



Notice of Preparation and Scoping Meeting

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 Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Century Villages at Cabrillo Specific Plan

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 a Draft Environmental Impact Report (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: Century Villages at Cabrillo Specific Plan

PROJECT LOCATION: The 27-acre project site is a portion of the former United States Naval housing facility located on the western edge of the City of Long Beach, California, within the Los Angeles County. It is located approximately 2.5 miles northwest of Long Beach's downtown core. The project site is bordered by Cabrillo High School to the north, California State Long Beach Technology to the south, Job Corp community to the east and Terminal Island Freeway, San Pedro Branch railroad and Southern California Edison's electricity transmission corridor to the west. The Ports of Long Beach and Los Angeles are located to the south.

Regional access to the project area is provided by State Route 1 (SR-1), State Route 103 (SR-103), and Interstate 710 (I-710). SR-1 runs east-west and SR-103, located near the western boundary of the project site, and I-710 both run in a north-south direction.

PROJECT DESCRIPTION: The Project Applicant, Century Housing Corporation, is preparing a Specific Plan to redevelop portions of the existing Century Villages at Cabrillo. The Specific Plan is part of a collection of planning documents that effectively guide the services, housing, amenities, and programming for the project site. The Specific Plan provides the basis for the LEED – Neighborhood Development certification obtained in 2019 and regulates the project site's allowable land use, circulation, open space, and development standards.

Century Villages at Cabrillo Specific Plan

The new specific plan, the Century Villages at Cabrillo Specific Plan (Specific Plan; Proposed Project), would involve the demolition of 215 dwelling units, 10,030 square feet of amenities, 10,200 square feet of education uses, and 7,250 square feet of services and administration; and the 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, and 48,000 square feet of administrative and supportive services.

Buildout of the community would 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.

The Proposed Project also involves the removal of 155 parking spaces and the addition of 455 parking spaces, resulting in 825 parking spaces. The existing and proposed buildings would range between 15 and 80 feet tall and would be arranged around a series of outdoor spaces and community amenities. The Specific Plan also includes a central transit center, and dedicated bicycle and pedestrian facilities. Most development within the Specific Plan would be residential, with amenities, services, administrative functions and neighborhood serving commercial uses located on the ground floor.

POTENTIAL ENVIRONMENTAL EFFECTS: Potentially significant adverse environmental impacts associated with the Proposed Project include 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. 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 it as a potential impact is presented during the scoping process, the following topics will not be discussed further in the EIR: Agricultural Resources, Biological Resources, Mineral Resources, and Wildfire.

PUBLIC REVIEW PERIOD: 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 this notice no later than 30 days after receipt. The Notice of Preparation (NOP) and accompanying Initial Study are available for a 30-day public review period beginning **January 28, 2020**, and ending **February 26, 2020**.

Copies of the Initial Study and supporting documents are available for review at the following locations:

- City of Long Beach Development Services, Planning Counter, 411 W. Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
- Main Library, 101 Pacific Avenue, Long Beach, CA 90802
- Bret Harte Neighborhood Library, 1595 W Willow St, Long Beach, CA 90810

The Initial Study can also 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 the 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. 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, by facsimile to 562.570.6068, or by e-mail at anita.juhola-garcia@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 on February 5, 2020 from 5:00 pm to 7:00 pm at the Century Villages at Cabrillo, Social Hall, 2001 River Avenue, Long Beach, CA 90810.