II. PROJECT DESCRIPTION

This section describes the location, objectives, and characteristics of the River Park Residential Project (Project) and the intended uses of this EIR, as required by the California Environmental Quality Act (CEQA) Guidelines Section 15124.1. A general description of the Project’s technical, economic, and environmental characteristics is provided in this section. Please see Section VIII for a glossary of terms, definitions, and acronyms used in this Draft EIR.

1. PROJECT LOCATION AND SURROUNDING USES

The City of Long Beach (City) is located at the southwestern corner of Los Angeles County (County) along the coastline as illustrated by Figure II.1: Regional Vicinity Map. As presented by Figure II.2: Project Location Map, the Project Site is located within the neighborhood of Wrigley Heights near the western edge of the City. The surrounding of the Project Site encompasses Interstate 405 (I-405) to the north, Golden Avenue to the east, Wardlow Road to the south, and the County-owned open space corridor bordering the Los Angeles River to the west. Two parks, Baker Street Park and Wrigley Heights Dog Park, are adjacent on the east side of the Project Site.

The Project Site is located in an urbanized area surrounded by residential development and parks to the east and south of the Project. Existing recreational trails are available along the Los Angeles River channel. Past the Los Angeles River is Interstate 710 (I-710) and more residential development. There is a vacant site north of I-405.

Project Site Background and Existing Condition

This section provides an overview of the historical use of the Project Site and the existing site conditions.

Historic Use

From 1926 to 1988, the Project Site was used for the treatment of oil field production brines, water, and wastewater, and other fluid by-products generated by oil production activities in the area. Initially, the water treatment process occurred in settling basins designed and constructed to remove oil and sediment from the production water. The treated water was discharged to the Sanitation Districts of Los Angeles County (LACSD) sewer system under a permit issued by LACSD. Crude oil was recovered in the treatment process for recycling as a by-product.

A water treatment facility was constructed on site in 1959, consisting of five circular concrete-walled skimming basins and associated pumps, above ground storage tanks (ASTs), pipelines, and related small

1 California Code of Regulation, Title 14, Section 15000 et seq.
II. Project Description

buildings and facilities. As illustrated by Figure II.3: Former Water Treatment Facility Diagram, the treatment plant was located north of the two rectangular-shaped, clay-lined settling basins in the southern portion of the site, south of Baker Street. A settling pond was located north of Baker Street. The facility ceased operations in 1988.

On-site Remedial Actions

In October 2000, the City of Long Beach Fire Department (LBFD) directed that liquid hydrocarbon products, wastewater and sludge be removed from the site and that hydrocarbon impacted soils and groundwater be remediated. Buildings, ASTs, and related aboveground structures were cleaned, demolished, and disposed of, off site in 2000 and 2001. In 2002, the LBFD directed that liquid hydrocarbon products, wastewater, and sludge be removed from the site under a Site Remediation Permit issued by the City, coordinated with the LBFD, and the City of Long Beach Department of Health and Human Services (LBDHHS). Soil and groundwater impacted by hydrocarbons were required to be remediated under the oversight of the LBDHHS and Los Angeles Regional Water Quality Control Board (LARWQCB). A Consent Decree directed that remediation of Basin 1 take place in accordance with the standards specified by LBDHHS in 2002. These standards were described in a series of workplans prepared by the site owner and approved by the regulatory agencies. These workplans identified requirements for boring, soil sampling, monitoring wells, and soil remediation through a bioremediation filtration process. The process of bioremediation involves incorporating microorganisms into hydrocarbon contaminated soil to convert the hydrocarbon compounds into harmless products. Regular tilling of the soil to incorporate and activate microorganisms is ongoing. Other ongoing activities include groundwater monitoring for hydrocarbon plume and arsenic presence in the groundwater.

Additional efforts were made to reduce vapor phase benzene concentrations adjacent to Golden Avenue from 2012 to 2014, with the installation of a vapor extraction system (VES). A soil VES uses vacuum pressure to remove volatile and some semi-volatile contaminants (VOCs and SVOCs) from the soil by installing vapor extraction wells underground to capture VOCs. Once the VOCs and SVOCs are removed from the soil, they are delivered to an aboveground treatment system where the treated emissions are released. In April 2015, additional VES units were employed in the northeastern part of the Project Site. LARWQCB further approved the implementation of Tesoro Expanded Remedial Action Plan for additional VES wells on February 8, 2017, and further amended the plan in December 27, 2018. The amended Tesoro Expanded Remedial Action Plan involves the installation of twelve horizontal VES wells and four angled VES wells beneath the Project Site.

\[\text{2} \quad \text{Mearns Consulting LLC. Human Health Risk Assessment- 712 Baker Street Long Beach. California 90806. January 14, 2016.}\]

\[\text{3} \quad \text{California Environmental. Remedial Action Plan- Proposed Residential Redevelopment Project. Oil Operators, Inc. (OOI) Property. September 2021.}\]
Continuous environmental testing and investigations were conducted from the early 1980s to 2019, alongside bioremediation efforts on site from the 1980s under permits issued by the City. The test data from these investigations were used to develop the Remedial Action Plan (RAP), described below.

**Remedial Action Plan (RAP)**

The RAP defines the scope of the remediation activities and develops a plan of action to achieve cleanup goals. The RAP needs to be completed to allow the issuance of a No Further Action determination by the lead enforcement agencies, in this case are both the City of Long Beach Department of Health and Human Services and LARWQCB. Monitoring and testing activities will be conducted to determine when the cleanup goals have been achieved.

In August 2019, a Draft RAP was submitted to the LARWQCB for review. On May 21, 2020, the LARWQCB issued comments on the Draft RAP requesting additional discussion regarding cleanup goals and the preparation of an updated Human Health Risk Assessment (HHRA), consistent with current requirements, along with other updates. A revised RAP was prepared and submitted in August 2021. Approval and implementation of the RAP will be required prior to development of the proposed residential uses. For additional discussion of the RAP please refer to Section IV.H: Hazards and Hazardous Materials.

**Existing Condition**

The Project Site is currently vacant and fenced with a mix of chain link fences, wooden fences, and hedges. Access to the Project Site is secured by chain link fence gates adjacent to Wardlow Road and Golden Avenue. The vacant site contains remnants of the water treatment facilities removed in 2000 and 2001 including, building foundations, roads, and underground pipes. The Project Site also contains two water treatment basins which present as large flat areas. Elevations on the property range from 20 to 40 feet.

As discussed previously, remediation of the residual oil in the settling basins has been ongoing since 2001 and the soil in the settling basins shown in Figure II-3 has been regularly tilled as part of the remediation activities.

Because of the long-term use of the Site as a wastewater collection and treatment facility, and the ongoing remediation activities, existing vegetation on the property is dominated by nonnative plant species, with a few native plant species present. Nonnative tree species, including several eucalyptus species, Peruvian, and Brazilian Pepper, and California and Canary Island Palm Trees are also present on the Site.
Note: All locations and dimensions of the former facilities in the diagram are approximate and for analysis purposes only.
II. Project Description

2. LAND USE AND ZONING

City of Long Beach General Plan

As illustrated by Figure II.4: Long Beach General Plan 2040 Place Types and Height Standards, the Project Site is designated Founding and Contemporary Neighborhood (FCN). As set forth in the Land Use Element of the Long Beach General Plan, the FCN is a Neighborhood Place Type. The Long Beach General Plan Land Use Element defines Place Types as a more flexible and comprehensive approach to land use planning that de-emphasizes specific uses and focuses on the form and character of neighborhoods. Place Types allow for a wide variety of compatible and complementary uses in addition to the primary permitted land uses.4

Under the FCN general plan designation, the allowed uses include single-family and low-density housing and neighborhood-serving low-intensity commercial uses. Residential uses are allowed at a density of 7-18 dwelling units per acre (du/ac). The maximum height allowed is 2 stories per the General Plan.

The Project has a density of approximately 14.6 du/ac within the 15.5 acres proposed for residential development, which is within the range of density allowed under the general plan designation. The Project contains 53 three-story units on approximately 3.54 acres of the site along W. Wardlow Road. The applicant proposes to use a development standards waiver or regulatory concession under California Government Code Section 65915 in exchange for providing affordable housing on-site. In order to qualify for the waiver or regulatory concession, the applicant will provide either (i) no less than five percent (5%) of the total housing units for very low income households as defined in Section 50105 of the California Health & Safety Code, or (ii) no less than ten percent (10%) of the total housing units for lower income households as defined in Section 50079.5 of the California Health & Safety Code. The development standards waiver or regulatory concession would allow the Project to include 3-story buildings in an area designated for 2-story buildings under the General Plan. The City is required to approve the waiver or concession if the provisions of state law are met, unless it finds the waiver or concession will not result in cost reductions, would have a specific, adverse impact, or would be contrary to state or federal law.

City of Long Beach Municipal Code

Zoning

The existing zoning on site is Commercial Storage (CS) and Single-Family Residential Standard Lot (R-1-N) as presented by Figure II.5: Zoning Map with a Horse (H) Overlay District over a portion of the project site. The CS zone allows for commercial land use consisting of the renting of space for the

storage of personal property, such as mini-warehouse and the storage of recreational vehicles.\textsuperscript{5} The R-1-N district is a single-family residential district with standard lots.\textsuperscript{6} The H Overlay District modifies the underlying zoning to allow for the keeping of horses and horse related facilities on private properties in the City and outlines the requirements and standards for horse keeping, including definition of the number of horses allowed in different zones.\textsuperscript{7}

A zone change to Residential Planned Unit Development (PUD) is proposed. The Residential PUD zone allows greater flexibility in development standards to encourage innovative and creative design though good urban planning principals, with efficient use of land, a mixture of densities, and diverse housing opportunities and on-site community facilities. Typically, a PUD development would feature smaller lots and attached residential units with common open space and community amenities as compared to R-1-N zoned residential uses. This proposed Residential PUD zoning would be consistent with the General Plan FCN designation.

\textit{Leadership in Energy and Environmental Design (LEED) Requirement}

The City requires certain types of development to meet LEED certification standards as outlined in the Long Beach Municipal Code (LBMC) 21.45.400. The green building standards for public and private development outlined by the municipal code direct development in the City to be designed, built, renovated, operated, or reused in an ecological and resource-efficient manner. The goals of the Green Building standard include protecting occupant health, improving employee productivity, and using resources more efficiently while recuing the overall impact to the environment. Section 21.45.400.C.1.a requires new residential or mixed-use buildings of fifty (50) dwelling units and fifty thousand (50,000) gross sq. ft. or more to meet the intent of LEED at the certified level.\textsuperscript{8} This requirement applies to the proposed Project.
3. PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines states that the project description shall contain “a statement of the objectives sought by the proposed project.” Section 15124(b) of the CEQA Guidelines further states that “the statement of objectives should include the underlying purpose of the project.”

The objectives of the Project are:

1. Clean up the existing hydrocarbon contamination on site, under an approved RAP by LARWQCB and under the supervision of the City’s Department of Health and Human Services.
2. Provide additional public park space in the Wrigley Heights Neighborhood.
3. Develop a range of attached and detached single-family with the Long Beach Residential development standards and LBMC to assist the City in meeting the goals for housing production identified in the Housing Element of the General Plan.
4. Provide economically viable new housing in the Wrigley Heights neighborhood that will meaningfully contribute to addressing the housing needs for the City of Long Beach and provide housing for residents working in the nearby employment centers.
5. Provide a range of recreational opportunities, including neighborhood parks, pedestrian trails, and bicycle trails segregated from vehicle traffic, which connect with supporting commercial, recreational, and other public facilities, to serve as an alternative to the automobile for surrounding residential neighborhoods and to meet the recreational needs of local residents.
6. Enhance the image of the community through visually attractive and high-quality development that is in scale, complements, and blends with the Wrigley Heights community and surrounding open space.
7. Demonstrate environmental leadership and reduce environmental impacts through the integration of sustainability features into building design and operation, in compliance with LBMC and the Long Beach General Plan Land Use Element.

4. PROJECT CHARACTERISTICS

The proposed Project includes 226 detached and attached single-family units on the southern 15 acres of the 20-acre Project Site and 5 acre park on the northern portion of the site as shown in Figure II.6: Site Plan. Additional descriptions of these project components is provided below.

Residential Development Area

The Project includes 226 single-family units consisting of 74 detached single-family condominium units, 99 attached townhouse units, and 53 attached condominium units. The proposed density is approximately 14.6 du/acre. Primary access to the residential development would be provided from a private gated street on Wardlow Road.
The residential structures adjacent to Wardlow Road are single-family condominiums with floor level garages and 2nd and 3rd story living quarters. These condominiums are also the only structures which are 3 stories in height. A total of 53 condominium structures are proposed adjacent to Wardlow Road at the south end of the residential development area.

As the interior access roadway loops north from the entrance on Wardlow Road, 25 detached single-family units are planned on the west side of the road abutting the County-owned open space bordering the Los Angeles River. These detached single-family units are 2 stories tall and would surround the perimeter of the development, 7 units to the north along Baker Street and 28 units to the east along Golden Avenue. The remaining 21 detached single-family condominium units are located towards the center of the development area along with the 99 attached 2 story townhouse units. A 54-foot long biofiltration basin is proposed between the detached single-family units and Golden Avenue.

The residential development will also include a 1 story clubhouse and pool towards the southern portion of the development, north of the 3-story condominium units. The Project would set aside approximately 4 acres for streets and parking areas within the complex, including 452 off-street garage parking spaces, and 59 guest parking spaces, 3 of which would be Americans With Disabilities (ADA) parking spaces.

For a summary of the proposed Project development areas please refer to Table II-1: Summary of Proposed Development.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area (Acres)</th>
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</thead>
<tbody>
<tr>
<td>Developed Site Area</td>
<td>15.53</td>
</tr>
<tr>
<td>Single-Family Detached</td>
<td>3.54</td>
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<tr>
<td>Multi-Family Townhome</td>
<td>1.02</td>
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<tr>
<td>Multi-Family Attached</td>
<td>2.68</td>
</tr>
<tr>
<td>Clubhouses &amp; Recreation Area</td>
<td>0.09</td>
</tr>
<tr>
<td>Streets and Parking Areas</td>
<td>3.94</td>
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<tr>
<td>Open Space (Active) Areas</td>
<td>0.37</td>
</tr>
<tr>
<td>Open Space (Passive) Areas</td>
<td>2.24</td>
</tr>
<tr>
<td>Open Space Slope (adjacent to the I-405 freeway)</td>
<td>0.91</td>
</tr>
<tr>
<td>Biofiltration Areas</td>
<td>0.74</td>
</tr>
<tr>
<td>Park Area</td>
<td>4.81</td>
</tr>
<tr>
<td><strong>Total Site Area</strong></td>
<td><strong>20.34</strong></td>
</tr>
</tbody>
</table>
**Architectural Design**

Three architectural styles are proposed consisting of Spanish Colonial, Italianate, and Santa Barbara. Three versions of each style would be used to create unique styles for each home which are illustrated in Figure II.7- II.9: Single Family Architectural Style Plans. Seven different architectural styles are proposed for the townhomes which are presented in Figure II.10-II.16: Townhome Architectural Style Plans. Each design would feature unique color schemes and decorative elements which complement each other and add to the overall character of the community. All homes would be 2- to 3-stories in height, with two- to four-bedrooms, and a single ground level, two-car garage. The home sizes, including garage and courtyard and/or balcony, would range from approximately 1,500 to 2,400 sq. ft. A list of materials included for each of the building type is provided in Table II-2: Material List By Building Type.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>• Concrete ‘S’ Roof Tile</td>
<td>• Concrete ‘S’ Roof Tile</td>
<td>• Concrete ‘S’ Roof Tile</td>
<td>• Concrete ‘S’ Roof Tile</td>
<td>• Concrete ‘S’ Roof Tile</td>
</tr>
<tr>
<td>• Stucco</td>
<td>• Stucco</td>
<td>• Stucco</td>
<td>• Stucco Over Foam Trim</td>
<td>• Stucco Over Foam Trim</td>
</tr>
<tr>
<td>• 6x6 Decorative Tile Accents</td>
<td>• Decorative Corbels</td>
<td>• 6x6 Decorative Tile Accents</td>
<td>• Decorative Shutters</td>
<td>• Decorative Shutters</td>
</tr>
<tr>
<td>• Cementitious ‘Wood’ Siding</td>
<td>• Cementitious ‘Wood’ Siding</td>
<td>• Stucco Over Foam Trim</td>
<td>• Decorative Outlookers</td>
<td>• Decorative Outlookers</td>
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<tr>
<td>• Stucco Trim</td>
<td>• Stucco Trim</td>
<td>• Garage Door With Glass Panels</td>
<td>• Decorative Foam Corbels</td>
<td>• Decorative Foam Corbels</td>
</tr>
<tr>
<td>• Decorative Wood Brackets</td>
<td>• Decorative Wood Brackets</td>
<td>• Decorative Shutters</td>
<td>• Garage Door With Glass At Top Panel</td>
<td>• Garage Door With Glass At Top Panel</td>
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<tr>
<td>• Decorative Shutters</td>
<td>• Awning Shutters</td>
<td>• Tile Accent At Gable Ends</td>
<td>• Decorative Shutters</td>
<td>• Decorative Shutters</td>
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<tr>
<td></td>
<td>• Wood Posts</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Wrought Iron Railing</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>• Terracotta Tile</td>
<td></td>
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</tbody>
</table>
FIGURE II.6
Long Beach RiverPark Residential Project

Legend:
- Affordable Housing Units
- Sidewalk

SOURCE: KHR Associates - March 2021
<table>
<thead>
<tr>
<th>MATERIAL NOTES</th>
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<tbody>
<tr>
<td>CONCRETE 18&quot; ROOF TILE</td>
</tr>
<tr>
<td>DECORATIVE BRICK ACCENT AT WINDOWS AND DOORS</td>
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<tr>
<td>GARAGE DOOR WITH GLASS AT TOP PANEL</td>
</tr>
<tr>
<td>DECORATIVE SHUTTERS</td>
</tr>
<tr>
<td>TIE EAVES AT GABLE ENDS</td>
</tr>
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**elevation A - SPANISH COLONIAL**

<table>
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<tr>
<th>MATERIAL NOTES</th>
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<tr>
<td>CONCRETE 18&quot; ROOF TILE</td>
</tr>
<tr>
<td>DECORATIVE BRICKS</td>
</tr>
<tr>
<td>STUCCO OVER FOAM TRIM</td>
</tr>
<tr>
<td>GARAGE DOOR WITH GLASS AT TOP PANEL</td>
</tr>
</tbody>
</table>

**elevation B - ITALIANATE**

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<th>MATERIAL NOTES</th>
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</thead>
<tbody>
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<td>CONCRETE 18&quot; ROOF TILE</td>
</tr>
<tr>
<td>DECORATIVE BRICKS</td>
</tr>
<tr>
<td>DECORATIVE BRICKS AT WINDOWS AND DOORS</td>
</tr>
<tr>
<td>GARAGE DOOR WITH GLASS AT TOP PANEL</td>
</tr>
<tr>
<td>DECORATIVE BRICKS WITH DECORATIVE BRACERS</td>
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</tbody>
</table>

**elevation C - SANTA BARBARA**

SOURCE: Woodley Architectural Group – March 2020
MATERIAL NOTES
- CONCRETE 5" ROOF TILE
- STUCCO OVER ROAM TRIM
- DECORATIVE SHUTTERS
- GARAGE DOOR WITH GLASS AT TOP PANEL

MATERIAL NOTES
- CONCRETE 5" ROOF TILE
- DECORATIVE SHUTTERS
- STUCCO OVER ROAM TRIM
- DECORATIVE COLUMNS AT WINDOWS AND DOORS
- GARAGE DOOR WITH GLASS AT TOP PANEL

MATERIAL NOTES
- CONCRETE 5" ROOF TILE
- STUCCO OVER ROAM TRIM
- DECORATIVE SHUTTERS
- GARAGE DOOR WITH GLASS AT TOP PANEL

SOURCE: Woodley Architectural Group – March 2020

FIGURE II.8

Single Family Architectural Style Plan Two
elevationA - SPANISH COLONIAL

- MATERIAL NOTES:
  - CONCRETE ST ROOF TILE
  - CONCRETE ST ROOF TILE ACCENT
  - GARAGE DOOR WITH GLASS AT TOP PANEL
  - DECORATIVE SHUTTERS
  - DECORATIVE FAFM CORBELS

elevationB - ITALIANATE

- MATERIAL NOTES:
  - CONCRETE ST ROOF TILE
  - CONCRETE ST ROOF TILE ACCENT
  - DECORATIVE SHUTTERS
  - DECORATIVE FOAM TRIM
  - DECORATIVE FOAM TRIM AT WINDOWS AND DOORS
  - DECORATIVE FOAM CORBELS
  - GARAGE DOOR WITH GLASS AT TOP PANEL

elevationC - SANTA BARBARA

- MATERIAL NOTES:
  - CONCRETE ST ROOF TILE
  - CONCRETE ST ROOF TILE ACCENT
  - DECORATIVE SHUTTERS
  - DECORATIVE FOAM TRIM AT WINDOWS AND DOORS
  - DECORATIVE FOAM CORBELS
  - GARAGE DOOR WITH GLASS AT TOP PANEL

SOURCE: Woodley Architectural Group – March 2020
Rowtowns 6-Unit Architectural Style

SOURCE: Woodley Architectural Group, Inc. - March 2020

FIGURE II.12
Half-Back Towns 4-Unit Architectural Style

SOURCE: Woodley Architectural Group, Inc. - March 2020

FIGURE II.13
Half-Back Towns 5-Unit Architectural Style

SOURCE: Woodley Architectural Group, Inc. - March 2020

FIGURE II.14
Back-To-Back Towns 8-Unit Architectural Style

FIGURE II.15

SOURCE: Woodley Architectural Group, Inc. - March 2020
Back-To-Back Towns 10-Unit Architectural Style

SOURCE: Woodley Architectural Group, Inc. - March 2020

FIGURE II.16
II. Project Description

Public Open Space

The portion of the Project north of Baker Street is proposed to be developed as a public park, totaling approximately 5 acres located immediately west of the City’s existing Baker Street Park. The public park would be maintained by the residential Homeowners Association (HOA) but would be available to the public for use. The proposed trails within the park would connect to the pedestrian paths within the residential complex, the adjacent public sidewalks, and the existing Baker Street Park trails to the east as presented in Figure II.17: Open Space Conceptual Landscape Plan. The looped trail within the park would provide parcours exercise equipment, a look-out point, and a butterfly garden along the route. The center of the looped trail will include a turf area large enough to accommodate a youth soccer field. However, with no parking provided for visitors from outside the neighborhood, the park would not be programmed for recreational activities drawing from beyond the Wrigley Heights neighborhood.

Circulation and Access

Two gated access points are proposed for the residential portion of the Project. Primary access would be provided from W. Wardlow Road at a signalized gated entry drive. An emergency access is proposed at the northeast corner of the complex, providing access at the intersection of Baker Street and Golden Avenue. The proposed circulation system within the complex is comprised of a looped roadway system with internal connections to each of the proposed residential housing units and parking areas within the complex.

Pedestrian access would be provided through both primary and emergency entrances. A pedestrian path off of Wardlow Road would be provided through the north side of the primary entrance and connect to pedestrian paths throughout the residential complex. The sidewalks within the residential development would connect to the open space area, creating a seamless pedestrian connection between the residential complex and the recreational open space to the north. The Applicant would dedicate and improve 10 feet for sidewalk purposes along the southern half of Baker Street as well as a 5-foot sidewalk along the western side of Golden Avenue.

The Open Space area will be accessible from the adjacent Baker Street Park and the intersection of Baker Street and Golden Avenue. Trails on site would connect to pedestrian walkways in the neighborhood, trails at Baker Street Park, and to the open space adjacent to LA River.

Vacation of the unimproved right-of-way of Baker Street west of Golden Avenue is proposed as part of the Project. This unimproved right-of-way area currently provides access for LA County maintenance vehicles to the Los Angeles River channel and their property between the project site and the Los Angeles River. Alternate access for public agency maintenance vehicles will be provided. Vehicle access to the open space area would be through Baker Street and Golden Avenue. No on-site parking facilities would be provided for the Open Space area.
II. Project Description

Landscaping

Landscaping would be incorporated throughout the residential development area as presented in II.18: Residential Area Conceptual Landscape Plan. The residential development area would include approximately 4.36 acres of landscaping with approximately 375 trees planted throughout the development area. Vegetation within the condominium area would also utilize climate appropriate plants that are suitable to the southern California climate and drought tolerant. Ten different species make up the tree list for the condominium area and it includes Tipu Tree, Purple Orchid Tree, Magnolia, Marina Arbutus, Australian Wouldow, Brisbane Box, New Zealand Christmas Tree, Chanticleer Pear, Crape Myrtle, and N.C.N. (Majestic Beauty).

Landscaping in the Open Space area would utilize climate appropriate plants that are suitable to California's climate. Various shrubs and 145 trees would occupy the Open Space area. The tree species in the park area would compose of five different types of trees- California Sycamore, Chitalpa, Black Elder, Coast Live Oak, and Torrey Pine.

In combination, the residential and open space areas would provide approximately 9.17 acres of landscaped area and open space, with an estimated 520 trees planted. Any on site trees or street trees removed during construction would be replaced in accordance with the City’s Tree Maintenance Policy, LBMC Chapter 14.28 pertaining to street trees, and other applicable City requirements including but not limited to Chapter 21.42 (Landscaping) of the Zoning Regulations.

In addition, the Applicant has requested vacation of excess right of way bordering Wardlow Road along the southern edge of the site in order to meet setback requirements of the City’s Planned Unit Development ordinance. This area would be landscaped and the existing slope preserved.

Lighting and Signage

The proposed Project would include lighting throughout the residential development area and to the exterior of the development area for security, wayfinding, and entryway lighting along development access points. Additionally, decorative, and architectural lighting may be added to enhance the appearance of the site. Lighting would be provided throughout the Open Space area for security, wayfinding, and pedestrian paths safety as well. In accordance with City guidelines, on-site lighting would be shielded to reduce light levels onto off-site uses as well as prevent light aimed upwards to remain in compliance with Dark Sky requirements.

Signage would be provided throughout the residential development area, Open Space area, and along the exterior of the Project Site, as necessary. Signage may be raised and/or illuminated. All signage material, sizes, and illumination would comply with LBMC Chapter 21.44 pertaining to on-premises signs.
Open Space Conceptual Landscape Plan

RESIDENTIAL AREA

BAKER STREET

OPEN TURF AREA

PARCOURSE LOCATION - TYP.

LOOK-OUT POINT

BUTTERFLY GARDEN

U-10 YOUTH SOCCER FIELD
120' X 210'

CALIFORNIA-FRIENDLY PLANTINGS - LOW

EXISTING BAKER STREET PARK

EXISTING TOT LOT

OPEN SPACE PARCEL TABULATION

<table>
<thead>
<tr>
<th>Type</th>
<th>Area</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>TURF AREA</td>
<td>79,500 SF</td>
<td>1.83 AC</td>
<td>38%</td>
</tr>
<tr>
<td>SHRUB AREA</td>
<td>113,00 SF</td>
<td>2.59 AC</td>
<td>55%</td>
</tr>
<tr>
<td>WALKWAYS</td>
<td>9,000 SF</td>
<td>0.21 AC</td>
<td>4%</td>
</tr>
<tr>
<td>ACCESS ROAD</td>
<td>8,000 SF</td>
<td>0.18 AC</td>
<td>3%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>209,500 SF</td>
<td>4.81 AC</td>
<td>100%</td>
</tr>
</tbody>
</table>

SOURCE: BGB Design Group - March 2020

FIGURE II.17
Vesting Tentative Tract Map

The proposed VTTM would subdivide the Project area south of Baker Street into one (1) common lot and 1 lot with 226 residential units to be constructed on the lot. This lot includes community shared amenities such as paved streets, landscaping, biofiltration areas, the club house, the pool, and the public open space area. Homeowner Association (HOA) Covenants, Conditions and Restrictions (CC&R) would provide for the maintenance of landscaping and community facilities.

Construction

Construction Phasing

Construction activities for the proposed project would include several phases over the span of approximately 44 months, as summarized in Table II.3: Construction Phasing and described below.

<table>
<thead>
<tr>
<th>Phases</th>
<th>Estimated Schedule</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Clearing</td>
<td>October 2022</td>
<td>1 month</td>
</tr>
<tr>
<td>Remediation</td>
<td>October 2022 to June 2023</td>
<td>8 months</td>
</tr>
<tr>
<td>Demolition and Grading</td>
<td>August 2023 to December 2023</td>
<td>4 months</td>
</tr>
<tr>
<td>Wet and Dry Utility Installation/Street Construction</td>
<td>December 2023 to July 2024</td>
<td>7 months</td>
</tr>
<tr>
<td>Housing Construction</td>
<td>August 2024 to June 2026</td>
<td>23 months</td>
</tr>
</tbody>
</table>

Site Clearing

Site clearing would consist of clearing the existing vegetation on the site, including all trees. Various equipment including excavators, loader, and skid loaders may be used in this phase to clear site debris.

Remediation

The ongoing remediation of the site would be completed prior to further development. This includes a bioremediation process to treat contaminated soil and subsurface material beneath the proposed residential area by altering environmental conditions to stimulate growth of microorganisms and degrade the target pollutants, which consist of total petroleum hydrocarbons (TPH). Bioremediation would be conducted and completed in accordance with the RAP as approved by the LARWCB. Treated soil would be
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removed from the site and hauled to Chiquita Canyon Landfill in Castaic. Remediation would also include capping the area of the proposed park with a subsurface, engineered barrier system.

Demolition and Grading

While the oil production water treatment facility was closed in 1988 and the majority of the facility was removed in 2001, remnants of this facility remain, including foundations, roads, and underground pipes. These site improvements will be removed before the site is graded for the proposed residential development. Equipment to be used during this phase may include excavators, bulldozers, loaders, crushing equipment, and water trucks for dust control. Grading would involve the moving and compaction of on-site earth materials including soil and gravel.

Wet and Dry Utility Installation/Street Construction

Wet and dry utilities and streets would be constructed in this phase. Wet and dry utilities required on site include pipes for water, stormwater, and sewage, and lines for natural gas and electricity. Utilities would be routed underground as well to serve the needs of the residential development and the attached Open Space area. Any new and replaced utilities installed underground would be connected to existing municipal and regional utility providers and the wider utility infrastructure. Excavators would be used to create trenches for underground utilities to prepare the site for underground utility installation. Once the underground utilities are in place, the trenches are refilled and compacted to ensure stability. Utility installation is anticipated to span approximately eight months.

Paving and installation of the streets would take place after grading and underground utility installation. After the streets are paved, signage, curbs, roadway markings, and speed bumps would be installed.

Housing Construction

The final phase would consist of construction of the proposed housing. This phase of construction is anticipated to take approximately three years.

Construction Lighting

Lighting within and on the exterior of the Project Site would be provided during construction for on-site security and pedestrian safety purposes. Any construction lighting on site would be temporary in nature and removed post construction. In accordance with City guidelines, on-site lighting would be shielded to reduce light levels onto off-site uses as well as prevent light aimed upwards to remain in compliance with Dark Sky requirements.
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**Construction Signage**

Construction signage would be posted along the Project Site and may be raised and/or illuminated. Any construction signage posted would be temporary in nature and removed post construction. All signage material, sizes, and illumination would comply with LBMC Chapter 21.44 pertaining to on-premises signs. Any illumination of signage would be in accordance with City guidelines, including the implementation of shielding and preventing light aimed upwards to remain in compliance with Dark Sky requirements.

**Construction Hours**

Construction hours would be limited based on the adherence to Sections 8.80.202A through 80.202C of the LBMC. LBMC prohibits construction work between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Federal holidays, between the hours of 7:00 p.m. on Friday and 9:00 a.m. on Saturday and after 6:00 p.m. on Saturday, and any time on Sunday. Due to these restrictions lighting on the Project Site would be limited to short durations prior to 7:00 p.m. from Monday to Friday and prior to 6:00 p.m. on Saturdays during winter months, if needed.

5. **INTENDED USES OF THIS EIR**

This Draft EIR will serve as the primary source of environmental information for the actions and approvals associated with the development of the Project. The intended uses of this Draft EIR include compliance with CEQA and to provide information needed by the City Planning Commission, City Council, and other City departments to make decisions regarding Project approvals and conditions. This Draft EIR is also intended to support all federal, State, and regional and/or local government discretionary approvals that may be required to develop the Project.

**Discretionary Approvals**

The City, acting as Lead Agency, will consider approval of the following actions:

1. Zone Change from CS and R-1-N to RP-15 (Residential Planned Unit Development at 15 du/ac).
2. Vesting Tentative Tract Map
3. Vacation of the unimproved right-of-way for Baker Street west of Golden Avenue
4. Site Plan Review (Planning Commission level)
5. Development Agreement
6. General Plan Conformance for the vacation of right of way

Responsible Agencies may include, but are not limited to, the following:

1. Los Angeles Regional Water Quality Control Board, for approval of the RAP.