

1. Executive Summary

1.1 INTRODUCTION

This draft program environmental impact report (DEIR) addresses the environmental effects associated with the implementation of the proposed Southeast Area Specific Plan (SEASP; proposed Project; Specific Plan). The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An environmental impact report (EIR) is a public document designed to provide the public and local and state governmental agency decision makers with an analysis of potential environmental consequences to support informed decisions. This document focuses on impacts determined to be potentially significant in the Initial Study completed for this project (see Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA and the City of Long Beach's CEQA procedures. The City of Long Beach, as the lead agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on City technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR was obtained from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (air quality, biological resources, cultural resources, geotechnical, greenhouse gas emissions, hydrology, water quality and infrastructure report, noise, public services/utilities correspondence, and transportation and traffic).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed Project, as well as anticipated future discretionary actions and approvals. The six main objectives of this document as established by CEQA are listed below:

1. To disclose to decision makers and the public the significant environmental effects of proposed activities.
2. To identify ways to avoid or reduce environmental damage.

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3. To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. To disclose to the public reasons for agency approval of projects with significant environmental effects.
5. To foster interagency coordination in the review of projects.
6. To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines and provides the information needed to assess the environmental consequences of a proposed Project, to the extent feasible. EIRs are intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed Project with the potential to result in significant, adverse environmental impacts.

An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed Project, the lead agency must consider the information in the EIR; determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a Statement of Overriding Considerations if the proposed Project would result in significant impacts that cannot be avoided.

1.2.1 EIR Format

This DEIR has been formatted as described below.

Section 1. Executive Summary: Summarizes the background and description of the proposed Project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Section 2. Introduction: Describes the purpose of this EIR, background on the project, the Notice of Preparation, the use of incorporation by reference, and Final EIR certification.

Section 3. Project Description: A detailed description of the project, the objectives of the proposed Project, the project area and location, approvals anticipated to be included as part of the project, the necessary environmental clearances for the project, and the intended uses of this EIR.

Section 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective. The environmental setting provides baseline physical

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conditions from which the lead agency determines the significance of environmental impacts resulting from the proposed Project.

Section 5. Environmental Analysis: For each environmental parameter, provides a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed Project; the level of significance of the adverse impacts of the project after mitigation is incorporated; and the potential cumulative impacts associated with the proposed Project and other existing, approved, and proposed development in the area.

Section 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed Project.

Section 7. Alternatives to the Proposed Project: Describes the impacts of the alternatives to the proposed project, including the No Project/Existing PD-1 (SEADIP) Alternative, No Project/No Development Alternative, Reduced Intensity Alternative, and Reduced Building Height Alternative.

Section 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study.

Section 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Section 10. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed Project would cause increases in employment or population that could result in new physical or environmental impacts.

Section 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR for the proposed Project.

Section 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed Project.

Section 13. Bibliography: A bibliography of the technical reports and other documentation used in the preparation of this EIR for the proposed Project.

Appendices: The appendices for this document contain the following supporting documents:

- Appendix A: Initial Study/Notice of Preparation
- Appendix B: NOP Comments
- Appendix C: Air Quality & GHG Modeling

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- Appendix D: Biological Resources Assessment and Wetland Delineation
- Appendix E: Cultural Resources Overview and Native American Correspondence
- Appendix F: Geotechnical Conditions Memo
- Appendix G: Phase 0 Site Assessment
- Appendix H: Infrastructure Technical Report
- Appendix I: Noise Modeling
- Appendix J: Transportation Impact Analysis and VMT Memo
- Appendix K: Public Services Correspondence
- Appendix L: Water Supply Assessment
- Appendix M: Draft Mitigation Monitoring and Reporting Program

1.2.2 Type and Purpose of This DEIR (Program EIR)

This DEIR fulfills the requirements for a Program EIR. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in Section 15168 of the State CEQA Guidelines, a Program EIR may be prepared on a series of actions that may be characterized as one large project. Use of a Program EIR provides the City (as lead agency) with the opportunity to consider broad policy alternatives and program-wide mitigation measures and provides the City with greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis.

Agencies generally prepare Program EIRs for programs or a series of related actions that are linked geographically, are logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program, or are individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][3]). If a subsequent activity would have effects not within the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. In this case, the Program EIR still serves a valuable purpose as the

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first-tier environmental analysis. The CEQA Guidelines (Section 15168[h]) encourage the use of Program EIRs, citing five advantages:

- Provide a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;
- Focus on cumulative impacts that might be slighted in a case-by-case analysis;
- Avoid continual reconsideration of recurring policy issues;
- Consider broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them;
- Reduce paperwork by encouraging the reuse of data (through tiering).

1.3 PROJECT LOCATION

The Project area is on the southeast edge of the City of Long Beach, California, within Los Angeles County and bordering Orange County, as shown on Figure 3-1, *Regional Location*. The area encompasses 1,481 acres and consists of the area south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach's southern boundary (see Figures 3-2, *Local Vicinity*, and 3-3, *Aerial Photograph*). The Los Cerritos Channel and San Gabriel River run through the Project area toward the Alamitos Bay and Pacific Ocean and are included as part of the Project area.

Regional access to the Project area is provided by Interstate 405 (I-405) and I-605. I-405 runs east-west, and the I-605 runs north-south near the northeastern portion of the Project area. Also, State Route 22 (SR-22) intersects with I-605 and runs east-west into the northeast portion of the Project area, and terminates as 7th Street along the Project's northern boundary.

1.4 PROJECT SUMMARY

The Project consists of a specific plan, general plan amendment, zoning ordinance amendment, and LCP amendment to shape the land use and development on 1,481 acres. The Project consists of two components: 1) the Southeast Area Specific Plan (SEASP; Specific Plan) covering 1,472 acres and 2) the conventional zoning area covering 9 acres. The conventional zoning area is described starting on Page 1-7 of this section. Both of these areas constitute the "project" for purposes of CEQA, but are described separately below.

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Southeast Area Specific Plan

The Southeast Area Specific Plan consists of 1,472 acres and includes 1,372 acres currently zoned “PD-1, SEADIP,” 94 acres of the San Gabriel River and Los Cerritos Channel, and 6 acres along the southeast edge of the current PD-1 boundary. This 6-acre area is the result of a boundary adjustment between Los Angeles and Orange County that was approved by the local area formation commission in 2012, but never updated in PD-1. The proposed Specific Plan would replace the 1977 Southeast Area Development Improvement Plan (PD-1).

Land use designations would include: Single Family Residential, Multi-Family Residential, Mobile Homes, Commercial-Neighborhood, Mixed Use Community Core, Mixed Use Marina, Industrial, Public, Open Space and Recreation, Coastal Habitat/Wetlands/Recreation, Channel/Marina/Waterway, Right-of-Way /Caltrans, and Dedicated Right-of-Way (not built).

Land use statistics are provided in Table 1-1. Buildout of the Specific Plan would allow a total of 9,518 dwelling units, 2,665,052 square feet of commercial/employment uses, and 425 hotel rooms. This would result in a net increase of 5,439 dwelling units, 573,576 square feet of commercial/employment uses, and 50 hotel rooms compared to existing conditions.

Table 1-1 Southeast Area Specific Plan Land Use Summary

	Existing	Projection	Net Increase
Dwelling Units	4,079	9,518	5,439
Population	6,486	15,134	8,648
Commercial/Employment (SF)	2,091,476	2,665,052	573,576
Employees	3,555	4,115	560
Hotel Rooms	375	425	50
Acres	1,381 ¹	1,472 ²	0

Source: City of Long Beach; PlaceWorks (October 2015; March 2016).

- ¹ The PD-1 boundary does not include portions of the San Gabriel River and the Los Cerritos Channel totaling 94 acres and 6 acres resulting from a County boundary adjustment approved by LAFCO.
- ² The Project area consists of a total of 1,481 acres: 1) 1,472 acres within the proposed Specific Plan, which includes the 94 acres of waterways and 6 acres along the southeast boundary; and 2) 9 acres in the conventional zoning area that were in the PD-1 boundary but removed from the Specific Plan.

In addition to the required elements of the Specific Plan—such as, development standards, design guidelines—there are a number of project design features that have mitigating effects. Mobility improvements include enhanced roadway, bicycle, and pedestrian connectivity (see Chapter 3, Project Description). Sections 7.1.2, Views, and 7.1.5, Special Edge Conditions, protect scenic views and require sensitive design adjacent to wetlands, marinas, and waterways. Section 7.2.14, Bird-Safe

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Treatments, reduces impacts related to birds by addressing the interface between the wetlands (as essential bird habitat) and urban uses. It establishes criteria for lighting, landscaping, and façade treatments to minimize light pollution in natural areas and bird strikes. The proposed Specific Plan also establishes a Wetland Monitoring Fund (Section 5.9 of the Specific Plan) to preserve and restore wetlands and requires wetland buffers for development adjacent to wetlands (Section 5.10 Wetland Buffers).

Conventional Zoning Area

The remaining nine acres of land in the Project area directly west of the Marina Vista Park are proposed to be extracted from the PD-1 zoning designation and converted to conventional zoning. This area would not be included in the proposed Specific Plan. Existing land uses in this area include single-family homes and a fire station. The proposed land use for this area was determined based on existing conditions. As shown in Figure 3-4, *Proposed Land Use Plan*, this area would be designated single-family residential. No new development is intended for this area, and no physical change (e.g., additional development intensity or redevelopment) is expected to occur; all existing uses within this area are expected to remain.

A conventional zoning designation (R-1-N, single family residential) was chosen to be consistent with the existing residential development. No new development is intended in this area. Given that the existing intensity of development is not expected to change, buildout projections for the nine-acre conventional zoning area assume no change in number of dwelling units or population. Buildout projections for the area are shown in Table 1-2.

Table 1-2 Conventional Zoning Area

	Existing	Conventional Zoning/ R-Zone
Dwelling Units	39	39
Population	66	66
Public (SF)	16,693	16,693
Employees	—	—
Hotel Rooms	—	—
Acres	9	9

Note: SF = square feet

1.5 SUMMARY OF PROJECT ALTERNATIVES

The CEQA Guidelines (Section 15126.6[a]) state that an EIR must address “a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic

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objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.” The alternatives to the proposed Project were based, in part, on their potential ability to reduce or eliminate the impacts determined to be significant and unavoidable for the proposed Project. The following four alternatives have been determined to represent a reasonable range of alternatives which have the potential to feasibly attain most of the basic objectives of the proposed Project but which may avoid or substantially lessen any of the significant effects of the project. These alternatives are analyzed in detail in Section 7, *Alternatives to the Proposed Project*.

- No Project/Adopted PD-1 (SEADIP) Alternative
- No Project/No Development Alternative
- Reduced Intensity Alternative
- Reduce Building Height Alternative

Each alternative's environmental impacts are compared to the proposed project and determined to be environmentally superior, neutral, or inferior. However, only those impacts found significant and unavoidable are used in making the final determination of whether an alternative is environmentally superior or inferior to the proposed Project. Impacts involving air quality, cultural resources, greenhouse gas emissions, noise, and traffic were found to be significant and unavoidable. Section 7.8 identifies the Environmentally Superior Alternative.

1.5.1 No Project/Adopted PD-1 (SEADIP) Alternative

Section 15126.6(e) of the CEQA Guidelines requires that an EIR evaluate and analyze the impacts of the “No-Project” Alternative. When the project is the revision of an existing land use or regulatory plan, policy, or ongoing operation, the no-project alternative is the continuation of the plan, policy, or operation into the future. Therefore, under the No Project/Adopted PD-1(SEADIP) Alternative, the current General Plan land uses and zoning would remain in effect. All proposed changes to land uses and boundaries in the Specific Plan area would not occur. Development in accordance with the adopted PD-1 would continue to occur, allowing for a total of 5,499 residential units, 375 hotel rooms, and 3,106,610 square feet of commercial uses. This represents an increase of 441,558 square feet of commercial uses and reduction of 4,019 residential units and 50 hotel rooms compared to the proposed Project.

The current land use designations of the Project area are outlined in Planned Development District 1 (PD-1), which was adopted in 1977. The 1977 PD-1 divides the Project area into 33 subareas and details land uses and development standards for some of the subareas. The current PD-1 planned uses include Residential, Commercial, Public/Institutional, Parks and Recreation, Industrial, Undeveloped, Water, and Rights-of-Way (ROW). The ultimate circulation plan assumes Studebaker

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would be extended to connect between Shopkeeper and Second Street. Figure 7.4-1 illustrates the PD-1 subareas.

1.5.2 No Project/No Development Alternative

This alternative assumes the proposed Project would not be implemented, which includes adoption of the Southeast Area Specific Plan. It also assumes that no new development would occur and the Project area would be considered completely built out. Therefore, all existing land uses would remain with no additional development in the future. Some minor population growth could occur within the area, to the extent that existing residential units or units that have already been approved could accommodate additional residents (e.g., a decrease in vacancy rates). None of the impacts of the proposed Specific Plan, adverse or beneficial, would result. Future conditions within the area, except for the impacts of cumulative regional growth, would generally be the same as existing conditions.

This alternative consists of 4,079 dwelling units and 2,091,476 nonresidential square feet, resulting in a reduction of 5,439 dwelling units and 573,576 square of nonresidential square feet compared to the proposed Project. This alternative would reduce the number of residents and jobs by 8,648 people and 560 jobs compared to the proposed Project.

1.5.3 Reduced Intensity Alternative

The Reduced Intensity Alternative was analyzed to reduce environmental impacts related to air quality, greenhouse gas emissions, noise, and traffic. In order to make a significant reduction to traffic impacts within the Project area, the proposed Project would need to be reduced below existing conditions. Therefore, the Reduced Intensity Alternative would reduce residential development intensity by 30 percent and nonresidential development intensity by 10 percent. This alternative would reduce the number of hotel units to 375.

1.5.4 Reduced Building Height Alternative

The Reduced Building Height Alternative proposes a maximum of five stories in the MU-CC land uses (and MU-Marina), except under specific conditions, as outlined in Table 5-4 of the Specific Plan. Additional height may be considered for hotel or residential uses up to seven stores in the MU-CC, if it is shown that significant community amenities are provided. This alternative would eliminate this exception and require a maximum building height of five stories in this area. This alternative assumes the same buildout calculations as the proposed Project.

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1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed Project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed Project and achieve most of the basic project objectives.

1.7 AREAS OF CONTROVERSY

Prior to the preparation of the DEIR, an EIR scoping meeting was held on November 4, 2015, at Best Western Golden Sails, 6285 Pacific Coast Highway, Long Beach, CA 90803 during the 30-day public review period of the Initial Study, which extended from October 22, 2015 through November 20, 2015. The purpose of the scoping meeting was to solicit comments and concerns of interested parties regarding the proposed Project. These and other environmental issues are fully addressed in Chapter 5 of this DEIR. No other areas of controversy are known to the lead agency. Table 1-3 summarizes the issues identified by respondents to the NOP and attendees of the scoping meeting. The table also provides references to the sections of this DEIR in which these issues are evaluated.

Table 1-3 NOP and Scoping Meeting Comment Summary

Commenting Agency/Person	Date	Environmental Issues	Issue Addressed In:
Agencies and Organizations			
California Department of Fish and Wildlife	November 19, 2015	• Biological resources	Section 5.4, <i>Biological Resources</i>
California Department of Transportation	November 18, 2015	• Traffic • Transit	Section 5.16, <i>Transportation and Traffic</i>

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Table 1-3 NOP and Scoping Meeting Comment Summary

Commenting Agency/Person	Date	Environmental Issues	Issue Addressed In:
(Caltrans), District 7			
County Sanitation Districts of Los Angeles County	November 23, 2015	<ul style="list-style-type: none"> • Wastewater/sewer • Population growth 	Section 5.17, <i>Utilities and Service Systems</i> ; Section 5.13, <i>Population and Housing</i>
Long Beach Unified School District	November 19, 2015	<ul style="list-style-type: none"> • Schools 	Section 5.14, <i>Public Services</i>
Los Angeles County Metropolitan Transportation Authority (Metro)	November 16, 2015	<ul style="list-style-type: none"> • Transit service • Traffic 	Section 5.16, <i>Transportation and Traffic</i>
Los Cerritos Wetlands Land Trust (via Law Offices of Chatten-Brown & Carstens LLP)	November 18, 2015	<ul style="list-style-type: none"> • Biological resources • Traffic • Air Quality • Greenhouse gas emissions • Alternatives 	Section 5.3, <i>Air Quality</i> ; Section 5.4, <i>Biological Resources</i> ; Section 5.7, <i>Greenhouse Gas Emissions</i> ; Section 5.16, <i>Transportation and Traffic</i> ; Chapter 7, <i>Alternatives</i>
Los Cerritos Wetlands Land Trust (via Michelle Black)	November 20, 2015	<ul style="list-style-type: none"> • Biological resources 	Section 5.4, <i>Biological Resources</i>
Southern California Association of Governments (SCAG) (via Anita Au)	November 20, 2015	<ul style="list-style-type: none"> • Land use/planning • Population/housing 	Section 5.10, <i>Land Use and Planning</i> ; Section 5.13, <i>Population and Housing</i>
South Coast Air Quality Management District	October 30, 2015	<ul style="list-style-type: none"> • Air quality 	Section 5.3, <i>Air Quality</i>
Landowners and Operators			
Alamitos Bay Partnership, LLC (via Joseph Brown)	November 19, 2015	<ul style="list-style-type: none"> • General comments 	N/A
Law Offices of Gaines & Stacy LLP	November 4, 2015/ September 16, 2015	<ul style="list-style-type: none"> • Biological resources • Land use 	Section 5.4, <i>Biological Resources</i>

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Table 1-3 NOP and Scoping Meeting Comment Summary

Commenting Agency/Person	Date	Environmental Issues	Issue Addressed In:
Signal Hill Petroleum, Inc.	November 4, 2015	<ul style="list-style-type: none"> • Mineral resources 	Section 5.11, <i>Mineral Resources</i>
Residents and Businesses			
Frederick Akers	November 17, 2015	<ul style="list-style-type: none"> • Population/housing • Traffic • Aesthetics 	Section 5.1, <i>Aesthetics</i> ; Section 5.13, <i>Population and Housing</i> ; Section 5.16, <i>Transportation and Traffic</i>
Reyna Akers	November 17, 2015	<ul style="list-style-type: none"> • Traffic 	Section 5.16, <i>Transportation and Traffic</i>
Anonymous	November 4, 2015	<ul style="list-style-type: none"> • Baseline • Alternatives 	Chapter 3, <i>Project Description</i> ; Chapter 7, <i>Alternatives</i>
Ron Beeler	November 4, 2015	<ul style="list-style-type: none"> • Traffic • Land use • Recreation 	Chapter 3, <i>Project Description</i> ; Section 5.15, <i>Recreation</i> ; Section 5.16, <i>Transportation and Traffic</i>
Charles Beusan	November 4, 2015	<ul style="list-style-type: none"> • Alternatives • Traffic 	Section 5.16, <i>Transportation and Traffic</i> ; Chapter 7, <i>Alternatives</i>
Patricia Bliss	November 19, 2015	<ul style="list-style-type: none"> • Alternatives • Aesthetics 	Section 5.1, <i>Aesthetics</i> ; Chapter 7, <i>Alternatives</i>
Paul Buika	November 4, 2015	<ul style="list-style-type: none"> • Traffic • Recreation • Mineral 	Section 5.11, <i>Mineral Resources</i> ; Section 5.15, <i>Recreation</i> ; Section 5.16, <i>Transportation and Traffic</i>
Ann Cantrell	November 20, 2015	<ul style="list-style-type: none"> • Aesthetics • Air Quality • Biological resources • Hazardous materials • Hydrology/water quality • Population/housing • Mineral resources • Noise • Public services • Recreation 	Section 5.1, <i>Aesthetics</i> ; Section 5.3, <i>Air Quality</i> ; Section 5.4, <i>Biological Resources</i> ; Section 5.8, <i>Hazards and Hazardous Materials</i> ; Section 5.9, <i>Hydrology and Water Quality</i> ; Section 5.10, <i>Land Use and Planning</i> ; Section 5.11, <i>Mineral Resources</i> ; Section 5.12,

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Table 1-3 NOP and Scoping Meeting Comment Summary

Commenting Agency/Person	Date	Environmental Issues	Issue Addressed In:
		<ul style="list-style-type: none"> • Traffic • Solid waste 	<i>Noise; Section 5.13, Population and Housing; Section 5.14, Public Services; Section 5.15, Recreation; Section 5.16, Transportation and Traffic; Section 5.17, Utilities and Service Systems</i>
Jim Coke	November 4, 2015	<ul style="list-style-type: none"> • Mineral resources 	Section 5.11, <i>Mineral Resources</i>
Melinda Cotton (1 of 2)	November 17, 2015	<ul style="list-style-type: none"> • Population/housing 	Chapter 3, <i>Project Description</i> ; Section 5.13, <i>Population and Housing</i>
Melinda Cotton (2 of 2)	November 20, 2015	<ul style="list-style-type: none"> • Population/housing • Traffic • Building heights • Financial impacts 	Section 5.1, <i>Aesthetics</i> ; 5.13, <i>Population and Housing</i> ; Section 5.16, <i>Transportation and Traffic</i>
Lisette Coulter	November 4, 2015	<ul style="list-style-type: none"> • Alternatives 	Chapter 7, <i>Alternatives</i>
Leon Crawford	November 4, 2015	<ul style="list-style-type: none"> • Water supply • Traffic/parking • Schools • Biological resources 	Chapter 3, <i>Project Description</i> ; Section 5.4, <i>Biological Resources</i> ; Section; Section 5.14, <i>Public Services</i> Section 5.16, <i>Transportation and Traffic</i>
Howard Davis	November 17, 2015	<ul style="list-style-type: none"> • Traffic 	Section 5.16, <i>Transportation and Traffic</i>
Ann Denison	November 17, 2015	<ul style="list-style-type: none"> • Buildings heights • Biological resources • Traffic 	Section 5.1, <i>Aesthetics</i> ; Section 5.4, <i>Biological Resources</i> ; Section 5.16, <i>Transportation and Traffic</i>
Laurence Goodhue	November 4, 2015	<ul style="list-style-type: none"> • Cultural resources • Land use/planning • Recreation 	Section 5.5, <i>Cultural Resources</i> ; Section 5.10, <i>Land Use and Planning</i> ; Section 5.15, <i>Recreation</i>

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Table 1-3 NOP and Scoping Meeting Comment Summary

Commenting Agency/Person	Date	Environmental Issues	Issue Addressed In:
Jan Hall	November 17, 2015	<ul style="list-style-type: none"> • Traffic (including evacuation routes) • Economic feasibility 	Section 5.16, <i>Transportation and Traffic</i>
John Hinrichs	November 10, 2015	<ul style="list-style-type: none"> • Population and housing • Aesthetics • Traffic • Biological resources 	Section 5.1, <i>Aesthetics</i> ; Section 5.4, <i>Biological Resources</i> ; Section 5.13, <i>Population and Housing</i> ; Section 5.16, <i>Transportation and Traffic</i>
Lucy Johnson	November 4, 2015	<ul style="list-style-type: none"> • Traffic 	Section 5.16, <i>Transportation and Traffic</i> ; Chapter 7, <i>Alternatives</i>
Darrin Kennedy	November 4, 2015	<ul style="list-style-type: none"> • Alternatives 	Chapter 7, <i>Alternatives</i>
Kentfield Kennedy	November 4, 2015	<ul style="list-style-type: none"> • Traffic 	Section 5.16, <i>Transportation and Traffic</i> ; Chapter 7, <i>Alternatives</i>
Ellen Mathis	November 20, 2015	<ul style="list-style-type: none"> • Building heights • Traffic 	Section 5.1, <i>Aesthetics</i> ; Section 5.16, <i>Transportation and Traffic</i>
Jeff Miller	November 20, 2015	<ul style="list-style-type: none"> • General comments • Building heights 	Section 5.1, <i>Aesthetics</i>
Susan Miller	November 20, 2015	<ul style="list-style-type: none"> • Cultural resources • Land use • Transportation 	Section 5.5, <i>Cultural Resources</i> ; Section 5.10, <i>Land Use</i> ; Section 5.16, <i>Transportation and Traffic</i>
Andy Sienkiewich	November 17, 2015	<ul style="list-style-type: none"> • Land use/building heights • Transportation 	Section 5.1, <i>Aesthetics</i> ; Section 5.16, <i>Transportation and Traffic</i>
Annie Thompson	November 4, 2015	<ul style="list-style-type: none"> • Biological resources • Transportation 	Section 5.4, <i>Biological Resources</i> ; Section 5.16, <i>Transportation and Traffic</i>
John Tilley	November 4, 2015	<ul style="list-style-type: none"> • Population and housing • Traffic 	Section 5.13, <i>Population and Housing</i> ; Section 5.15, <i>Recreation</i> ; Section 5.16, <i>Transportation and Traffic</i>

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Table 1-3 NOP and Scoping Meeting Comment Summary

Commenting Agency/Person	Date	Environmental Issues	Issue Addressed In:
Pat Towner	November 20, 2015	<ul style="list-style-type: none"> • Biological resources • Traffic • Air quality 	Section 5.3, <i>Air Quality</i> ; Section 5.4, <i>Biological Resources</i> ; Section 5.16, <i>Transportation and Traffic</i>
Connie Warner	November 4, 2015	<ul style="list-style-type: none"> • Biological resources • Traffic • Air Quality 	Section 5.3, <i>Air Quality</i> ; Section 5.4, <i>Biological Resources</i> ; Section 5.16, <i>Transportation and Traffic</i>
R.L. Warner	November 4, 2015	<ul style="list-style-type: none"> • Land use/planning • General comments 	Chapter 3, <i>Project Description</i>
Hap Wood	November 4, 2015	<ul style="list-style-type: none"> • Transportation • Recreation 	Section 5.15, <i>Recreation</i> ; Section 5.16, <i>Transportation and Traffic</i>

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-4 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant and for all significant impacts mitigation measures are identified. The level of significance after imposition of the mitigation measures is also presented.

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
5.1 AESTHETICS			
Impact 5.1-1: Buildout of the proposed Project would not substantially obstruct a scenic vista.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-2: The proposed Project would not adversely impact scenic resources along Pacific Coast Highway.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-3: Buildout of the proposed Project would alter and intensify development in the Specific Plan area, but would not adversely impact the existing visual appearance of the Project area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-4: Implementation of the proposed Project would generate additional light and glare into the Project area.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Cumulative Impacts: Visual Character and Quality	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Scenic Views and Resources	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Light and Glare	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.2 AGRICULTURE AND FORESTRY RESOURCES			
Impact 5.2-1: Implementation of the proposed Specific Plan would not convert farmland to nonfarmland uses.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.2-2: Implementation of the proposed Specific Plan would not conflict with zoning for agricultural uses or conflict with an existing Williamson contract.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.2-3: Implementation of the proposed Specific Plan would not conflict with existing zoning for forest land or otherwise result in the loss or conversion of forest land.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Agriculture and Forestry Resources	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.3 AIR QUALITY			
Impact 5.3-1: Buildout of the Project would generate slightly more growth than the existing general plan; therefore, the Project would be inconsistent with SCAQMD's air quality management plan.	Potentially Significant	Mitigation Measures AQ-1 through AQ-6 apply.	Significant and Unavoidable This impact would be reduced by the following alternatives, however, no alternative would reduce this impact to a less than significant level: <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
<p>Impact 5.3-2: Construction activities associated with the Project would generate a substantial increase in short-term criteria air pollutant emissions that exceeds the threshold criteria and would cumulatively contribute to the nonattainment designations of the SoCAB.</p>	<p>Potentially Significant</p>	<p>AQ-1 Applicants for new development projects within the Southeast Area Specific Plan shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (EPA) Tier 4 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated to the City of Long Beach that such equipment is not available. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's regulations.</p> <p>Prior to construction, the project engineer shall ensure that all demolition and grading plans clearly show the requirement for EPA Tier 4 or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Long Beach. The</p>	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity <p>However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with California Air Resources Board's Rule 2449.</p> <p>AQ -2 Applicants for new development projects within the Southeast Area Specific Plan shall require the construction contractor to prepare a dust control plan and implement the following measures during ground-disturbing activities—in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District (SCAQMD) Rule 403—to further reduce PM10 and PM2.5 emissions. The City of Long Beach shall verify that these measures have been implemented during normal construction site inspections.</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<ul style="list-style-type: none"> • Following all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering. • During all construction activities, the construction contractor shall sweep streets with SCAQMD Rule 1186-compliant, PM10-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. • During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and shall tarp materials with a fabric cover or other cover that achieves the same amount of protection. • During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day. • During all construction activities, the construction contractor shall limit onsite vehicle speeds on unpaved roads to no more than 15 miles per hour. 	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		AQ-3 Applicants for new development projects within the Southeast Area Specific Plan shall require the construction contractor to use coatings and solvents with a volatile organic compound (VOC) content lower than required under South Coast Air Quality Management District Rule 1113 (i.e., super compliant paints). The construction contractor shall also use precoated/natural-colored building materials, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural building plans and verified by the City of Long Beach during construction.	
Impact 5.3-3: Long-term operation of the Project would generate a substantial increase in criteria air pollutant emissions that exceed the threshold criteria and would cumulatively contribute to the nonattainment designations of the SoCAB.	Potentially Significant	AQ -4 Prior to issuance of a building permit for new development projects within the Southeast Area Specific Plan, the property owner/developer shall show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star appliances. Installation of Energy Star appliances shall be verified by the City of Long Beach prior to issuance of a certificate of occupancy.	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives, however, no alternative would reduce this impact to a less than significant level:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP)

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>AQ -5 Prior to issuance of building permits for residential development projects within the Southeast Area Specific Plan, the property owner/developer shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Long Beach prior to issuance of a certificate of occupancy.</p> <ul style="list-style-type: none"> • For multifamily dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code and the Long Beach Municipal Code. • Bicycle parking shall be provided as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. <p>AQ -6 Prior to issuance of building permits for nonresidential development projects within the Southeast Area Specific Plan, the property owner/developer shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation</p>	<ul style="list-style-type: none"> • No Project/No Development • Reduced Intensity

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>of these features shall be verified by the City of Long Beach prior to issuance of a certificate of occupancy.</p> <ul style="list-style-type: none"> • For buildings with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3 (Nonresidential Voluntary Measures) of the CALGreen Code. • Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code. • Facilities shall be installed to support future electric vehicle charging at each nonresidential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code and the Long Beach Municipal Code. 	
<p>Impact 5.3-4: Construction activities related to buildout of the proposed Project could expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Potentially Significant</p>	<p>Mitigation Measures AQ-1 through AQ-3 apply.</p>	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives:</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
			<ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity <p>However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.</p>
<p>Impact 5.3-5: Buildout of the Project could result in new source sources of criteria air pollutant emissions and/or toxic air contaminants near existing or planned sensitive receptors.</p>	<p>Potentially Significant</p>	<p>AQ -7 New industrial land uses that have industrial equipment which requires a permit to operate from the South Coast Air Quality Management District, or have the potential to generate 40 or more diesel trucks per day, and are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Long Beach prior to future discretionary project approval. The HRA shall</p>	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives, however, no alternative would reduce this impact to a less than significant level:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP)

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable air quality management district. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), that particulate matter concentrations would exceed 2.5 µg/m³, or that the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite, electrifying warehousing docks to reduce diesel particulate matter, and requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the project.</p>	<ul style="list-style-type: none"> • No Project/No Development • Reduced Intensity

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.3-6: The proposed Project would not create objectionable odors affecting a substantial number of people.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Air Quality (Construction)	Potentially Significant	Mitigation Measures AQ-1 through AQ-3 apply.	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity <p>However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Cumulative Impacts: Air Quality (Operation)	Potentially Significant	Mitigation Measures AQ-4 through AQ-7 apply.	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives, however, no alternative would reduce this impact to a less than significant level:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity
5.4 BIOLOGICAL RESOURCES			
Impact 5.4-1: Implementation of the proposed Specific Plan could impact sensitive species and natural communities.	Potentially Significant	BIO-1 Concurrent with submittal of site development plans for development on or adjacent to undeveloped land and all land within the Coastal Habitat, Wetlands & Recreation land use, the project applicant shall submit a biological resources report conducted by a qualified biologist. The biological resources report shall include: analysis of available literature and	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>databases (CNDDDB); historical sensitive biological resources; review of current land use and land ownership within the project vicinity; on-site survey and mapping that delineates vegetation communities present within the development area; identification of jurisdictional waters and special status habitat, wildlife, and plant species. Focused surveys for sensitive, threatened, endangered species, will also be prepared, as required. The project applicant shall demonstrate that the proposed development and project design avoids impacts to special status species and habitats, in consultation with CDFW and USFWS. If complete avoidance is not possible, the project applicant shall obtain necessary permits from CDFW and USFWS. Prior to the issuance of grading permits, the project applicant shall submit plans, required permits, and mitigation plans (if needed) to the Long Beach Development Services Department for review and approval.</p> <p>BIO -2 Concurrent with submittal of site development plans for development on or adjacent to undeveloped land and all land within the Coastal Habitat, Wetlands &</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>Recreation land use, the project applicant shall submit a jurisdictional delineation prepared by a qualified biologist or letters stating that no such jurisdictional features exist. The jurisdictional delineation shall be prepared pursuant to the requirements of (1) US Army Corps of Engineers (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, (2) CDFW jurisdiction pursuant to Section 1602 of the Fish and Game Code, (3) RWQB jurisdiction pursuant to Section 401 of the Clean Water Act and Section 13260 of the Porter-Cologne Act, and (4) wetlands as defined under the California Coastal Act. The project shall be designed to avoid impacts to jurisdictional wetlands. If wetland avoidance is not possible, the applicant shall ensure no net loss of wetlands either by creation of applicant-sponsored wetlands or purchase of mitigation bank credits in consultation with applicable Federal- and State- agencies (Corps, CDFW, RWQB, and/or Coastal Commission). Any mitigation, replacement, and/or restoration of habitat shall occur in the LCWC or in an approved coastal mitigation</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>bank that covers this area. If the applicant can demonstrate that there are no logistically viable opportunities for mitigation within the LCWC, the applicant may propose mitigation elsewhere, which must be approved by the City and the resource agencies. The mitigation plan prepared in consultation with the applicable agencies shall include: responsibilities and of persons to supervise and implement the plan, site selection, restoration and creation of habitat; site preparation and planting implementation, schedule, maintenance guidelines, monitoring plan (5 year minimum), and long-term preservation. Prior to the issuance of grading permits covering jurisdictional areas, the project applicant shall provide evidence to the Long Beach Development Services Department that (1) all necessary permits or authorizations have been obtained from the Corps (pursuant to Section 404 of the Clean Water Act), CDFW (pursuant to Section 1602 of the Fish and Game Code, and RWQCB (pursuant to Section 401 of the Clean Water Act), the Coastal Commission, or that no such permits are required; and (2) the detailed mitigation and</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>restoration plan shall be approved by the Development Services Department.</p> <p>BIO -3 If sensitive biological resources are identified within or adjacent to the proposed development area, the project applicant shall submit evidence to the Long Beach Development Services Department that a qualified biologist has been retained to prepare a construction management plan. The construction limits shall be clearly flagged and/or fenced. No construction access, parking, storage of equipment, or waste dirt or rubble will be permitted within such marked areas. A monitoring biologist shall be onsite during any grading activities. The qualified biologist shall also develop and implement a project specific contractor training program to educate project contractors on the sensitive biological resources within and adjacent to the proposed development project area and oversee measures to avoid and/or minimize impacts to these species.</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
<p>Impact 5.4-2: Implementation of the proposed Specific Plan could directly impact sensitive species and natural communities</p>	<p>Potentially Significant</p>	<p>BIO -4 Prior to the issuance of grading permits for any development, the project applicant shall include noise reduction measures to reduce noise impacts to wildlife. A note shall be provided on development plans indicating that throughout grading, demolition, and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:</p> <ul style="list-style-type: none"> • During all excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors (wildlife) nearest the project site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise 	<p>Less Than Significant</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>sources and noise-sensitive receptors (wildlife) during all project construction.</p> <ul style="list-style-type: none"> • No construction shall occur within 500 feet of nesting raptors or threatened or endangered species and 100 feet of all other nesting birds protected by the federal Migratory Bird Treaty Act. <p>BIO -5 Prior to approval of any development adjacent to jurisdictional waters or habitat for special status species and all land within the Coastal Habitat, Wetlands & Recreation land use, the project applicant shall submit a photometric plan demonstrating that the project will be designed and shielded so that the nighttime lighting shall be no greater than 0.10 foot-candles at the edge of the habitat. This would ensure that spill light does not result in exposure of artificial light at levels exceeding the intensity of moonlight (approximately 0.5 foot-candles).</p> <p>BIO-6 Prior to approval of a trails/access plan within or adjacent to jurisdictional waters, the location, design, and text for urban-open space interface signage shall be developed. The signage shall be located at all</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>pedestrian access points. The signage shall educate users on the responsibilities associated with the open space interface and shall address relevant issues including the role of natural predators in the wildlands and how to minimize impacts of human and domestic pets on native communities and their inhabitants.</p> <p>BIO-7 Prior to the issuance of building permits, the project applicant and/or subsequent builder shall prepare an urban-open space interface brochure to be approved by the Long Beach Development Services Department to educate residents on the responsibilities associated with living near sensitive biological habitat. The brochure shall address relevant issues, including the role of natural predators in the wildlands and how to minimize impacts of human and domestic pets on native communities and their inhabitants. The approved brochure, along with attachments, shall be included as part of the rental/lease agreements and as part of the sales literature for future developments.</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.4-3: Buildout of the Specific Plan Update could impact jurisdictional waters and/or wetlands.	Potentially Significant	Mitigation Measures BIO-1 and BIO-2 apply.	Less Than Significant
Impact 5.4-4: Implementation of the proposed Specific Plan could affect wildlife movement	Potentially Significant	<p>BIO-8 If construction is proposed between January 15 to September 1st, a qualified biologist must conduct a nesting bird survey(s) no more than three days prior to initiation of construction activities to document the presence or absence of nesting birds in or adjacent to the project site. The preconstruction survey(s) will focus on identifying any raptors and/or passerines nests that may be directly or indirectly affected by construction activities. Any nest permanently vacated for the season would not warrant protection pursuant to the Migratory Bird Treaty Act. If active nests are documented, the following measures are required:</p> <ul style="list-style-type: none"> • Species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained 	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities are restricted from the area.</p> <ul style="list-style-type: none"> • A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted to the Long Beach Development Services Department prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. • A final report of the findings, prepared by a qualified biologist, shall be submitted to the Long Beach Development Services Department prior to construction-related activities that have the potential to disturb any active nests during the nesting season. 	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.4-5: Implementation of the proposed Specific Plan would not conflict with any local ordinance, habitat conservation plan, natural community conservation plan, or other applicable approved habitat conservation plan.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Biological Resources	Potentially Significant	Mitigation Measures BIO-1 through BIO-8 apply.	Less Than Significant.
5.5 CULTURAL RESOURCES			
Impact 5.5-1: Implementation of the proposed Specific Plan could result in an impact on a known and/or unknown historical resource.	Potentially Significant	CUL-1 Future development or redevelopment projects on or near buildings or structures 45 years of age or older shall require an intensive-level historical evaluation. Prior to issuance of grading permits, the project applicant/developer shall prepare the evaluation in accordance with all applicable federal, state, and local guidelines for evaluating historical resources. If, based on the evaluation of the property, it is determined that the proposed development or redevelopment project will have a substantial	Significant and Unavoidable This impact would be reduced by the following alternative, which would reduce the impact to a less than significant impact: <ul style="list-style-type: none"> • No Project/No

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>adverse effect on a historical resource (i.e., it would reduce its integrity to the point that it would no longer be eligible for inclusion in the California Register of Historical Resources or in the list of Long Beach Landmarks), then the provisions of Mitigation Measure CUL-2 shall be implemented by the property owner or project applicant/developer to eliminate or reduce the project's impact on historical resources.</p> <p>CUL-2 If, based on the intensive-level historical evaluation required under Mitigation Measure CUL-1, it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource, the City of Long Beach shall require the property owner or project applicant/developer to implement the following measures:</p> <p>A. Rehabilitation According to the Secretary of the Interior's Standards</p> <p>1. If the proposed project includes renovation, alteration, or an addition to a historical</p>	Development

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>resource (not including total demolition), then the property owner or project applicant/developer shall first seek to design all proposed renovation, alterations, or additions to the historical resource in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards), found at: http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm.</p> <p>a. Plans for rehabilitation shall be created under the supervision of a professional meeting the Department of Interior's Professional Qualifications Standards in Architectural History or Historic Architecture and be designed by a licensed architect with demonstrated historic preservation experience.</p> <p>b. Plans shall be reviewed in the schematic design phase prior to any construction work, as well as in the 60 and 90</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>percent construction documents phases, for compliance with the Standards by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience with the Standards compliance reviews.</p> <p>c. The qualified historic preservation professional reviewing the plans shall create a technical memo at each phase and submit the memo to the City of Long Beach Development Services Department for concurrence.</p> <p>d. At the discretion of the City, a detailed character-defining features analysis and/or historical resource treatment plan may need to be prepared for select historical resources by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards if the nature of the project or the significance of the</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>property warrants such detailed analysis.</p> <p>e. A qualified historic preservation professional shall monitor construction activities at key milestones to ensure that the work to be conducted complies with the Standards. The milestones shall be agreed upon in advance by the City and property owner or project applicant/developer.</p> <p>f. City staff and the qualified historic preservation professional shall review the finished rehabilitation/renovation in person upon completion.</p> <p>g. In the event that any historical resource(s) are leased to third-party tenants and tenant improvements will be made, all of the terms of this stipulation shall be disclosed in the lease agreements, agreed upon in writing, and mutually enforced by the property owner or project applicant/developer and the</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>City. The tenants shall not be permitted to conduct work that does not comply with the Standards.</p> <p>B. Retention/On-Site Relocation- For Proposed Demolition</p> <ol style="list-style-type: none"> 1. If the proposed project includes total demolition of a historical resource, the property owner or project applicant/developer shall first consider an alternative that retains the historical resource and incorporates it into the overall project development as an adaptive re-use of the building. 2. If the project site permits, the historical resource should be relocated to another location on the site, and the resource should be reincorporated into the overall project. 3. If the City determines that retention/onsite relocation of the historical resource is not feasible through a credible feasibility study, the City shall elect to allow the property 	

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		<p>owner or project applicant/developer to move forward with the development/redevelopment project; however, all other requirements outlined in this mitigation measure shall apply.</p> <p>C. Third Party Sale</p> <p>1. If the City determines that retention or onsite relocation of the historical resource is not feasible, then the property owner or project applicant/developer shall offer any historical resources scheduled for demolition to the public for sale and offsite relocation by a third party:</p> <p>a. The historic resource(s) shall be advertised by the property owner or project applicant/developer at a minimum in the following locations: project applicant's/developer's website (if applicable); City of Long Beach website; <i>Los Angeles Times</i> website and print editions; <i>Long Beach Press Telegram</i>.</p>	

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		<ul style="list-style-type: none"> b. The bidding period shall remain open for 60 days after the date of advertisement to allow adequate response time from interested parties. c. Qualified parties shall meet the following minimum qualifications to be considered a realistic buyer: possess adequate financial resources to relocate and rehabilitate the historical resource(s); possess an available location for the historical resource(s); and provide for a new use for the historical resource(s). d. The City shall approve the qualified buyer. If no such buyer comes forward within the allotted time frame, the City shall elect to issue a demolition permit for the historical resource. However, all other requirements outlined in this mitigation measure shall apply. 	

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		<p>D. Recordation</p> <p>1. The property owner or project applicant/developer shall create HABS-like Level II documentation prepared in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation. Information on the Standards and Guidelines is available at the following links: http://www.nps.gov/history/local-law/arch_stnds_6.htm. http://www.nps.gov/history/hdp/standards/index.htm.</p> <p>a. Photographs with large-format black-and-white negatives (4 inches by 5 inches or larger) of the property as a whole shall be provided; photocopies with large format negatives of select existing drawings, site plans, or historic views where available. A minimum of 12 views showing context and relationship</p>	

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		<p>of historical resources to each other shall be provided; aerial views showing the whole property shall also be provided.</p> <p>b. Written historical descriptive data, index to photographs, and photo key plan shall be provided.</p> <p>c. The above items shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating HABS Level II documentation.</p> <p>d. The above items shall be created prior to any demolition or relocation work.</p> <p>e. The above items shall be distributed to the following repositories for use by future researchers and educators. Before submitting any documents, each of the following repositories shall be contacted to ensure that they are willing</p>	

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		<p>and able to accept the items: City of Long Beach Public Library; Long Beach Historical Society; Los Angeles Public Library; South Central Coastal Information Center at California State University, Fullerton; and City of Long Beach Development Services Department (building files).</p> <p>E. Salvage and Reuse</p> <ol style="list-style-type: none"> 1. If offsite relocation of the historical resource by a third party is not accomplished, the property owner or project applicant/developer shall create a salvage and reuse plan identifying elements and materials of the resource that can be saved prior to any demolition work. <ol style="list-style-type: none"> a. The salvage and reuse plan shall be included in bid documents prepared for the site and shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with 	

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		<p>demonstrated experience in creating salvage and reuse plans.</p> <p>b. Elements and materials that may be salvageable include windows; doors; roof tiles; decorative elements; bricks, foundation materials, and/or paving materials; framing members; furniture; lighting; and flooring materials, such as tiles and hardwood.</p> <p>2. The property owner or project applicant/developer shall identify individuals, organizations, or businesses interested in receiving the salvaged items; these may include Habitat for Humanity Restore; other affordable housing organizations; or salvage yards. The following steps shall be taken by the property owner or project applicant/developer:</p> <p>a. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be completed in consultation with the City.</p>	

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		<ul style="list-style-type: none"> b. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be accomplished by contacting potentially interested parties directly first. c. Items to be salvaged shall be advertised in the following locations for a period of 60 days if none of the contacted parties are able to receive the items: <i>Los Angeles Times</i> and <i>Long Beach Press Telegram</i>. 3. The property owner or project applicant/developer shall remove salvageable items in the gentlest, least destructive manner possible. Historic materials and features shall be protected by storing salvaged items in indoor, climate- and weather-controlled conditions until recipients can retrieve them. The removal of salvageable items shall be performed by a licensed contractor with demonstrated experience with implementing salvage and reuse plans. 	

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		<p>F. Other Optional Interpretive, Commemorative, or Educational Measures</p> <p>The City may also elect to require additional (optional) mitigation measures crafted in response to a specific historical resource's property type or significance, association with a specific historic person, or overall value to the community, as practical, so long as the measure is commensurate with the significance of the property and the level of impact to that resource. Such measures may include educational or interpretive programming; signage; incorporation of historical features into new developments or public art; contribution to a mitigation fund for future historic preservation efforts; written histories or contexts important to the public's understanding of the lost resource (presuming no other extant resource can interpret such significance); etc. The need for these additional measures shall be determined by the City on a case-by-case basis and incorporated into the conditions of approval for the project. Some measures may be made available to the public through museum</p>	

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		displays, written reports at research repositories, on- or offsite signage, or existing online multimedia sites.	
Impact 5.5-2: Implementation of the proposed Specific Plan could impact archaeological, tribal cultural, and paleontological resources.	Potentially Significant	CUL-3 Prior to the issuance of grading permits, and for any subsequent permit involving excavation to increased depth, the project applicant for each development or redevelopment project considered for approval pursuant to the Southeast Area Specific Plan shall provide letters to the City of Long Beach from a qualified archaeologist and paleontologist (for excavations five feet below ground surface and deeper) who meet the Secretary of the Interior's Professional Qualifications Standards. The letters shall state that the project applicant has retained these individuals, and that the archaeological consultant will be present during all grading in previously undisturbed areas and other significant ground-disturbing activities and that the paleontological consultant will be present during all grading that occurs below 5 feet from the ground surface. In the event archeological or paleontological resources are discovered during ground-disturbing activities, the professional archeological or	Less Than Significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant cultural resources until they can be formally evaluated. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until the archaeological and/or paleontological monitor, in coordination with the construction contractor, has evaluated discoveries to assess whether they are significant cultural resources, pursuant to the California Environmental Quality Act (CEQA). If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies. The resources shall be offered for curation or preservation to a repository with a retrievable collection system and an educational and research interest in the materials, such as the Los Angeles County Museum of Natural History or California State University, Fullerton, or other local museum or repository. If no museum or repository is willing to accept the resource, the resource shall be considered the property of the City and may be</p>	

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		<p>stored, disposed of, transferred, exchanged, or otherwise handled by the City at its discretion.</p> <p>CUL-4 At least 30 days prior to ground disturbance by each project developed or redeveloped in conformance with the Specific Plan, the City of Long Beach would notify the three Native American tribal representatives who requested Native American monitoring of ground-disturbing activities. For each project, the project applicant would retain one certified Native American monitor who would accompany the professional archaeological monitor during on-call monitoring. The Native American monitor would have the same authority to halt activities that could adversely impact archaeological or tribal cultural resources that the professional archaeological monitor would. The Native American monitor would recover Native American archaeological and/or tribal cultural resources, as practicable, and would convey such resources to the pertinent tribe or most likely descendant, as applicable.</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>CUL-5 Any development that is proposed on undeveloped or vacant land shall prepare a Phase I Cultural Resources Investigation prior to the issuance of grading permits. The cultural report shall be prepared by a qualified archeologist consistent with the most recent standards and guidelines. The report shall set forth criteria for evaluating the significance of resources discovered during construction and identify appropriate data recovery methods and procedures to mitigate project impacts on significant resources. At a minimum, the report shall include a summary of available information on known sites and sensitive locations in the project area; a historical context for the evaluation of resources that may be encountered during construction; data requirements and the appropriate field and laboratory methods to be used to acquire data needed for significance evaluation and impact mitigation. The report will also identify specific locations where cultural resources monitors would be required during grading and identify reporting and curating requirements for artifacts uncovered during construction.</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.5-3: Grading activities could encounter unknown human remains.	Potentially Significant	CUL-6 If human remains are encountered during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition, pursuant to Public Resources Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the most likely descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Preservation of the remains in place or project design alternatives shall be considered.	Less Than Significant
Cumulative Impacts: Cultural Resources	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
5.6 GEOLOGY AND SOILS			
Impact 5.6-1: Future development within the Project area could subject persons and structures from surface rupture of a known Alquist-Priolo Earthquake Fault Zone.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-2: Future development within the Project area could expose increased numbers of persons and structures to strong ground shaking from active faults in the region.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-3: Future development within certain areas of the Project area could subject persons and structures to hazards from liquefaction.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-4: Future development within the Project Site would not result in a risk from landslides.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.6-5: Future development within the Project site could subject persons or structures to hazards arising from subsidence, collapsible soils, or expansive soils.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.6-6: The proposed Project does not support the use of septic or other alternative waste water disposal.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Geology and Soils	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.7 GREENHOUSE GAS EMISSIONS			
Impact 5.7-1: Buildout of the Southeast Area Specific Plan would generate a substantial increase in GHG emissions compared to existing conditions and would have a significant impact on the environment.	Potentially Significant	Mitigation Measures AQ-4 through AQ-6 apply.	Significant and Unavoidable This impact would be reduced by the following alternatives, however, no alternative would reduce this impact to a less than significant level:

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
			<ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity
<p>Impact 5.7-2: SEASP would be consistent with plans adopted to reduce GHG emissions.</p>	<p>Less Than Significant</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant</p>
<p>Cumulative Impacts: Greenhouse Gas Emissions</p>	<p>Potentially Significant</p>	<p>Mitigation Measures AQ-4 through AQ-6 apply.</p>	<p>Significant and Unavoidable This impact would be reduced by the following alternatives, however, no alternative would reduce this impact to a less than significant level:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity

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5.8 HAZARDS AND HAZARDOUS MATERIALS			
<p>Impact 5.8-1: The proposed Project would not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials, but may emit or handle hazardous substances within a quarter mile of schools.</p>	<p>Potentially Significant</p>	<p>HAZ-1 Prior to the issuance of grading permits for individual development projects within the Southeast Area Specific Plan, the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Long Beach Development Services Department to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by an Environmental Professional in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils or groundwater are identified in the Phase I ESA, the project applicant shall perform soil and soil gas sampling, as required, as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils with the oversight and in accordance with state and local agency requirements (California</p>	<p>Less Than Significant</p>

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>Department of Toxic Substances Control, Regional Water Quality Control Board, Long Beach Fire Department, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Long Beach Development Services Department evidencing that all site remediation activities have been completed.</p> <p>HAZ-2 If soil is encountered during Project area development that is suspected of being impacted by hazardous materials, work at the subject construction activity area shall be halted, and the suspect site conditions shall be evaluated by a qualified environmental professional. The results of the evaluation shall be submitted to the Department of Toxic Substances Control (DTSC), or the Los Angeles Regional Water Quality Control Board (RWQCB) or other applicable oversight agency, as</p>	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>appropriate, and the necessary response/remedial measures shall be implemented—as directed by DTSC, RWQCB, or other applicable oversight agency—until all specified requirements of the oversight agencies are satisfied and a no further action status is attained.</p> <p>HAZ-3 Prior to the issuance of demolition permits for any buildings or structures, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Long Beach Development Services Department with a copy of the report of each investigation or assessment.</p> <ul style="list-style-type: none"> • The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District's 	

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		<p>Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).</p> <ul style="list-style-type: none"> The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29; CFR Part 1926; and California Code of Regulation, Title 8, Section 1532.1 (Lead). Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Long Beach Development Services Department. Additionally, contractors performing 	

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		ACM and lead waste removal shall provide evidence of abatement activities to the City of Long Beach Building and Safety Bureau.	
Impact 5.8-2: Construction and/or operations within the Project area may cause an upset or accident condition involving hazardous materials.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.8-3: Development within the Project area may result in hazardous materials impacts for sites that are included on a list of hazardous materials sites.	Potentially Significant	Mitigation Measures HAZ-1 and HAZ-2 apply.	Less Than Significant
Impact 5.8-4: The Project would not result in a safety hazard to people residing or working in the Project area due to proximity to an airport or private airstrip.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Impact 5.8-5: The Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.8-6: The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Hazards and Hazardous Materials	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.9 HYDROLOGY AND WATER QUALITY			
Impact 5.9-1: Implementation of the Specific Plan would decrease the amount of impervious surfaces in the Project area and would therefore decrease surface water flows into drainage systems within the watershed.	Potentially Significant	<p>HYD-1 Prior to the issuance of permits for any development or redevelopment projects pursuant to the Southeast Area Specific Plan, the City of Long Beach shall ensure that the following drainage improvements are fully funded for and implemented:</p> <ul style="list-style-type: none"> Any development or redevelopment project that would impact existing storm drain facilities within the Southeast Area Specific Plan area (public and private) that is less than 24-inches in size shall fully fund 	Less Than Significant

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		<p>upsizing of such facilities to a minimum 24-inch or greater pipe size as prescribed by City of Long Beach Public Works Department.</p> <ul style="list-style-type: none"> • Any development or redevelopment project that would impact the four segments of City of Long Beach's storm drains in Pacific Coast Highway for which improvements were recommended by the 2005 Master Plan of Drainage Update shall fully fund upsizing of those storm drain segments as indicated below or other final size as prescribed by City of Long Beach Public Works Department. <ul style="list-style-type: none"> ▪ Segments 220835 and 220015 to 30 inches; ▪ Segment 220805 to 54 inches; ▪ Segment 220710 to 84 inches. ▪ Any development or redevelopment project that would impact the four segments of City of Long Beach's storm drains in Seville Way (Segment 220810) for which improvements were recommended by the 2005 Master Plan of Drainage Update shall fully fund upsizing of that storm drain segment to 48 inches or other final 	

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		<p>size as prescribed by City of Long Beach Public Works Department.</p> <p>HYD-2 Prior to the issuance of grading permits for any development or redevelopment projects pursuant to the Southeast Area Specific Plan, project applicants/developers of such projects shall prepare a site-specific hydrology and hydraulic study of the on-site and immediate off-site storm drain systems to determine capacity and integrity of the existing systems. The hydrology and hydraulic study shall be submitted to City of Long Beach Public Works Department for review and approval.</p> <p>HYD-3 The project applicant/developer of each development or redevelopment project that would be accommodated by the Southeast Area Specific Plan shall request the "allowable discharge rate" – which limits peak flow discharges as compared to existing conditions based on regional flood control constraints – from the Los Angeles County Department of Public Works, and shall comply with such discharge rate. Compliance with the "allowable discharge rate" shall be demonstrated in the hydrology and hydraulic</p>	

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		<p>study to be completed pursuant to Mitigation Measure HYD-2.</p> <p>HYD-4 The project applicant/developer, architect, and construction contractor for each development or redevelopment project that would be accommodated by the Southeast Area Specific Plan shall incorporate low-impact development (LID) best management practices (BMPs) within the respective project, providing for water quality treatment and runoff reduction and/or detention in accordance with local stormwater permit requirements.</p>	
Impact 5.9-2: Implementation of the Project would not result in substantial erosion or siltation off-site.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.9-3: Development pursuant to the proposed Project would decrease the amount of impervious surfaces on the site and would not impact groundwater recharge.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Impact 5.9-4: The proposed Project would not place new development or structures within a 100-year flood hazard area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.9-5: During the construction phase of the proposed Project, there would be the potential for short-term unquantifiable increases in pollutant concentrations from the site. After Project development, the quality of storm runoff (sediment, nutrients, metals, pesticides, pathogens, and hydrocarbons) may be altered.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.9-6: Implementation of the Project would not expose people or structures to significant risk of loss, injury or death involving flooding.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Impact 5.9-7: The Project area is not subject to flood hazards due to seiche or mudflow. Most of the Project area is in tsunami flood zones; Specific Plan buildout would not exacerbate existing tsunami flood hazards.	Potentially Significant	<p>HYD-5 Upon submission of development applications for development projects in the tsunami inundation zone (as identified in the City's Natural Hazards Mitigation Plan) the Development Services Department shall provide project applicants with tsunami awareness and preparedness materials.</p> <p>HYD-6 Prior to certificate of occupancy, project applicants and developers shall demonstrate to the Development Services Department that lease agreements and disclosures provided to homeowners and tenants disclose that those parties would be in a tsunami inundation zone (as identified in the City's Natural Hazards Mitigation Plan). This notification shall include tsunami awareness and preparedness materials as well as information outlining applicable evacuation plans and routes.</p>	Less Than Significant
Cumulative Impacts: Drainage	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Groundwater	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Cumulative Impacts: Water Quality	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.10 LAND USE AND PLANNING			
Impact 5.10-1: Project implementation would not divide an established community.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.10-2: The proposed Southeast Area Specific Plan would not conflict with policies or programs adopted for the purpose of mitigating or avoiding environmental impacts.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.10-3: Project implementation would not conflict with an adopted habitat conservation plan.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Land Use and Planning	Less Than Significant	No mitigation measures are required.	Less Than Significant

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5.11 MINERAL RESOURCES			
Impact 5.11-1: Buildout of the proposed Specific Plan would not result in the loss of availability of a known mineral resource or locally important mineral resource recovery site.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Mineral Resources	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.12 NOISE			
Impact 5.12-1: Construction activities associated with buildout of land uses accommodated by the Project would result in temporary noise increases in the vicinity of noise-sensitive land uses.	Potentially Significant	N-1 Prior to issuance of demolition, grading, and/or building permits for development projects accommodated by the Southeast Area Specific Plan, a note shall be provided on development plans indicating that ongoing during grading, demolition, and construction, the property owner/developer shall be responsible for requiring contractors to implement the following measures to limit construction-related noise: <ul style="list-style-type: none">• Construction activity is limited to the daytime hours	Significant and Unavoidable This impact would be reduced by the following alternatives: <ul style="list-style-type: none">• No Project/Adopted PD-1 (SEADIP)• No Project/No Development

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>between 7 AM to 7 PM on Monday through Friday and 9 AM to 6 PM on Saturday, as prescribed in the City's municipal code. Construction is prohibited on Sundays.</p> <ul style="list-style-type: none"> • All internal combustion engines on construction equipment and trucks are fitted with properly maintained mufflers. • Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. • Stockpiling is located as far as feasible from nearby noise-sensitive receptors. • Construction traffic shall be limited to the haul routes established by the City of Long Beach. 	<ul style="list-style-type: none"> • Reduced Intensity <p>However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.</p>
<p>Impact 5.12-2: Construction activities associated with development projects that would be accommodated by the Southeast Area Specific Plan and industrial operations at future development sites within the Project area may</p>	<p>Potentially Significant</p>	<p>N-2 Prior to issuance of a building permit for any development project requiring pile driving or blasting, the project applicant/developer shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. The maximum levels shall not exceed 0.2 inch/second, which is the level that can cause</p>	<p>Less Than Significant</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
expose sensitive uses to strong levels of groundborne vibration.		<p>architectural damage for typical residential construction. If maximum levels would exceed these thresholds, alternative methods such static rollers, nonexplosive blasting, and drilling piles as opposed to pile driving shall be used.</p> <p>N-3 Prior to issuance of a building permit for projects involving the development of new industrial uses within 200 feet of any existing residential use, the property owner/developer shall retain an acoustical engineer to conduct an acoustic analysis that includes a vibration analysis for potential impacts from vibration generated by industrial activities. The detailed acoustical analysis shall be submitted to the City of Long Beach Development Services Department for review and shall demonstrate that the vibration levels at any nearby residential use would be below 78 VdB during the daytime (7 AM to 10 PM) and 72 VdB during the nighttime (10 PM to 7 AM), which are the Federal Transit Administration's daytime and nighttime criteria to regulate general vibration impacts at affected residential uses.</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.12-3: Buildout of the proposed Project would not cause a substantial noise increase related to traffic on local roadways in the City of Long Beach.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.12-4: Noise-sensitive uses would not be exposed to elevated noise levels from stationary sources as a result of buildout of the proposed Project.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Noise	Potentially Significant	Mitigation Measure N-1 applies.	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
			However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.
5.13 POPULATION AND HOUSING			
Impact 5.13-1: Implementation of the proposed Project would introduce 8,648 additional residents into the Project area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.13-2: Implementation of the proposed Project would not displace existing housing units or residents.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Population Growth	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Displacement	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
5.14 PUBLIC SERVICES			
Impact 5.14-1: The proposed Project would introduce new dwelling units, residents, nonresidential uses, and workers into the Lbfd's service boundaries, thereby increasing the requirement for fire protection facilities and personnel.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.14-2: Implementation of the proposed Project would introduce new residential and nonresidential structures, residents, and workers into the LBPD service boundaries, thereby increasing the requirement for police protection services.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.14-3: The proposed Project would result in the generation of 1,903 new students who would impact the school	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
enrollment capacities of LBUSD schools that serve the Project area.			
Impact 5.14-4: The proposed Project would result in the generation of up to 8,648 additional residents in the Project area, which would lead to an increase in demand for local library services.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Fire Protection and Emergency Services	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Police Protection	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: School Services	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Library Services	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
5.15 RECREATION			
Impact 5.15-1: The proposed Project would introduce additional residents into the Project area, which may lead to an increase in the use of existing City of Long Beach park and recreational facilities.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.15-2: Project implementation would not result in environmental impacts as a result of new and/or expanded parks and recreational facilities that would be needed to serve future project residents.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Recreation	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
5.16 TRANSPORTATION/TRAFFIC			
<p>Impact 5.16-1: Project-related trip generation would significantly impact levels of service for the existing area roadway system.</p>	<p>Potentially Significant</p>	<p>TRAF-1 As part of the subsequent environmental review for development projects that would be accommodated by the SEASP, a site-specific traffic study shall be prepared by the project applicant/developer to evaluate the project's potential traffic and transportation impacts and to identify specific improvements, as deemed necessary, to provide safe and efficient onsite circulation and access. The traffic study for the first development project to be considered under the SEASP shall include an analysis of signal timing of 2nd Street through Naples to identify timing adjustments needed to improve signal synchronization. The traffic study shall be approved by the Public Works Department, and improvements and signal timing shall be implemented prior to certificate of occupancy.</p> <p>TRAF-2 Prior to issuance of occupancy permits for development projects that would be accommodated by the SEASP, project applicants/developers shall make fair-share payments to the City of Long Beach toward construction of the traffic improvements listed</p>	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity <p>However, only the No Project/No Development Alternative and the Reduced Intensity Alternative would reduce impacts to some intersections to a less than significant level.</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>below. The following traffic improvements and facilities are necessary to mitigate impacts of the SEASP and shall be included in the City's fee mechanism(s):</p> <p><u>Existing With Project Improvements</u></p> <ul style="list-style-type: none"> • Studebaker Road & SR-22 Westbound Ramps: Construct a spiral striped roundabout with two circulating lanes, with a southbound slip (bypass) lane. The southbound approach would be striped with two through lanes and one shared through-left turn lane; the westbound approach would have two left turn lanes and one right turn slip lane; and the northbound approach would have two through lanes and one right turn slip lane. This measure would be funded through the City of Long Beach Capital Improvement Plan (CIP) and fair-share contributions from area developments. Alternatively, the intersection could remain signalized with the following improvements: <ul style="list-style-type: none"> ▪ Modify the westbound approach from two left turn lanes and one right turn lane, to three left 	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>turn lanes and one right turn lane.</p> <ul style="list-style-type: none"> ▪ Modify the southbound approach from one left turn lane and one through lane, to one left turn lane and three through lanes. ▪ Optimize the AM and PM signal cycle lengths and splits. • Shopkeeper Road & 2nd Street: This intersection would require the following improvements: <ul style="list-style-type: none"> ▪ Modify the northbound approach from one shared through-left turn lane and one right turn lane, to one shared through-left turn lane and two right turn lanes. ▪ Modify the westbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to two left turn lanes, two through lanes, and one shared through-right turn lane. <p><u>Cumulative Year (2035) With Project Improvements</u></p> <ul style="list-style-type: none"> • Studebaker Road & SR-22 West- and 	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>Eastbound Ramps: Construct a spiral striped roundabout with two circulating lanes, with a southbound slip (bypass) lane. The southbound approach would be striped with two through lanes and one shared through-left turn lane; the westbound approach would have two left turn lanes and one right turn slip lane; and the northbound approach would have two through lanes and one right turn slip lane. This measure would be funded through the City of Long Beach Capital Improvement Plan (CIP).</p> <p>Alternatively, the intersection could remain signalized and with the following improvements:</p> <ul style="list-style-type: none"> ▪ Modify the westbound approach from two left turn lanes and one right turn lane, to three left turn lanes and one right turn lane. ▪ Modify the northbound approach from one through lane and one shared through-right turn lane, to two through lanes and one shared through-right turn lane. 	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<ul style="list-style-type: none"> ▪ Modify the southbound approach from one left turn lane and one through lane, to one left turn lane and three through lanes. ▪ Optimize the AM and PM signal cycle lengths and splits. • Marina Drive & 2nd Street: This intersection would require the following improvements: <ul style="list-style-type: none"> ▪ Modify the northbound approach from one left turn lane, one shared through-left turn lane, one through lane, and one right turn lane, to two left turn lanes, one through lane, and one right turn lane. ▪ Modify the southbound approach from one left turn lane, one shared through-left turn lane, and one right turn lane, to two left turn lanes, one through lane, and one right turn lane. ▪ Modify the westbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to two left turn lanes, two through lanes, and one shared through-right turn lane. 	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<ul style="list-style-type: none"> • Shopkeeper Road & 2nd Street: This intersection would require the following improvements: <ul style="list-style-type: none"> ▪ Modify the westbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to two left turn lanes, two through lanes, and one shared through-right turn lane. ▪ Modify the eastbound approach from one left turn lane, two through lanes, and one shared through-right turn lane, to one left turn lane, three through lanes, and one right turn lane. • PCH & Studebaker Road: This intersection would require the following improvements: <ul style="list-style-type: none"> ▪ Modify the southbound approach from one left turn lane, two through lanes, one right turn lane, and one right turn lane, to one left turn lane, three through lanes, one right turn lane. ▪ Optimization of the PM signal cycle lengths and splits. <p>TRAF-3 Prior to issuance of occupancy permits for development projects that would be accommodated</p>	

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
		<p>by the SEASP, project applicants/developers shall make fair-share payments to the City of Seal Beach toward construction of the traffic improvement listed below.</p> <ul style="list-style-type: none"> • Seal Beach Boulevard & 2nd Street/Westminster Boulevard: Modify the northbound approach from having one left turn lane, two through lanes, and one shared through-right turn lane, to having one left turn lane, three through lanes, and one right turn lane 	
Impact 5.16-2: Project-related trip generation would impact levels of service for the freeway system.	Potentially Significant	No feasible mitigation is available (see Section 5.16, <i>Transportation and Traffic</i> , of this DEIR).	<p>Significant and Unavoidable</p> <p>This impact would be reduced by the following alternatives:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity <p>However, only the No</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
			Project/No Development Alternative would reduce impacts to some intersections to a less than significant level.
<p>Impact 5.16-3: Project-related trip generation in combination with existing and proposed cumulative development would result in designated road and/or highways exceeding county congestion management agency service standards.</p>	<p>Potentially Significant</p>	<p>No feasible mitigation is available (see Section 5.16, <i>Transportation and Traffic</i>, of this DEIR).</p>	<p>Significant and Unavoidable This impact would be reduced by the following alternatives:</p> <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP) • No Project/No Development • Reduced Intensity <p>However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.</p>

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.16-4: The proposed Project would not increase hazards due to a design feature.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.16-5: The proposed Project would not result in inadequate emergency access.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.16-6: The proposed Project complies with adopted policies, plans, and programs for alternative transportation.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.16-7: The proposed Project would not result in a change in air traffic patterns.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Traffic	Potentially Significant	Mitigation Measures TRAF-1 and TRAF-2 apply.	Significant and Unavoidable This impact would be reduced by the following alternatives: <ul style="list-style-type: none"> • No Project/Adopted PD-1 (SEADIP)

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
			<ul style="list-style-type: none"> • No Project/No Development • Reduced Intensity However, only the No Project/No Development Alternative would reduce this impact to a less than significant level.
5.17 UTILITIES AND SERVICE SYSTEMS			
Impact 5.17-1: Implementation of the Specific Plan would require sewer line upgrades.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.17-2: Project-generated wastewater would be adequately treated by the wastewater service provider and would not exceed Regional Water Quality Control Board requirements.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Impact 5.17-3: Water supply, treatment facilities, and delivery systems would be adequate to meet project requirements.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.17-4: Existing and/or proposed facilities would accommodate project-generated solid waste.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.17-5: The proposed Project would comply with federal, state, and local statutes and regulations related to solid waste.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.17-6: Existing and proposed electricity and natural gas facilities would be able to accommodate utility demands that would be generated by the proposed Project	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Wastewater Treatment and Collection	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-4 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation/Alternatives that Reduce Significant Impacts
Cumulative Impacts: Water Supply and Distribution Systems	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Solid Waste	Less Than Significant	No mitigation measures are required.	Less Than Significant
Cumulative Impacts: Other Utilities (Energy)	Less Than Significant	No mitigation measures are required.	Less Than Significant