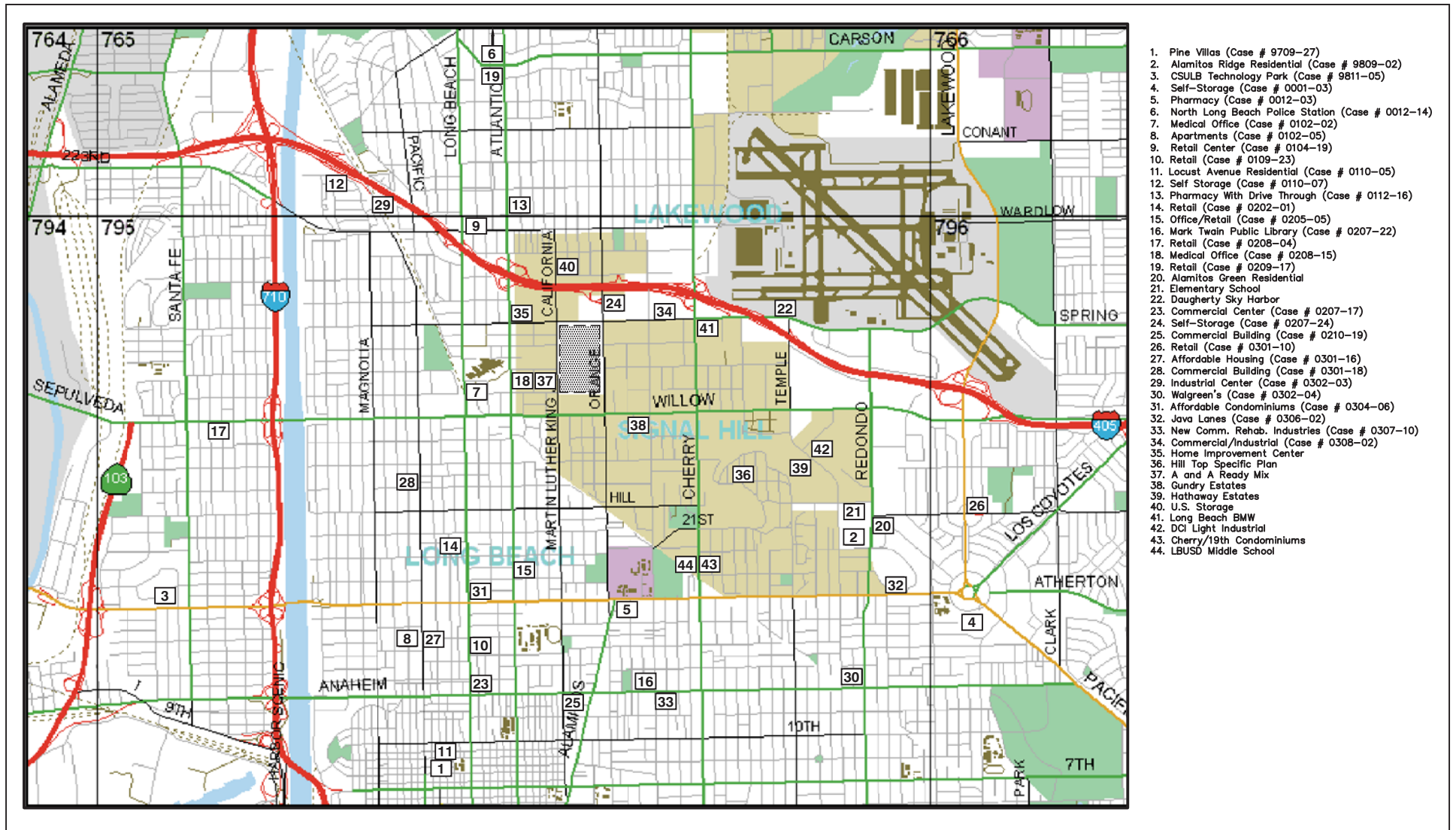
<sup>2</sup> Source: Traffic Impact Study for Alamitos Ridge prepared by LLG Pasadena (December 9, 2002).

<sup>3</sup> Source: Operations Analysis prepared by LLG Costa Mesa (November 22, 2002).

No.	Cumulative Project	Location/Address	Description
24.	Self-Storage (Case # 0207-24)	3050 Orange Avenue	55,000 sf self-storage expansion
25.	Commercial Building (Case # 0210-19)	1000-1008 E. Anaheim	4,000 sf commercial building
26.	Retail (Case # 0301-10)	2201 Lakewood Boulevard	6,230 sf retail center
27.	Affordable Housing (Case # 0301-16)	1593-1643 Pacific Avenue	43 DU affordable housing apartments
28.	Commercial Building (Case # 0301-18)	2299 Pacific Avenue	1,953 sf commercial building
29.	Industrial Center (Case # 0302-03)	3701 Pacific Place	159,185 sf industrial building, with warehouse/accessory office space
30.	Walgreen's (Case # 0302-04)	3339 E. Anaheim Street	11,656 sf Drug Store/Pharmacy
31.	Affordable Condominiums (Case #0304-06)	1856 Long Beach Boulevard	60 DU affordable housing condominiums
32.	Java Lanes (Case # 0306-02)	3738-3800 E. Pacific Coast Hwy	79 DU condominium complex
33.	New Commercial Rehab. Industries Building (Case # 0307-10)	1546 Anaheim Street	6,000 sf industrial building
34.	Commercial/Industrial Complex (Case # 0308-02)	1825 E. Spring Street	101,000 sf of industrial floor area
City of Signal Hill <sup>1</sup>			
35.	Home Improvement/Retail	North of Spring Street between Atlantic Avenue and California Avenue	138,708 sf Home Improvement, 23,700 sf Garden Center, 56,890 sf Retail, 6,000 sf Restaurant and two 2,500 sf Fast-Food Restaurants
36.	Hill Top Specific Plan	Skyline Drive, East of Cherry	100 Single-Family Detached, 194 Multifamily Attached
37.	A and A Ready Mix	NWC of 27th St & California Ave	25 Truck Cement Ready Mix Plant
38.	Gundry Estates	SEC of Willow St & Gundry Ave	11 Single-Family Detached
39.	Hathaway Estates	SWC of Temple Ave & Hathaway Ave	20 Single-Family Detached
40.	U.S. Storage	Northeast Corner of California Avenue and 32nd Street	130,000 sf Self-Storage Facility
41.	Long Beach BMW	Southeast Corner of Cherry Avenue and Spring Street	96,000 sf Auto Storage Parking Structure
42.	DCI Light Industrial	Southeast Corner of Hathaway Avenue and Palm Drive	18,400 sf General Light Industrial
43.	Cherry/19th Condominiums	East of Cherry, between 19th Street & 20th Street	41 DU residential condominiums
44.	LBUSD Middle School	West of Cherry Avenue, south of 20 <sup>th</sup> Street	850-Student Middle School

<sup>1</sup> Source: City of Signal Hill (Gary Jones).

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1. Pine Villas (Case # 9709-27)
2. Alamitos Ridge Residential (Case # 9809-02)
3. CSULB Technology Park (Case # 9811-05)
4. Self-Storage (Case # 0001-03)
5. Pharmacy (Case # 0012-03)
6. North Long Beach Police Station (Case # 0012-14)
7. Medical Office (Case # 0102-02)
8. Apartments (Case # 0102-05)
9. Retail Center (Case # 0104-19)
10. Retail (Case # 0109-23)
11. Locust Avenue Residential (Case # 0110-05)
12. Self Storage (Case # 0110-07)
13. Pharmacy With Drive Through (Case # 0112-16)
14. Retail (Case # 0202-01)
15. Office/Retail (Case # 0205-05)
16. Mark Twain Public Library (Case # 0207-22)
17. Retail (Case # 0208-04)
18. Medical Office (Case # 0208-15)
19. Retail (Case # 0209-17)
20. Alamitos Green Residential
21. Elementary School
22. Daugherty Sky Harbor
23. Commercial Center (Case # 0207-17)
24. Self-Storage (Case # 0207-24)
25. Commercial Building (Case # 0210-19)
26. Retail (Case # 0301-10)
27. Affordable Housing (Case # 0301-16)
28. Commercial Building (Case # 0301-18)
29. Industrial Center (Case # 0302-03)
30. Walgreen's (Case # 0302-04)
31. Affordable Condominiums (Case # 0304-06)
32. Java Lanes (Case # 0306-02)
33. New Comm. Rehab. Industries (Case # 0307-10)
34. Commercial/Industrial (Case # 0308-02)
35. Home Improvement Center
36. Hill Top Specific Plan
37. A and A Ready Mix
38. Gundry Estates
39. Hathaway Estates
40. U.S. Storage
41. Long Beach BMW
42. DCI Light Industrial
43. Cherry/19th Condominiums
44. LBUSD Middle School

LSA



KEY

- # = RELATED PROJECT LOCATION
- [Shaded Box] = PROJECT SITE

FIGURE 4.1.8

Long Beach Sports Park  
Location of Related Projects

SOURCE: Linscott, Law & Greenspan.

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#### **4.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The proposed project results in an infill development on a parcel within an established urban community. As a result of project implementation, there will be a change in land use of the property from a relatively low-intensity combination of oil production and industrial uses to a commercial Sports Park, youth golf center, and commercial site. Potential adverse effects include inconsistency with the existing General Plan and zoning designations, City of Long Beach parking requirements, and the loss of 55 acres from the City's potential inventory of industrial land. However, these potential effects can be reduced to below a level of significance through the implementation of mitigation measures described above.

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