

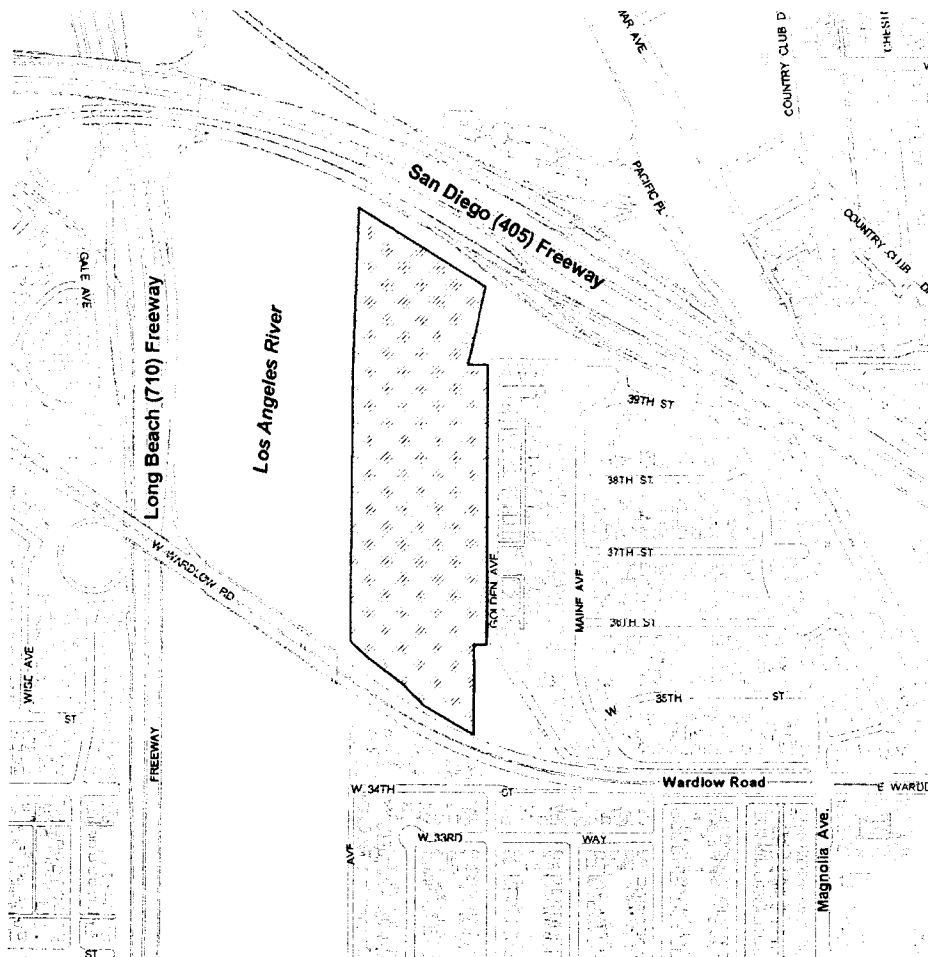
Agenda Item No. 1

Public Hearing

- The item before you is an appeal of the Planning Commission's unanimous certification of a Final Environmental Impact Report (FEIR) for a proposed project at 712 W. Baker Street.
- This is not an appeal of the proposed project, only of the adequacy of the FEIR.
- Approval of the proposed project can only occur after additional hearings before the Planning Commission and City Council.

Vicinity Map

712 W. Baker Street



EIR Process

- The Draft EIR was circulated for a scheduled 45-day review period, from December 5, 2003 through January 19, 2004.
- Due to public concern, the Planning and Building Department extended the deadline to February 20, 2004, for a total of 78 days. In accordance with CEQA, a written response was prepared for each written comment received.
- The FEIR was unanimously certified by the Planning Commission at a public hearing on March 18, 2004.

The FEIR analyzes a proposed self-storage facility.

- The applicant is proposing to develop the 20-acre site into approx. 500,000 square foot self-storage facility.
- The self-storage facility would be accessed from a new signalized entrance on Wardlow Road.

Three appeals were filed against the Planning Commission's certification of the Final EIR.

- **Linda Eddenfield**

"Incomplete DEIR and public safety issue regarding proposed traffic signal at site."

- **Richard Gutmann**

"Incomplete EIR, pollution, traffic."

- **Cary J. Ugolini**

"DEIR does not address traffic issues; concerns for our neighborhood."

CEQA Guidelines require that an adequate EIR include:

- Information to inform decision makers and the public about a proposed project's environmental impacts and ways to reduce them.
- CEQA does not require technical perfection, but rather adequacy, completeness, and a good faith effort at full disclosure (CEQA Guidelines sec. 15003(i)).

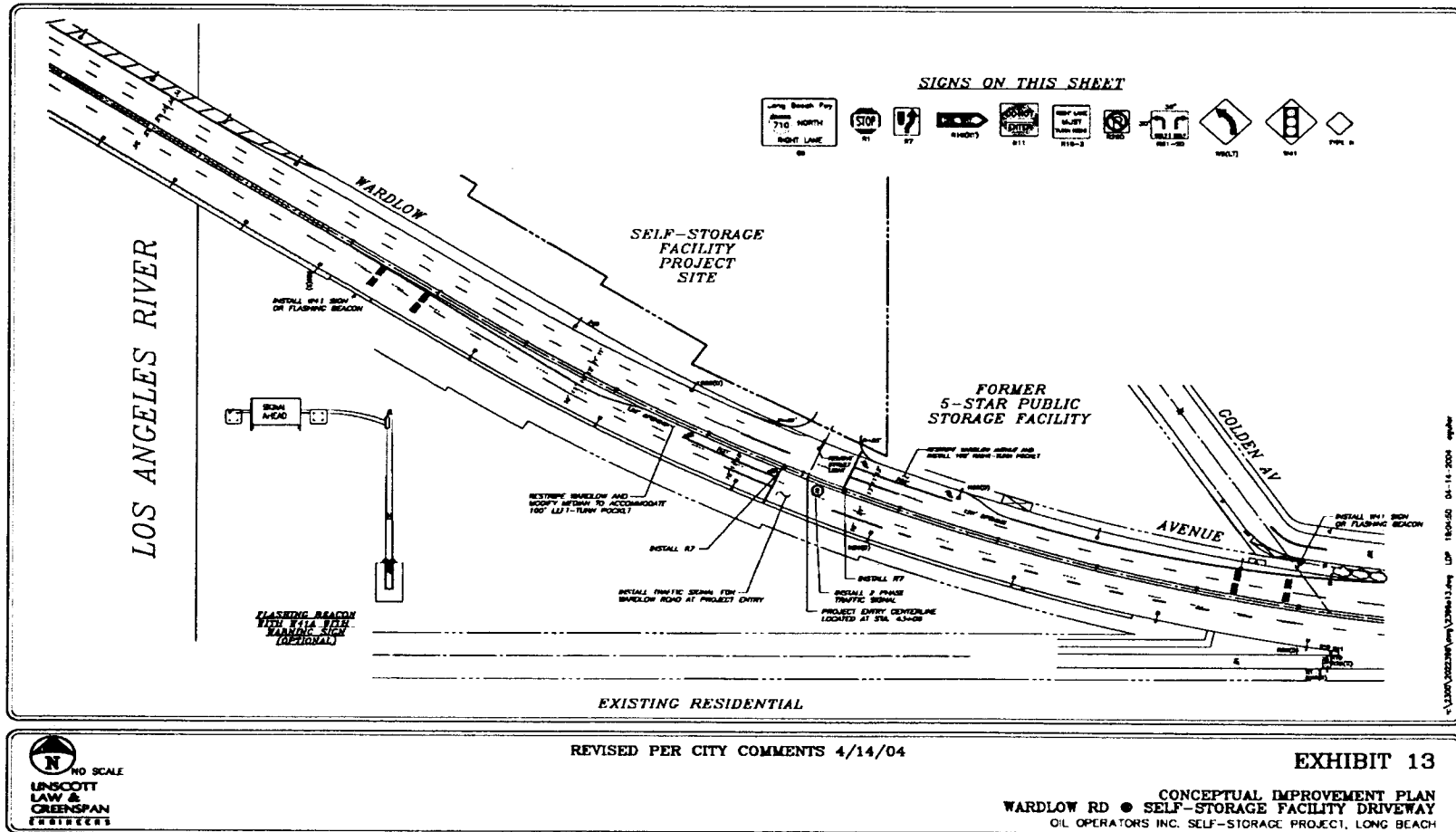
Issue on Appeal: TRAFFIC

- Concerns have been expressed about the proposed signalized entrance on Wardlow Road. They include:
 - "Wardlow Road is curved rather than straight."
 - "Drivers travel at a high rate of speed in both directions on Wardlow Road."
 - "There is inadequate visibility to see the approaching new signal."

I. Proposed access to the self-storage facility on Wardlow Road.

- The entrance will have a traffic signal designed to all applicable State and Federal safety standards.
- Westbound drivers will have a “right-turn only” deceleration lane.
- A new Eastbound left-turn pocket will be constructed along with associated left-turn signal.
- The project driveway will be raised to the intersection grade and an on-site turn-around provided outside the gate.

Conceptual Improvement Plan for Wardlow Road access.



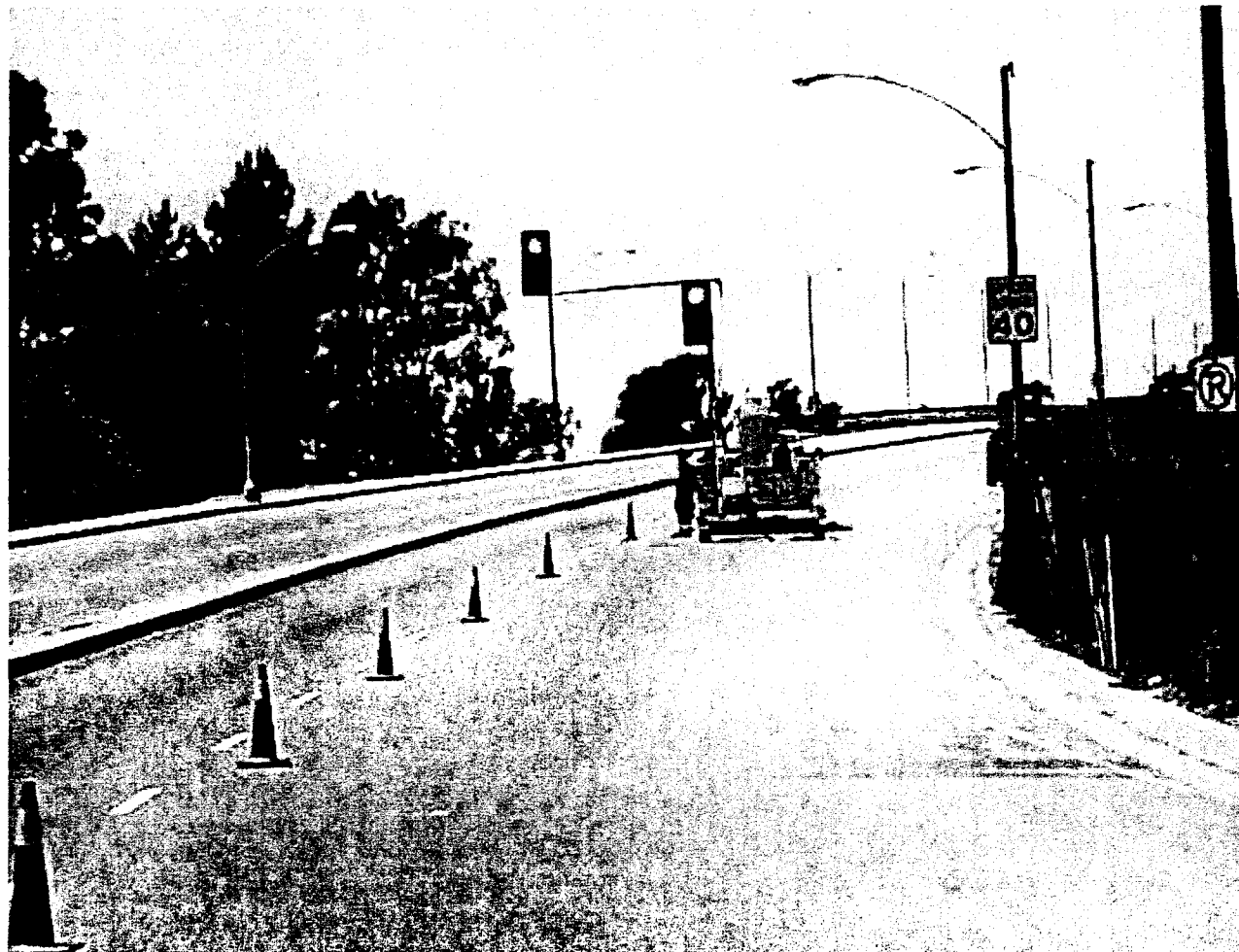
Portable signal on westbound
Wardlow Road – viewed from a
distance of 460 feet.



Portable signal on westbound
Wardlow Road – viewed from a
distance of 390 feet.



Portable signal on westbound
Wardlow Road – viewed from a
distance of 325 feet.



II. Projected traffic counts and trip distribution for the proposed self-storage facility.

- Two-way daily trip traffic counts, based upon Institute of Transportation Engineers (ITE) standards, would be 1,472 on a weekday and 1,365 on a weekend day.
- Vehicle trips were distributed on the adjacent roadway network based on proximity to major traffic corridors and existing travel patterns.

Summary of Traffic Related Issues.

- Traffic analysis performed for the project was conducted in accordance with nationally accepted engineering standards.
- The projected traffic resulting from the proposed project will have a less than significant impact.
- The proposed traffic signal is feasible and is expected to have a less than significant impact on traffic flow and poses no safety concerns related to traffic speeds and visibility.

AS PER CEQA THRESHOLD STANDARDS

Issue on Appeal: POLLUTION

- For over 40 years, the property functioned as a facility for the treatment of production water from Long Beach and Signal Hill oil well pumping locations.
- Due to concerns about site contamination, the City was instrumental in forcing remediation of portions of the site.
- The Health Department agreed to oversee the cleanup of part of the site, under the supervision of the RWQCB. The RWQCB continues to have oversight responsibility for the entire site.

POLLUTION, cont.

- Upon completion of partial clean-up , the Health Department will sign off on the process and refer the remainder of the property to the RWQCB, which is the Lead Agency for cleanup of the entire site.
- Prior to the issuance of building permits, the applicant will be required to do further site assessment of the contaminated soil and groundwater and do remediation as required by the RWQCB. The remediation required will be in accordance with the proposed use of the property.

Staff Recommendation

- Staff believes that the FEIR is adequate pursuant to CEQA requirements. It is the highest form of environmental review available and analyzes a worst-case project scenario.
- Receive the supporting documentation into the record, conclude the hearing, overrule the appeal, sustain the decision of the City Planning Commission, and adopt Resolution Re-certifying the FEIR for 712 W. Baker Street (SCH 2-022396-1).