

# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FIRE STATION NO. 9 PROJECT AT 4101 LONG BEACH BOULEVARD

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) *State Guidelines* Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (Draft EIR) (SCH No. 2022020416) for the Fire Station No. 9 Project at 4101 Long Beach Boulevard (proposed project) is available for public review during the public comment period (**July 15, 2022, through August 29, 2022**). The City of Long Beach (City) has prepared the Draft EIR to analyze environmental impacts associated with implementation of the proposed project; to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts; and to discuss alternatives that could reduce the potentially significant impacts of the proposed project.

**Lead Agency:** City of Long Beach, Development Services/Planning Bureau

**Project Title:** Fire Station No. 9 Project at 4101 Long Beach Boulevard

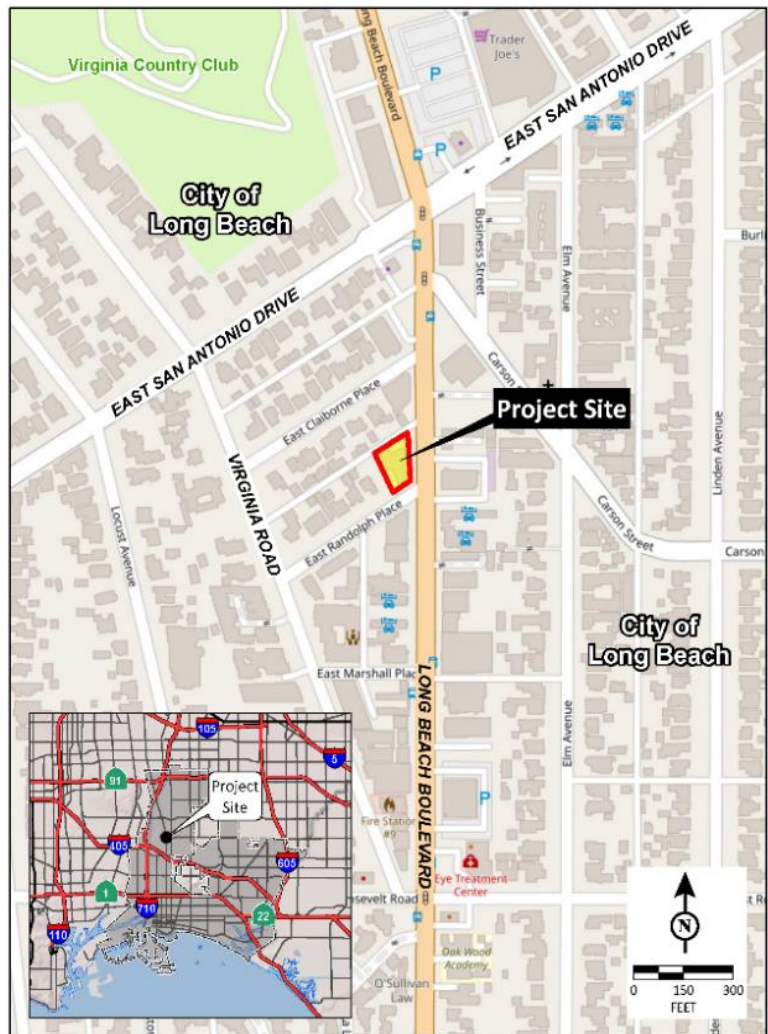
**Project Location:** The proposed project site is located at 4101 Long Beach Boulevard in the City of Long Beach. The 0.4-acre project site is currently developed with an approximately 5,000-square-foot (sf), one-story office building with an associated parking lot.

**Project Description:** The proposed project includes the demolition of the existing building and parking lot on the project site and the subsequent development of an approximately 12,780 sf, two-story fire station and associated improvements. Vehicular access would be provided through the alley on the northern side of the project site and an exit-only driveway onto Long Beach Boulevard. Firefighting and emergency medical response vehicles would exit the project site via a driveway off East Randolph Place.

Off-site improvements would include a new driveway apron from the proposed parking lot to Long Beach Boulevard and three new traffic signals at the intersection of East Randolph Place and Long Beach Boulevard. Additionally, the alley on the project site’s northern border would be widened.

Required discretionary actions associated with the proposed project include the following: certification of the EIR, Site Plan Review approval, Standards Variance, a General Plan Amendment to change the PlaceType designation of the project site to Neighborhood Serving Center or Corridor Low Density (NSC-L), a Zoning Amendment to zone the project site as Mixed Use (MU-1), and a lot merger of the existing parcels on the project site.

**Draft EIR:** The Draft EIR examines potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Transportation, and Tribal Cultural Resources. Based on findings in the Initial Study, environmental impacts





## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FIRE STATION NO. 9 PROJECT AT 4101 LONG BEACH BOULEVARD

---

related to the following topics would not be significant or potentially significant: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire, and are therefore, not analyzed in the EIR. The Draft EIR also identifies appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no current Recognized Environmental Conditions associated with the project site.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the Draft EIR during the public comment period (**July 15, 2022, through August 29, 2022**). Written comments (accepted via email and/or letter) on the Draft EIR must be submitted no later than close of business **August 29, 2022**, to the address below. Note that only written comments provided by mail or email to the below contact will be responded to; posts on social media will not be considered comments.

### Address Comments to:

City of Long Beach Development Services, Planning Bureau  
411 West Ocean Boulevard, Third Floor  
Long Beach, CA 90802  
Attention: Maryanne Cronin, Planner  
[LBDS-EIR-Comments@longbeach.gov](mailto:LBDS-EIR-Comments@longbeach.gov)

A hearing of the Planning Commission will be scheduled to take place subsequent to the end of the public comment period, and upon recommendation of the Planning Commission to the City Council, a hearing of the City Council will take place on this matter. These hearings have not been scheduled as of this notice date (July 15, 2022).

### Draft EIR Reviewing Locations

**Online:** <http://longbeach.gov/lbds/planning/environmental/reports/>

**In-Person:** It should be noted that the following locations may have temporary closures due to the ongoing COVID-19 public health concerns.

City of Long Beach City Hall  
Development Services/Planning Bureau  
411 West Ocean Boulevard, 2<sup>nd</sup> Floor (Permit Center)  
Long Beach, CA 90802  
Hours: Monday, Tuesday, Thursday, Friday, 8:00 a.m. to 4:00 p.m.  
Wednesday, 9:00 a.m. to 4:00 p.m.  
Saturday and Sunday, Closed

Dana Neighborhood Library  
3680 Atlantic Avenue  
Long Beach, CA 90807

Billie Jean King Main Library  
200 West Broadway  
Long Beach, CA 90802