



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Blvd. Long Beach, CA 90802 (562) 570-6458 - FAX (562) 570-6068

NOTICE OF PREPARATION - REVISED **SECOND SCOPING MEETING ADDED**

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the City of Long Beach is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

AGENCIES: The purpose of this notice is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the City of Long Beach requests input on environmental information germane to your agency's statutory responsibility in connection with the proposed project. Your agency may rely on the Draft EIR prepared by the City when considering permits or other approvals for this project.

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

PROJECT TITLE: Riverwalk Residential Development Project

PROJECT LOCATION: 4747 Daisy Avenue, south of 48th Street, north of the Virginia Country Club and east of the Los Angeles River. (Los Angeles County Assessor's ID Number of 7133-016-005)

PROJECT DESCRIPTION: The proposed Riverwalk Residential Development Project site is 10.56 acres. The project site was formerly the Will J. Reid Boy Scout Camp, but is no longer used by the Boy Scouts and is currently vacant. Site preparation for the proposed project would include removal of all remaining vegetation, trees, and structures on the site, including an amphitheater, deck, five buildings, two tool sheds, an old mobile home, and a parking lot, after which 30,000-40,000 cubic yards of imported fill would be placed on the site.

The proposed project would involve subdividing the project site and developing it into a gated residential community containing 131 detached single family homes on lots with a minimum square footage of 2,400 square feet. The proposed homes would be a mixture of 2 and 3-story homes with a maximum height of 35'6". The proposed subdivision would be served by internal, privately maintained streets connected to the existing neighborhood by Daisy Avenue. A connection to Oregon Avenue would be available in case of emergencies, but would otherwise remain blocked off under normal circumstances. The proposed subdivision would include 262 private garage parking spaces and 40 on-street guest parking spaces located along the development's internal streets. It would also include a private recreation center, a small pocket park, and private access to the pedestrian/bicycle path along the Los Angeles River. All of these amenities would be managed by the future homeowners association.

The proposed project would require a General Plan Amendment to change the project site's land use designation from Open Space and Park (LUD No. 11) to Townhomes (LUD 3A), and a change in the site's zoning from Institutional (I) to a new Planned Unit Development (PUD) zoning district to be created as part of this entitlement. As a condition of the Development Agreement for the Riverwalk project, the City is also requiring the applicant to fund the final design, engineering, and construction of a park (under the working name Oregon Park) at the southwest corner of Oregon Avenue and Del Amo Boulevard. This park is a separate project that has already undergone its own environmental review and entitlement process with the City.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the findings of the Initial Study, the proposed project could have potentially significant impacts on the following environmental factors: **Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Service Systems.**

SCOPING MEETINGS. The City of Long Beach, in its role as Lead Agency, will hold two public scoping meetings to provide opportunities for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meetings for the project are scheduled at the following locations:

Wednesday, September 24, 2014, 7:00 pm
Scherer Park Activity Room
4600 Long Beach Blvd
(Parking located just north of the Pasadena Ave/46th St intersection)

Tuesday, September 30, 2014, 6:00 pm
Dooley Elementary School Multi-Purpose Room
5075 Long Beach Blvd
(This activity is neither sponsored by or endorsed by the LBUSD or any of its schools)

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The public review and comment period during which the City of Long Beach will receive comments on the NOP for this proposed project begins **Thursday, September 4, 2014 and ends Friday, October 3, 2014 at 4:30 pm.**

The NOP and Initial Study are available at the following locations:

City Hall, 333 W. Ocean Boulevard, 5th Floor
Long Beach Main Library, 101 Pacific Avenue
Online at: www.lbds.info/planning/environmental_planning/environmental_reports.asp

RESPONSES AND COMMENTS: Please list a contact person for your agency or organization, include U.S. mail and email addresses, and send your comments to:

Craig Chalfant
Planning Bureau, Development Services Department
City of Long Beach
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Or via email to: craig.chalfant@longbeach.gov