



## **Notice of Preparation—UPDATED**

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

**FROM:** City of Long Beach  
Department of Development Services, Planning Bureau  
411 W. Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802

Contact: Amy L. Harbin, Planner, Development Services Department

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Long Beach River Park Residential Development Project

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

The purpose of this notice is: (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082; (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project; and (3) to serve as a notice of a Public Scoping Meeting to be held by the City. The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed Project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

**PROJECT TITLE:** River Park Residential Development Project

**PROJECT LOCATION:** The proposed Project is located on an approximately 20-acre Project site, which was formerly a facility used to treat production water from oil wells in the City of Long Beach. The Project site is located in the neighborhood of Wrigley Heights in the City of Long Beach, within Los Angeles County. The Project site borders the Los Angeles River to the west, Interstate 405 (I-405) to the north, Golden Avenue to the east, and Wardlow Road to the south.

Regional access to the project area is provided by I-405 and Interstate 710 (I-710). I-405 runs east-west and connects to the regional roadway on Pacific Avenue east of the Project site, while I-710 runs north-south and connects to Wardlow Road south of the Project site (N/B on-ramp and S/B off-ramp only).

**PROJECT DESCRIPTION:** The Project Applicant, Integral Communities, proposes a residential development project on 20 acres of vacant land in the neighborhood of Wrigley Heights in the City of Long Beach. The gated residential development will include 226 single-family detached and attached homes, with 11 affordable housing units. The residential project will include a mix of single-family detached homes, carriage townhouses, row townhouses, streets, parking areas, and open space with built in trails. Three-quarters of the site will be used for residential development at approximately 15 acres, and 5 acres of the site will be used for open space with recreational facilities. The primary components of the development area are further divided into single-family lots with 74 condominium units, carriage townhouses with 53 dwelling units, row townhouses with 99 dwelling units,

and 510 parking spaces for both residents and guests. The site will be remediated prior to construction according to a Remediation Action Plan approved by RWQCB.

**POTENTIAL ENVIRONMENTAL EFFECTS:** Potentially significant adverse environmental impacts associated with the proposed Project include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Recreation, Tribal Cultural Resources, Utilities, and Transportation. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying other potential impacts is presented during the scoping process, the following topics will not be discussed further in the EIR: Agriculture and Forestry, Energy, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Wildfire.

**PUBLIC REVIEW PERIOD UPDATED:** Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to a Notice of Preparation no later than 30 days after receipt, unless the comment period is extended. The NOP and accompanying Initial Study are available for an extended public review period, which began **February 25, 2021 and has been extended from the initial closure date of March 29, 2021, to April 12, 2021 at 4:30pm.**

Due to the COVID-19 pandemic, all City facilities including City Hall and the Libraries have been closed until further notice. The Initial Study, proposed Negative Declaration, and supporting materials are available for public review on the City's website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/> and at the State Clearinghouse website at: <https://ceqanet.opr.ca.gov>

Additionally, a copy of the updated NOP was published in the Long Beach Press Telegram.

**RESPONSES AND COMMENTS:** The City will accept written comments only during the aforementioned public review period. Comments must be submitted via letter or email to the contact below. Comments made via other means, including social media, or delivered to other recipients, will not be accepted or considered. Please indicate a contact person for your agency or organization and send your written comments to Amy Harbin, Planner, Development Services Department, of the City of Long Beach at the above address, or by e-mail at:

[LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

**SCOPING MEETING:** As a part of the NOP process, the City will conduct a Public Scoping Meeting in order to present the proposed Project and environmental process and to receive public comments and suggestions regarding the proposed Project. The Scoping Meeting will be held via web conference per Executive Order N-25-20, signed by the California governor Gavin Newsom.

#### **Meeting Information**

Date: April 8, 2021

Time: 5:00 pm to 7:00 pm

Meeting Link: <https://longbeachcity.webex.com/longbeachcity/onstage/g.php?MTID=e96afbc153c7e2daa4b6be40d848afc7b>

Event number: 187 638 8067

Event password: scope

If you are interested in receiving project updates and future notices please provide your contact information to the City and ask to be put on the notice list. Please send your name, e-mail, phone number, and address by e-mail to [LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov). Put 'River Park Project' in the subject line.