

**TO:** Agencies, Organizations, and Interested Parties

**FROM:** City of Long Beach Development Services  
411 W. Ocean Boulevard  
Long Beach, CA 90802  
Contact: Anita Juhola-Garcia, Planner, Development Services Department

**SUBJECT:** Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) for the Century Villages at Cabrillo Specific Plan

**NOTICE IS HEREBY GIVEN**

Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2020010387, for the Century Villages at Cabrillo Specific Plan (Specific Plan) is available for public review during the public comment period, which extends from **June 18, 2021 through August 2, 2021**. The City of Long Beach (City), as lead agency, has prepared the DEIR to analyze environmental impacts associated with implementation of the Specific Plan; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

**PROJECT TITLE:** Century Villages at Cabrillo Specific Plan (Specific Plan or Project)

**PROJECT LOCATION:** The development area covered by the Specific Plan (Plan Area) encompasses 27-acres within a portion of a former United States Naval housing facility at 2001 River Avenue. The Plan Area is within the Westside neighborhood area of the City. It is approximately 2.5 miles northwest of Long Beach's downtown core. The Plan Area is bordered by Cabrillo High School and associated campus facilities to the north and east; Long Beach Job Corps Center to the east; industrial uses (warehouse, distribution and logistics) to the south; and warehouse, distribution and logistics uses to the west, across State Road (SR)-103. The San Pedro Branch railroad and Southern California Edison's electricity transmission corridor are also to the west, across SR-103. The Ports of Long Beach and Los Angeles are located to the south.

Regional access to the Plan Area is provided by SR-1 (also known as Pacific Coast Highway), SR-103, and Interstate 710 (I-710). SR-1 runs east-west and SR-103, located near the western boundary of the Plan Area, and I-710 both run in a north-south direction.

**PROJECT DESCRIPTION:** The Project Applicant, Century Housing Corporation, is requesting a Zoning Ordinance, Zoning Map Amendment, and a Specific Plan to redevelop portions of the Plan Area over the next 10 years (early 2023 to 2033). The Specific Plan is part of a collection of planning documents that effectively guide the services, housing, amenities, and programming for the Plan Area. The Specific Plan regulates the Plan Area's allowable land use, circulation, open space, and development standards, and provides the basis for the Leadership in Environmental and Energy Design (LEED)-Neighborhood Development (ND) certification documentation obtained by CVC in 2019. Implementation of the Project requires a Zoning Ordinance Amendment, Zoning Map Amendment, and adoption of the Specific Plan.

**Century Villages at Cabrillo Specific Plan**

Implementation of the Project involves the demolition of 235 dwelling units, 10,030 square feet of amenities, 10,200 square feet of educational uses, and 7,250 square feet of administrative and support services, and removal of 153 parking spaces; and the subsequent development of 750 dwelling units, 77,000 square feet of amenities, 15,000 square feet of educational uses, 17,000 square feet of commercial/retail uses, 48,000

square feet of administrative and supportive services, and 518 parking spaces. Buildout of the Plan Area under the Specific Plan will result in a total of 1,380 dwelling units, 79,350 square feet of amenities, 15,000 square feet of educational uses, 22,850 square feet of commercial/retail uses, and 67,050 square feet of administrative and supportive services, and 877 parking spaces.

The Specific Plan also includes a central transit center and dedicated bicycle and pedestrian facilities. The existing and proposed buildings will range between 15 and 80 feet in height and will be arranged around a series of outdoor spaces and community amenities. Each new development accommodated by the Specific Plan will have residential units on the upper levels and ground floors occupied by consolidated bike and automobile parking, along with flexible spaces that can host service providers, administrative functions, and community amenities. New buildings will have a mix of units, including housing for veterans and nonveterans. New residential development will replace aging dwelling units while expanding affordable housing options for veterans, non-veterans, families, and individuals.

**ENVIRONMENTAL DETERMINATION:** The City has completed a DEIR for the Specific Plan. The DEIR analyzed impacts for 16 environmental topical areas: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The DEIR analysis determined that the Specific Plan, even with implementation of mitigation measures, would result in significant and unavoidable environmental impacts in the areas of Air Quality (construction), Greenhouse Gas Emissions (operation), and Noise (construction). Environmental impact areas that would be less than significant with implementation of mitigation measures include: Geology and Soils, and Tribal Cultural Resources. All other topic areas were determined to be less than significant.

A database search was conducted to determine if the Plan Area was included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5. The Plan Area was listed on the on the Federal Emergency Response Notification System, the State Water Resources Control Board's Hazardous Substance Storage Container Database for underground storage tanks, and HAZNET List is for Facility and Manifest Data.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** Pursuant to CEQA Guidelines Section 15087, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than **August 2, 2021**. The NOA and DEIR are available for a public review period beginning **June 18, 2021**, and ending **August 2, 2021**.

Copies of the DEIR are available for review at the locations below; library hours are provided online at <https://www.longbeach.gov/library>.

- Billie Jean King Main Library, 200 West Broadway, Long Beach, CA 90802
- Michelle Obama Neighborhood Library, 5870 Atlantic Avenue, Long Beach, CA 90805

The Specific Plan and DEIR can be viewed on the City of Long Beach website at the following address: <http://www.longbeach.gov/lbds/planning/environmental/reports/>. Additionally, a copy of this NOA was published in the Long Beach Press Telegram.

**COMMENTS:** The City will accept written comments only during the aforementioned public review period. Please indicate a contact person for your agency or organization and send your written comments to Anita Juhola-Garcia, Planner, Development Services Department, of the City of Long Beach at the above address, or by e-mail at [anita.juhola-garcia@longbeach.gov](mailto:anita.juhola-garcia@longbeach.gov).