

NOTICE OF DETERMINATION

TO: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 1201
Norwalk, CA 90650

Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

FROM: City of Long Beach
Department of Development Services
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact: Scott Kinsey, AICP, Planner
Phone: (562) 570-6194

Lead Agency (if different from above): N/A

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to Clearinghouse): 2021020492

Project Title: River Park Residential Development Project, Application No. 2003-24, EIR-07-20 (River Park Residential Development Project EIR)

Project Applicant: Peter Vanek for The River Park Project Owner, LLC

Project Location (include county): 712 Baker St., City of Long Beach, Los Angeles County

APN(s): 7203-002-001, 7203-002-005, 7203-002-007, 7203-002-008, 7203-002-009, and 7203-002-010

Project Description:

The Project is located near the western edge of the City of Long Beach, south of the San Diego (I-405) Freeway, east of the Los Angeles River, north of Wardlow Road, and west of the Wrigley Heights neighborhood. The proposed Project includes 226 detached and attached dwelling units on the southern 15 acres of the 20-acre Project Site, and 5 acres of park space on the northern portion of the Site. The Project would include 74 detached single-family homes units, 99 attached row townhome units, and 53 attached carriage townhome units. The proposed density is approximately 14.6 dwelling units per acre (DU/ac). The residential development would also have on-site amenities for residents including a clubhouse and pool towards the southern portion of the development.

Primary access to the residential development would be provided from a driveway on Wardlow Road. 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. Vacation of the unimproved right-of-way of Baker Street west of Golden Avenue, as well as unused portions of the right-of-way on Wardlow Road are proposed as part of the project.

The City of Long Beach, acting as Lead Agency, considered approval of the following actions: Zone Change from CS and R-1-N to RP-15; Development Agreement; Vacation of the unused public right-of-way for Baker Street west of Golden Avenue and Wardlow Rd. between the project driveway and western site boundary; General Plan Conformity Finding for the vacation of right of way; Site Plan Review; and a Vesting Tentative Tract Map.

Environmental Review: In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (EIR-07-20) was prepared for the River Park Residential Development Project (SCH#202120492) pursuant to Public Resources Code Section 21100 and 21100.1, and CEQA Guidelines Section 15161. A Notice of Preparation (NOP) for this EIR was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day NOP review period that started on February 25, 2021, and ended on March 29, 2021. The City received 26 written comments during this NOP review period. A Scoping Meeting was held during this review period, on March 24, 2021, to further solicit public comment on the scope and content of the EIR.

The Draft EIR was distributed to public agencies and made available for public review and comment for a 60-day EIR review period that started on January 18, 2022 and ended on March 21, 2022. The City received 15 separate written comments on the Draft EIR during this review period. These written comments and the City's expert's written responses to these comments are provided in the Final EIR. This Final EIR also includes edits and clarifications to the Draft EIR text based on public comments, expert advice, and the Mitigation Monitoring and Reporting Program (MMRP). Text edits provided in the Final EIR did not substantially alter the Draft EIR environmental analysis or change the conclusions of the Draft EIR regarding potential project environmental impacts. The Final EIR determined that the project, in compliance with all recommended mitigation measures, would not result in any significant adverse environmental impacts.

The project will be subject to the MMRP prepared for the EIR, which establishes mitigation measures that apply to the project. These mitigation measures pertain to air quality, biology, geology and seismicity, hazards and hazardous materials, noise, traffic and circulation, and tribal cultural resources.

The preparation and public availability of this EIR has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. The Planning Commission recommended that the City Council certify EIR-07-20 on September 1, 2022.

Likewise, on November 15, 2022, the City of Long Beach City Council took the following actions:

- (1) Approved a resolution certifying the River Park Residential Project Environmental Impact Report (EIR-07-20, SCH#2021020492);
- (2) Approved Site Plan Review (SPR20-007) for the construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4 acre development site, with a park to be developed on the remaining 4.81 acres of the property;
- (3) Approved Vesting Tentative Tract Map No. 82712 (VTTM20-002) to create one ground lot and 226 airspace lots, on a 20.4-acre development site; and,
- (4) Approved General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way on Wardlow Road adjacent to the Project Site.

In addition, on that same day, introduced for first reading the following ordinances:

- (1) An ordinance approving Zone Change ZCHG20-002, approving a change from Commercial Storage (CS), Commercial Storage with Horse Overlay (CS(H)), and Single-Family Residential, Standard Lot (R-1-N) to Residential, Planned Unit Development (RP-15) and Residential, Planned Unit Development with Horse Overlay (RP-15 (H)); and
- (2) An ordinance approving Development Agreement (DA 20-001) between the City of Long Beach and The River Park Project Owner, LLC.

The initial Notice of Determination was filed with the County of Los Angeles on November 16, 2022, and posted on that same day.

This additional Notice of Determination is to further advise the City of Long Beach and the public that on December 6, 2022, the City of Long Beach City Council approved, after conducting the second reading, the following two ordinances:

- (1) Ordinance No. Ord-55, an ordinance approving Zone Change ZCHG20-002, amending the Land Use District Map of the City of Long Beach as said Map has been established and amended by amending portions of Part 15 of said Map from Commercial Storage (CS), Commercial Storage with Horse Overlay (CS (H)) and Single-Family Residential, Standard Lot (R-1-N) to Residential, Planned Unit Development, 15 DU/AC (RP-15) and Residential, Planned Unit Development, 15 DU/AC with Horse Overlay (RP-15 (H)); and
- (2) Ordinance No. Ord-56, an ordinance approving an application for a Development Agreement (DA 20-001) pursuant to Chapter 21.29 of the Long Beach Municipal Code; directing the City Attorney to prepare a Development Agreement embodying the application and key terms of the Development Agreement as approved by the City Council; and authorizing and directing the City Manager to execute, on behalf of the City of Long Beach, a Development Agreement with the River Park Project Owner, LLC, for the Riverpark Residential Development Project.

In connection with the foregoing approvals and actions, on November 15, 2022, the City of Long Beach City Council (lead agency), made the following determinations regarding the above-described project, which determinations remain unaffected by the second reading, and adoption, of the aforementioned ordinances:

1. The project (will/ will not) have a significant effect on the environment.

2. The project was determined to be within the scope of a previously-certified EIR.
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures (were/ were not) made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program (was/ was not) adopted for this project.
5. A Statement of Overriding Considerations (was/ was not) adopted for this project.
6. Findings (were/ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at:

Department of Development Services, 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802 and at:
<http://www.longbeach.gov/lbds/planning/environmental/reports/>



Signature (Public Agency)

Amy L. Harbin, Project Planner

Title: Planner V

Date: December 6, 2022

Date Received for filing at OPR _____

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code