October 2015 | Initial Study

SOUTHEAST AREA SPECIFIC PLAN

City of Long Beach

Prepared for:

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PLACEWORKS

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Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
AQMP	air quality management plan
BMP	best management practices
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CBC	California Building Code
CEQA	California Environmental Quality Act
CGP	construction general permit
CGS	California Geologic Survey
CMP	congestion management program
CNDDB	California Natural Diversity Database
EIR	environmental impact report
EPA	United States Environmental Protection Agency
FEMA	Federal Emergency Management Agency
GHG	greenhouse gases
LACSD	Sanitation Districts of Los Angeles County
LARWQCB	Los Angeles Regional Water Quality Control Board
LBP	lead-based paint
LCP	Local Coastal Program
MRZ	Mineral Resource Zone
NO_X	nitrogen oxides
O_3	ozone
PCH	Pacific Coast Highway
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SoCAB	South Coast Air Basin
SO_X	sulfur oxides
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board

Abbreviations and Acronyms

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1. Introduction

The City of Long Beach (City) is seeking to replace the existing 1,475-acre Planned Development District 1 (PD-1) with a new Specific Plan and conventional zoning on a select few parcels. The new specific plan, the Southeast Area Specific Plan (Specific Plan; Proposed Project),[1] would provide comprehensive direction for the development of a 1,466-acre area in the City of Long Beach and conventional zoning would apply to a 9 acre area. The Project area encompasses the entire 1,475-acre area.

In compliance with the California Environmental Quality Act (CEQA), the City of Long Beach, as lead agency, is preparing the environmental documentation for the Proposed Project to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), negative declaration, or mitigated negative declaration would provide the necessary environmental documentation for the Proposed Project. This Initial Study supports the preparation of an EIR for the Southeast Area Specific Plan.

1.1 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 1, *Regional Location*. The area encompasses 1,475 acres consisting 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 Figure 2, *Local Vicinity*). 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 in a north-south direction near the northeastern portion of the Project area. Also State Route 22 (SR-22) intersects with I-605, which runs in an east-west direction into the northeast portion of the Project area, and terminates as 7th Street along the Project's northern boundary.

[1] The Southeast Area Development and Improvement Plan (SEADIP) is a planned development (PD-1) that was adopted by the City of Long Beach in 1977. The Proposed Project would replace the planned development with a new specific plan. The Proposed Project title is referred to as the Southeast Area Specific Plan.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

Existing land uses on the Project area consists primarily of residential, commercial, office, industrial, open space/wetlands, active oil operations in the wetlands area, and undeveloped uses (see Figure 3, *Aerial Photograph*; Table 1, *Existing Land Use Summary Table*). Industrial and Coastal Habitat/Wetlands/Recreation land make up 20 and 19 percent of the existing land use composition, respectively. Single Family Residential (13 percent), Right-of-Way (12 percent), and Channel/Marina/Waterway (11 percent) are the next three largest land use types. As shown on Figure 4, *Existing Land Uses*, the Project area also includes one public school (Kettering Elementary School), a religious institution (Assumption of the Blessed Virgin Mary Greek Orthodox Church), and a county facility (Los Angeles District Water and Power).

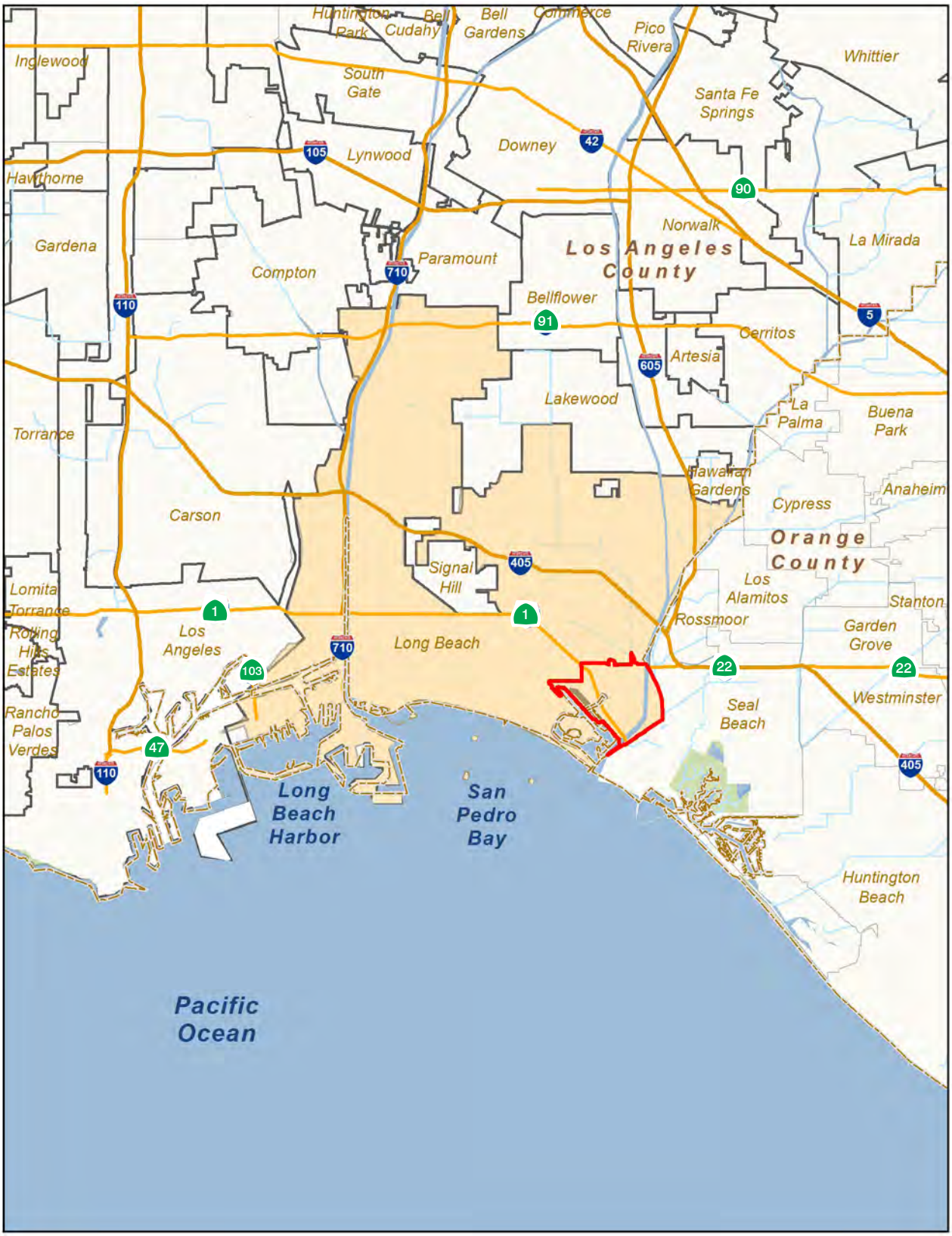
Table 1 Existing Land Use Summary Table

Land Use Designation	Acres	Percent of Total	Existing DU*	Existing Square Footage*	Existing Employment[1, 2]	Existing Population[3]
Channel/Marina/Waterway	162	11%			5	0
Coastal Habitat/Wetlands/Rec	285	19%		8,228	5	0
Commercial - Neighborhood	9	1%		133,350	267	0
Dedicated ROW (not built)	1	0%			0	0
Industrial	293	20%		1,110,711	100	0
Mixed Use Community Core	72	5%		913,105	2570	0
Mixed Use Marina	14	1%		5,395	540	0
Mobile Homes	33	2%	310		0	493
Multi-Family Res	117	8%	2,329		0	3703
Single Family Res	187	13%	1,440		0	2290
Open Space/Recreation	75	5%		4,670	25	0
Public	20	1%		51,301	41	0
ROW	182	12%			0	0
ROW/Caltrans OS	15	1%			2	0
Total:	1,466	100%	4,079	2,226,760	3,555	6,486

1 Existing Employment from U.S. Census Bureau LEHD On the Map (2011).
2 Existing Industrial employment assumptions include approximately 50 manufacturing employees and 50 warehousing employees from LEHD data (2011).
3 Existing and Proposed population projections are based on 2010 Census Block Groups at 1.59 PPH.

Figure 1 - Regional Location

1. Introduction



SEADIP Study Area

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Scale (Miles)

Source: ESRI, 2015

1. Introduction

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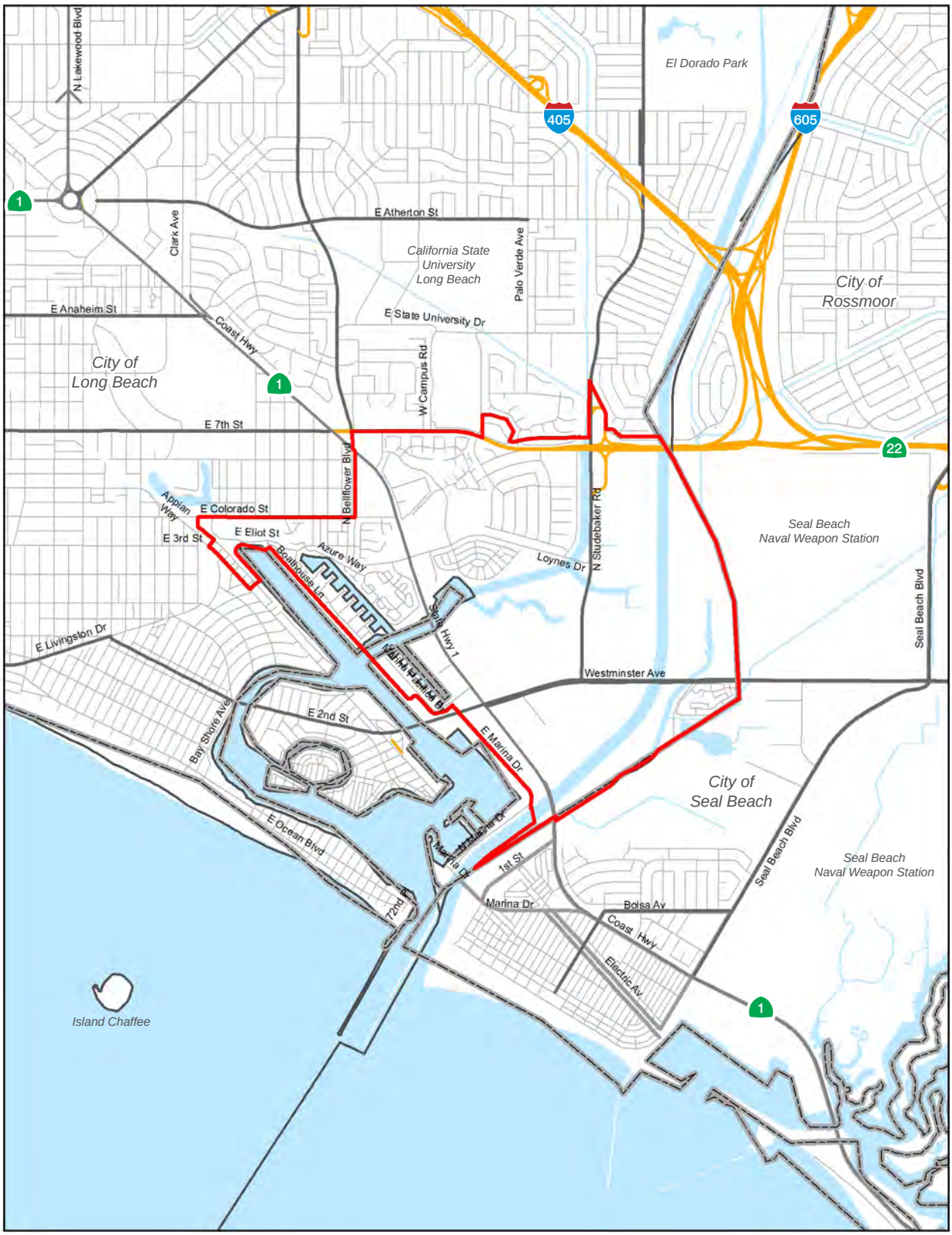
Figure 2 - Local Vicinity

1. Introduction



SEADIP Study Area

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Scale (Feet)

Source: ESRI, 2015

1. Introduction

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Figure 3 - Aerial Photograph

1. Introduction

SEADIP Study Area

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Scale (Feet)

Source: ESRI, 2015

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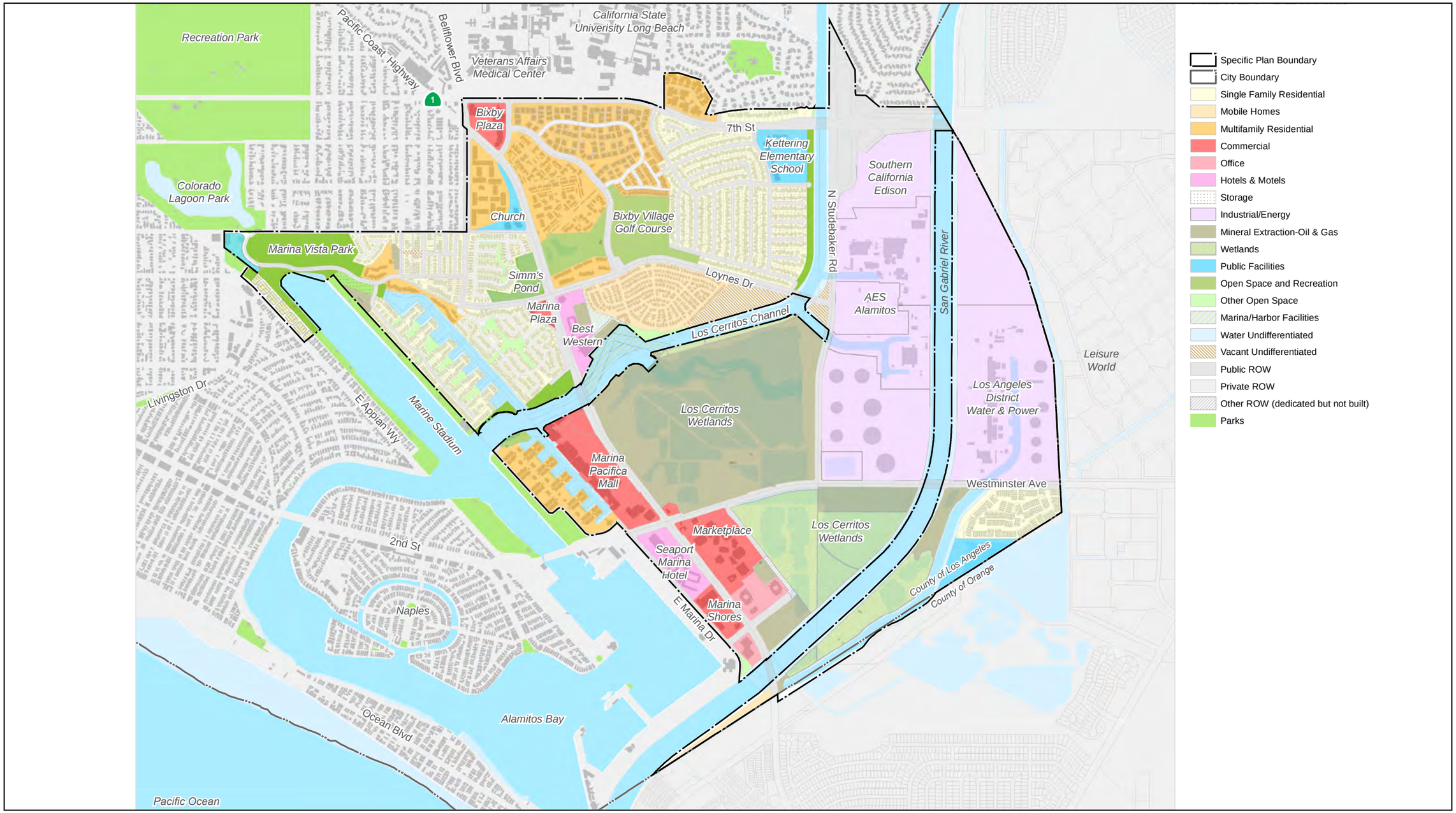
Figure 4 - Existing Land Uses

1. Introduction



Source: ESRI, 2015

1. Introduction

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Commercial uses are primarily located along Pacific Coast Highway (PCH), and residential uses are located mostly in the northern portion of the Project area. As shown on Figure 5, *Neighborhoods*, residential uses, both single family and multifamily, are developed in the following neighborhoods and districts.

- University Park Estates Neighborhood
- Bixby Village Golf Course Neighborhood
- Colorado Street Neighborhood
- Loynes Neighborhood
- Spinnaker/Bay Harbor Neighborhood
- Marina Pacifica District
- Marketplace District

There are also a variety of parks distributed throughout the area, including a public golf course in the residential area north of Loynes Drive. These parks provide a range of recreational opportunities and access to the waterfront. Southern California Edison's power plant facilities use channel water flows and encompass a large area in the eastern portion of the Project area. A large portion of the Project area is also part of the Los Cerritos Wetlands. Active oil operations occur in the Wetlands. Southeast of the San Gabriel River is the Los Alamitos Retaining Basin owned by the Orange County Flood Control District. A portion of the retaining basin lies within the Project boundary with the remaining within the City of Seal Beach, County of Orange. Stormwaters flow into the Retaining Basin and then are pumped into the San Gabriel River.

1.2.2 Surrounding Land Use

Land uses surrounding the Project area largely consist of single and multifamily residential neighborhoods to the north, west, and southwest. The 29-acre Colorado Lagoon Park is an inland lake that is approximately half land area and half open salt-water area adjacent to the northwest corner of the Project area. It has sandy beaches along the two sides of the Lagoon and is surrounded by Marina Vista Park to the south and Recreation Park and Golf Course to the north. The VA Long Beach Medical Center; California State University, Long Beach; and Rancho Los Alamitos residential neighborhood are located along the northern Project boundary.

The neighborhoods of Belmont Park and Belmont Shore are located southwest of the Project area across the Long Beach Marine Stadium; Belmont Heights is located further west, and Alamitos Heights is located to the northwest. Naples is a Long Beach neighborhood situated on three islands in the Alamitos Bay southwest of the Project area. To the east, Leisure World (a mobile home community) and an additional portion of the Los Cerritos Wetlands are in Seal Beach southeast of the City of Long Beach.

The Los Cerritos Channel and San Gabriel River flow southward through the Project area into the Long Beach Marine Stadium in Alamitos Bay and, ultimately, into the Pacific Ocean.

1.3 CURRENT LAND USE DESIGNATIONS AND ZONING

1.3.1 General Plan Designations and Zoning

The current City of Long Beach General Plan designates the Project area with the following land use districts: Single-Family District (LUD No. 1), Mixed Use District (LUD No. 7), Institutional and School District (LUD No. 10), and Open Space and Park District (LUD No. 11). The entire 1,475-acre Project area is currently zoned as PD-1, SEADIP.

1.3.2 SEADIP Land Use Designations

The current land use designations of the Project area are outlined in the Planned Development District (PD-1) that was adopted in 1977. The 1977 PD-1 divides the Project area into 33 subareas and consists of specific development standards for each subarea—including land use, maximum density, building height, lot size, lot width, lot coverage, setbacks, and open space and parking requirements. The current PD-1 planned uses include Residential, Commercial, Public/Institutional, Parks and Recreation, Industrial, Undeveloped, Water, and Rights-of-Way (ROW). The buildout summary for the current PD-1 is detailed in Table 2.

Table 2 Current SEADIP Land Use Summary

Dwelling Units	5,499 units
Population	8,743 persons
Commercial/Employment	3,106,610 square feet
Acres	1,475 acres

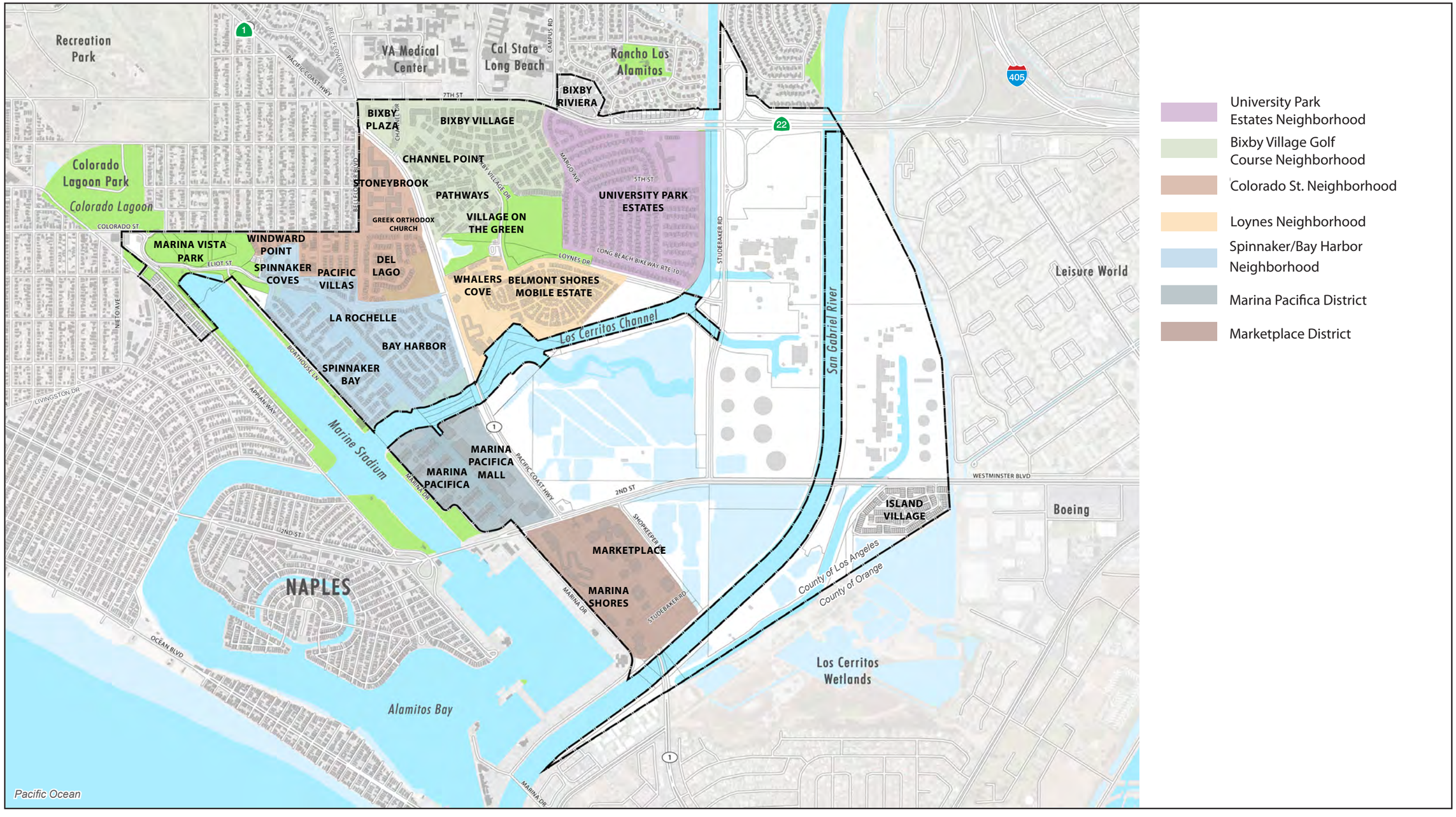
Source: City of Long Beach; PlaceWorks (October 2015)

1.3.3 Long Beach Local Coastal Program

The PD-1 Project area is partially in the State Coastal Zone and is therefore required to comply with the provisions of the California Coastal Act (California Public Resources Code, Division 20). The California Coastal Act requires that the City of Long Beach adopt a Local Coastal Program (LCP), which is a basic planning tool used by local governments to guide development in the Coastal Zone. The LCP provides policies regarding public access, recreation, marine environment, land resources, development, and industrial development. It specifies the appropriate location, type, and scale of new or changed uses of land and water, and includes a land use plan and measures to implement the plan.

Figure 5 - Neighborhoods

1. Introduction



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Source: ESRI, 2015

1. Introduction

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The current 1977 PD-1 plan was adopted just prior to the commencement of work on the Long Beach LCP, which was adopted in 1980 and was approved in total by the LCP Advisory Committee for inclusion in the LCP. The 1977 PD-1 was adopted into the 1980 Long Beach LCP; however, the entire Project boundary, particularly the Los Cerritos Wetlands area was not certified by the Coastal Commission. Where development occurs outside of the certified areas but within the Coastal zone, the Coastal Commission has jurisdiction and could exercise its discretion to override planning decisions made by the City. The Coastal Commission has encouraged the City to determine the extent of the wetland parcels as part of an update to the LCP and Land Use Plan (LUP). The SEADIP area is defined in the LUP as the entire southeast corner of Long Beach. Land use designations are consistent with the adopted General Plan land use designations.

1.4 PROJECT DESCRIPTION

The Project proposes to replace the 1977 Southeast Area Development Improvement Plan (PD-1), which encompasses 1,475 acres in southeast Long Beach, with a new Specific Plan and conventional zoning on a select few parcels. Specific plans act as a bridge between the City's general plan and individual development proposals. Jurisdictions may adopt specific plans by resolution or ordinance. The Proposed Project would be adopted as ordinance and serve as the zoning for the Project area. It would establish the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs on which subsequent Project-related development activities would be founded. It is intended that local public works projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to the Project area be consistent with the proposed Southeast Area Specific Plan.

1.4.1 Project Background

The City Council directed staff to comprehensively review and update the project historically known as the Southeast Area Development and Improvement Plan (SEADIP), an area covering approximately 1,475-acres of southeast Long Beach. This significant undertaking offers a unique opportunity to creatively balance responsible growth with resource preservation, and establish a thoughtful framework to guide strategic changes in this important gateway into the City of Long Beach. The City applied for and was awarded a Sustainable Communities Planning Grant in spring of 2013 to prepare a new Specific Plan for the area, including an amendment to the City's LCP and a wetlands delineation study for the SEADIP area.

This Specific Plan effort will take a holistic look at this area, acknowledging work conducted through previous efforts but with a new approach. The end-result will be a plan that maintains valuable natural resources, customizes land uses and development standards, and identifies locations for future development and expanded transportation choices.

Over the past year, the City has conducted several outreach efforts with the community related to SEADIP, including:

- 3 Community Workshops (April 2014, August 2014, February 2015)

- 3 "Pop Up" Events prior to each workshop (locations included Farmer's Market, Marina Pacifica, and Market Place)
- 6 Community Advisory Committee (CAC) Meetings
- 2 Council District Workshops (one with the 3rd District and one with 4th and 5th Districts)
- Online Engagement (449 Subscribers Long Beach Open Town Hall; 7 topics)

Through the input received by the community and through several meetings held with the CAC, several project priorities were identified including: traffic, wetlands enhancement, view protection, bike and pedestrian transportation options, create a gateway to Long Beach, public access to open space, building form/architectural design, consolidate or relocate oil operations, retail and hotel development, and a greater mix of land uses.

A Planning Commission Study Session on the Proposed Project was held on May 21, 2015. The Planning Commission, as well as the public, received a presentation of the community-shaped vision for the Southeast Area Specific Plan and the Proposed Land Use Plan including general locations and types of commercial, residential, industrial, mixed-use, and wetlands uses. The event also provided an overview of input received at previous community workshops, and discussed the next steps for developing a Specific Plan. No formal action was taken by the Planning Commission at this meeting. The proposed land use plan reflects the collaborative efforts of the community and the Community Advisory Committee (CAC) to comprehensively review and update the Project area.

1.4.2 Proposed Land Use

The Proposed Project would replace the current 1,475-acre PD-1 with a new specific plan covering 1,466 acres and remove 9 acres from the plan boundaries to convert to conventional zoning. Therefore, the Project would change the boundaries of PD-1 so that the Project would consist of two separate areas: 1) 1,466 acres within the boundaries of the current 1,475-acre PD-1 (the "Southeast Area Specific Plan" area, or the "Specific Plan" area), and 2) 9 acres within the current PD-1 directly west of the Marina Vista Park (or "Conventional Zoning Area"). Both of these areas combined constitute the "Project area" and the "Project" for purposes of CEQA. These areas are described separately below.

1.4.2.1 SOUTHEAST AREA SPECIFIC PLAN

The following statement is a vision of the Project area as described 50 years from now upon implementation of the Proposed Project—"Southeast Long Beach is a livable, thriving, ecologically diverse and sustainable coastal gateway and destination in the City and Southern California region."

The proposed Specific Plan area would encompass 1,466 acres. Figure 6, *Proposed Land Use Plan*, illustrates the proposed Specific Plan land uses. Land use designations would include: Single Family Residential, Mobile Homes, Multi-Family Residential, Commercial-Neighborhood, Mixed Use Community Core, Mixed Use Marina, Industrial, Public, Coastal Habitat/Wetlands/Recreation, Open Space, Right-of-Way (ROW)/Caltrans, Dedicated ROW (not built), and Channel/Marina/Waterway. Descriptions of each of the land use designations are provide in Table 3.

Table 3 Southeast Area Specific Plan Land Use Designations

Designation	Description
Single Family Residential	Provides for a range of single family residential housing types, up to 8 dwelling units per acre.
Multi-Family Residential	Provides for a range of multi-family residential housing types, up to 30 dwelling units per acre.
Mobile Homes	Provides for mobile homes, up to 9 dwelling units per acres.
Commercial-Neighborhood	Provides for neighborhood oriented retail uses, such as restaurants, grocery, personal services, etc. FAR: 0.35.
Mixed Use Community Core	Provides for a mix of uses including residential, regional retail, hotel, and office uses. The focus of this designation is on creating a pedestrian scale environment, including increased connectivity, gathering spaces, and linkages to the marina and wetlands.
Mixed Use Marina	Provides for a mix of uses including residential, neighborhood retail, hotel, visitor serving recreation, and marina. The focus of this designation is on creating a strong interface and connections with Los Cerritos Channel and Marina. This area is also a transition from the Mixed Use Community Core areas to lower density residential uses.
Industrial	Provides for general industrial uses including utilities and oil related operations. No heavy industrial, commercial, distribution, warehousing or public storage uses are permitted.
Public	Provides for public use areas such as an elementary school and a water retention basin.
Open Space	Provides for public and private parks and open spaces. Areas include Bixby Golf Course, Marina Vista Park, Marine Stadium Park, Jack Dunster Marine Reserve, Jack Nichol Park, Channel View Park, Will Rogers Park, and Sims Pond.
Coastal Habitat, Wetlands, & Recreation	Provides for coastal restoration, access, visitor-serving recreation (boating, paddle boarding, etc.), and biological reserves. This designation also allows for on ongoing oil operations and encourages the consolidation of wells.
Channel/Marina/Waterway	Designates waterways. Areas include Los Cerritos Channel, San Gabriel River and Marine Stadium.
Right-of-Way/Caltrans	Designates public roads, including curbs and sidewalks, within the Project. Rights-of-way at the State Route 22 interchange require specialized landscape treatment to create an identifiable entry into the City.
Dedicated ROW	Existing right-of-way dedication–not built–for possible extension of Shopkeeper Road.

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

Land use statistics are provided in Table 4. Buildout of the Specific Plan would allow a total of 9,698 dwelling units, 2,665,052 square feet of commercial/employment uses, and 425 hotel rooms. This would result in a net increase of 5,619 dwelling units, 438,292 square feet of commercial/employment uses, and 50 hotel rooms.

Table 4 Southeast Area Specific Plan Land Use Summary

	Existing	Projection	Net Increase
Dwelling Units	4,079	9,698	5,619
Population	6,486	15,420	8,934
Commercial/Employment (SF)	2,226,760	2,665,052	438,292
Employees	3,555	4,115	560
Hotel Rooms	375	425	50
Acres	1,466	1,466	0

1. Introduction

1.4.2.2 CONVENTIONAL ZONING AREA

As shown in Figure 6, *Proposed Land Use Plan*, the remaining nine acres of land within the current PD-1 is proposed to be extracted from the Specific Plan area and converted to conventional zoning. This area would not be included in the proposed Southeast Area Specific Plan.

A conventional zoning designation (single family residential) was chosen to be consistent with the existing residential development in the Belmont Heights neighborhood. 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 5.

Table 5 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

SF = square feet

1.4.2.3 INFRASTRUCTURE

In addition to the proposed development, improvements to roadways and utilities may be required to support the Proposed Project. Proposed onsite infrastructure improvements can include, but are not limited to, storm drains, wastewater, water, and dry utilities that would connect to existing facilities adjacent to the Project area. Infrastructure improvements to existing streets to address stormwater management, flood control, and sea level rise may also be included.

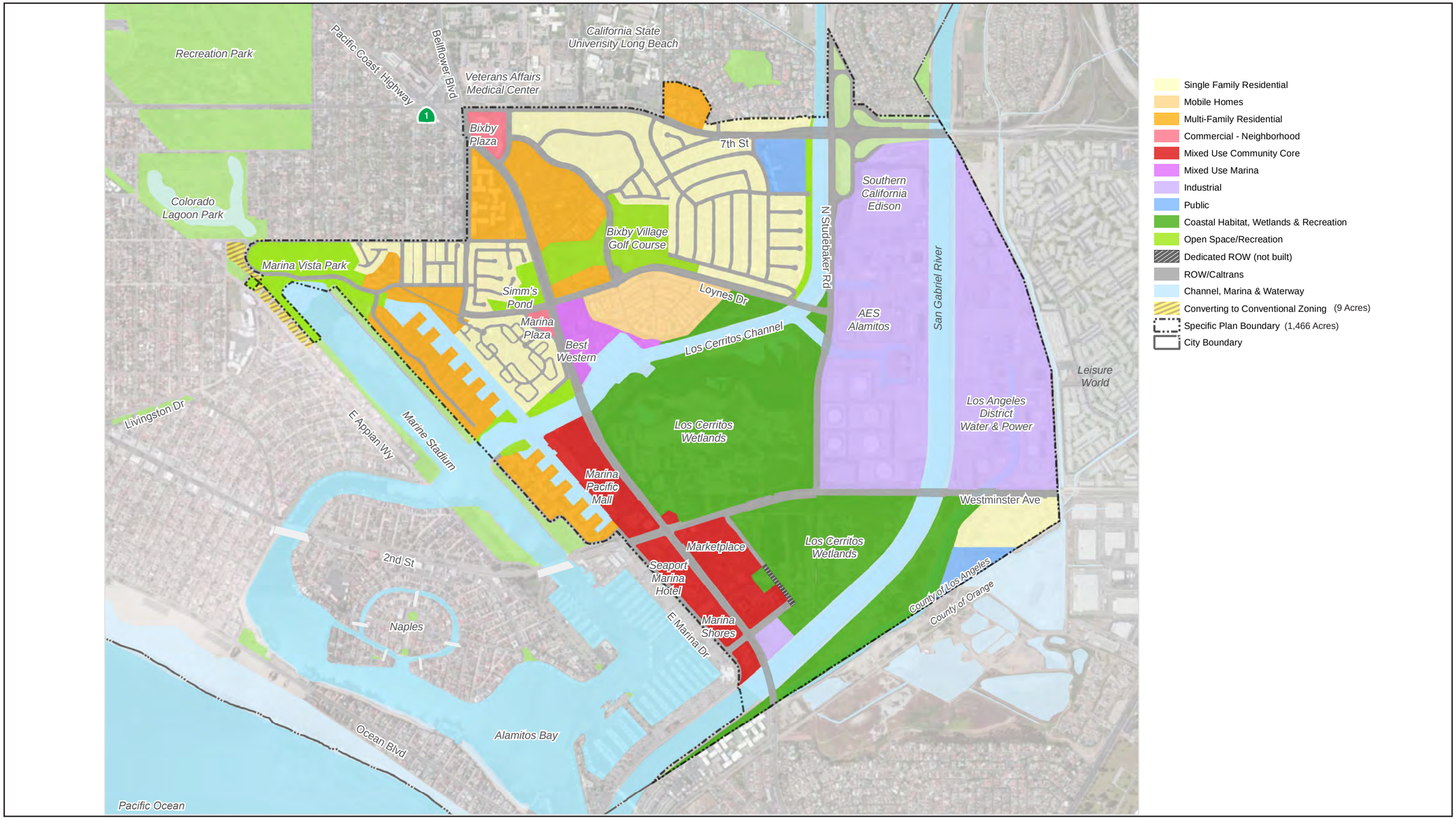
The City is also working cooperatively with the California Department of Transportation (Caltrans) on improvements to roadway cross sections along Highway 1, also known as Pacific Coast Highway (PCH).

1.4.2.4 PHASING

No specific phasing program has been identified. The Proposed Project would be implemented on a parcel-by-parcel basis as future development applications are submitted. Public realm improvements would occur as funding becomes available. A generalized phasing plan for infrastructure improvements will be provided in the specific plan, as required by State law. However, for purposes of environmental analysis, the Proposed Project is expected to be built out by 2035.

Figure 6 - Proposed Land Use Plan

1. Introduction



Source: ESRI, 2015

1. Introduction

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1.5 OTHER RELATED PLANS AND PROJECTS

There are a number of planning projects that were considered during the planning process and will be considered when assessing environmental impacts in the EIR. These projects are separate projects that are running concurrently and require separate environmental review.

Long Beach 2040 General Plan Update

The City of Long Beach is currently updating their general plan to provide a blueprint for the City's growth from now to year 2040. The General Plan Update organizes Long Beach into eleven neighborhood areas with unique place-types and neighborhood strategies. Each place-type would have permitted land uses and development standards, development patterns, transitions, and access provisions. Portions of the Project area south of Los Cerritos Channel and east of Studebaker Road are designated as major areas of change under the draft Land Use Element to provide additional open space, promote regional-serving uses, and redevelop to highest and best use.

Los Cerritos Wetlands Conceptual Restoration Plan

The Los Cerritos Wetlands Authority (LCWA) is a major planning and funding entity for the restoration of the "Los Cerritos Wetlands Complex." In February 2006, a joint powers agreement was adopted by the California Rivers and Mountains Conservancy, State Coastal Conservancy, City of Long Beach, and City of Seal Beach establishing the LCWA. A portion of the Los Cerritos Wetlands Complex lies within the Project area. The LCWA's purpose is to develop a comprehensive program of acquisition, protection, conservation, restoration, maintenance, operation, and environmental enhancement of the Los Cerritos Wetlands consistent with the goals of flood protection, habitat protection and restoration, and improved water supply, water quality, groundwater recharge, and water conservation.

The LCWA received grants and funding from the Rivers and Mountains Conservancy and State Coastal Conservancy to prepare a Conceptual Restoration Plan (CRP) for the wetlands. This Plan was recently completed in August 2015 and consists of a compilation of existing site base data mapping and GIS database creation; habitat assessment; soil characteristics; upstream activities impacting the wetlands; hydrologic and hydraulic conditions; opportunities and constraints (including oil operations and infrastructure); and Native American and cultural considerations. The CRP also includes information related to regional wetland habitat needs, projected sea level rise, and opportunities and constraints for restoration of the Los Cerritos Wetlands.

Caltrans Alamitos Bay Bridge Improvement Project

The Alamitos Bay Bridge is located on PCH in the City of Long Beach, and is a north-south arterial that provides interregional, recreational, commuter, truck access and local travel through an urban corridor. The bridge goes over the Los Cerritos Channel within the Project area. Caltrans identified seismic deficiencies on the bridge that may lead to structure failure during earthquakes, potential scour issues, and erosion at channel banks. The bridge also has cracks in the concrete curb, potholes on the deck, and cracks at various piers and piles, as well as missing original wooden fender system. Thus, Caltrans is currently preparing studies to provide environmental clearance for the required bridge improvements.

1.6 CITY ACTION REQUESTED

The following discretionary approvals by the City of Long Beach are required to implement the Proposed Project:

- Adoption of the Southeast Area Specific Plan
- Amendment to the City of Long Beach Zoning Ordinance and Zoning Map
- Amendment to the City of Long Beach General Plan

In addition, approval of an amendment to the City of Long Beach Local Coastal Program is required by the California Coastal Commission per the California Coastal Act, and approval of an encroachment permit by Caltrans is required for roadway cross-section improvements along PCH.

2. Environmental Checklist

2.1 BACKGROUND

1. **Project Title:** Southeast Area Specific Plan

2. **Lead Agency Name and Address:**
City of Long Beach Development Services
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

3. **Contact Person and Phone Number:**
Craig Chalfant, Senior Planner
(562) 570-6368

4. **Project Location:** The 1,475-acre Project area is located at the southeast edge of the City of Long Beach, California, within Los Angeles County and bordering Orange County. The area encompasses the area south of 7th Street, east of Bellflower Street, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of the City's southern boundary.

5. **Project Sponsor's Name and Address:**
City of Long Beach Development Services
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

6. **General Plan Designation:** Current land use designations include Residential, Commercial, Public/Institutional, Parks and Recreation, Industrial, Undeveloped, Water, and ROW.

7. **Zoning:** Planned Development District 1 (PD-1), SEADIP

8. **Description of Project:** The Proposed Project replaces the 1977 PD-1 with a new specific plan to allow development capacity of up to 9,698 units, 2,665,052 square feet of commercial/employment uses, and 425 hotel rooms within the proposed 1,466-acre Specific Plan boundary. Nine acres of the original PD-1 would be converted to conventional zoning; however, no additional development capacity is proposed. See Section 1.4, *Project Description*, for more details.

9. **Surrounding Land Uses and Setting:** Surrounding land uses largely consist of single and multifamily residential homes to the north, west, and southwest. Colorado Lagoon Park is to the northwest of the Project area, and VA Long Beach Medical Center, CSU Long Beach, and Rancho Los Alamitos are located along the northern boundary. Naples is situated on three islands in the Alamitos Bay to the southwest of the Project area. Leisure World (a mobile home community) and an additional portion of the Los Cerritos Wetlands are located to the east in Seal Beach, Orange County.

10. **Other Public Agencies Whose Approval Is Required:** California Coastal Commission; Department of Transportation - Caltrans; South Coast Air Quality Management District.

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agricultural and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology / Soils
☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality
☒ Land Use / Planning	☐ Mineral Resources	☒ Noise
☒ Population / Housing	☒ Public Services	☒ Recreation
☒ Transportation / Traffic	☒ Utilities / Service Systems	☒ Mandatory Findings of Significance

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	10/22/15 *Date*
Craig Chalfant *Printed Name*	City of Long Beach *For*

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) **Earlier Analyses Used.** Identify and state where they are available for review.

   b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	x			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	x			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	x			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	x			
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				x
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				x
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				x

	Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	x			
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	x			
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	x			
d)	Expose sensitive receptors to substantial pollutant concentrations?	x			
e)	Create objectionable odors affecting a substantial number of people?			x	
IV. BIOLOGICAL RESOURCES. Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	x			
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	x			
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	x			
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	x			
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				x
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				x
V. CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	x			
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	x			
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	x			

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?			x	
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	x			
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	x			
ii) Strong seismic ground shaking?	x			
iii) Seismic-related ground failure, including liquefaction?	x			
iv) Landslides?				x
b) Result in substantial soil erosion or the loss of topsoil?	x			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	x			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	x			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				x
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	x			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	x			
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			x	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	x			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	x			

	Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
IX. HYDROLOGY AND WATER QUALITY. Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	X			
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site	X			
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f)	Otherwise substantially degrade water quality?	X			
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	X			
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	x			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	x			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	x			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	x			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	x			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	x			
g) Comply with federal, state, and local statutes and regulations related to solid waste?			x	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	x			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	x			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	x			

3. Environmental Analysis

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist.

3.1 AESTHETICS

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The Project area is in a scenic, coastal area of Long Beach that has a number of scenic views from the marine docks along the southern Project boundary. These areas afford views of the wetlands, Long Beach Marine Stadium, Naples, and Alamitos Bay, as well as the Pacific Ocean in the distance. Distant views of the San Joaquin Hills can be seen to the east on a clear day. Residential neighborhoods along the Los Cerritos Channel, including University Park Estates, Belmont Shore Mobile Estates, and Bay Harbor, also have views of the channel (see Figure 5, *Neighborhoods*). The Proposed Project would allow for intensification of development in this area, which may obstruct or alter existing public viewpoints and scenic vistas. Therefore, impacts on scenic vistas will be discussed further in the EIR, and mitigation measures will be recommended as needed.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Potentially Significant Impact. Implementation of the Specific Plan could result in the removal of trees or older buildings on the Project area. According to Caltrans's California Scenic Highway Mapping System, State Route 1 (SR-1), commonly known as Pacific Coast Highway (PCH), is an eligible state scenic highway (Caltrans 2011). Although PCH is not officially designated as a scenic highway, Project implementation could affect scenic resources within an eligible state scenic highway. Therefore, impacts on scenic resources will be discussed further in the EIR, and mitigation measures will be recommended as needed.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The Proposed Project would allow approximately 5,619 additional units, 438,292 square feet of additional commercial and employment uses, and 50 hotel rooms over existing conditions. Implementation of the Specific Plan would allow for the redevelopment of existing uses within the Project area, resulting in new development that differs from existing land uses in height, scale, mass, and character. The Specific Plan would also identify a vision for the Project area and associated design and development goals that would have the potential to alter the visual character of the Project area. Thus, the EIR will evaluate potential impacts to visual character and quality and will identify mitigation measures as necessary.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The Project area is already developed with a variety of uses, including residential, commercial, industrial, and institutional developments. Existing sources of light include street lights, vehicle headlights, building and security lights, and parking lot lights. Implementation of the Proposed Project would allow for intensification of existing land uses and new development with associated lighting. Therefore, new sources of light and glare could increase levels of light and glare above existing conditions, potentially resulting in adverse impacts to day or nighttime views. The EIR will discuss this issue in further detail, and mitigation measures will be recommended as needed.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As shown in Figure 3, *Aerial Photograph*, the Project area is in a highly urbanized area. The existing wetlands and waterways are surrounded by a number of buildings and structures and other hardscape and landscape improvements. According to the California Department of Conservation "California Important Farmland Finder," the Project area is not designated Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (DOC 2014). Thus, Project implementation would not convert mapped farmland to nonagricultural use. No impacts to farmland would occur, and no further analysis is required in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The California Department of Conservation's Division of Land Resource Protection does not show any land within the City of Long Beach with a Williamson Act contract (DLRP 2013). In addition, per Chapter 21.30 of the City's Municipal Code, the City does not have any land zoned for agricultural use (Long Beach 2014b). Thus, no impact would occur and no further analysis is required in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code

Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. Similar to agricultural zoning, the City of Long Beach does not have any land zoned for forest land, timberland, or timberland zoned Timberland Production (Long Beach 2014b). Project implementation would have no impact on forestland, and no further analysis is required in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See response to Section 3.2(c), above.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. See responses to Sections 3.2(a), (b), and (c), above.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The City of Long Beach, including the Project area, is in the South Coast Air Basin (SoCAB) and is subject to the Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). SCAQMD's 2012 AQMP is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. Construction activities of future development, revitalization, and/or redevelopment activities that would be permitted under the proposed Specific Plan would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. Implementation of the Proposed Project would allow development of a mix of uses, resulting in an increase in development intensity and associated increase in criteria air pollutants from construction and operation. The EIR will evaluate the Proposed Project for consistency with regional growth forecasts and any impacts the planning program may have on the attainment of regional air quality objectives. Mitigation measures will be recommended as needed.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. Construction and operation activities associated with future development projects in accordance with the proposed Specific Plan would have the potential to generate fugitive dust, stationary-source emissions, and mobile-source emissions. Air pollutant emissions associated with the Project could occur over the short term for site preparation and construction activities of individual development projects. In addition, emissions could result from the long-term operation of the completed Project. An air

quality analysis will be conducted for the Proposed Project to determine if the resulting Project's short- and/or long-term emissions would exceed SCAQMD's regional significance thresholds. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The Project area is in the SoCAB, and is designated under the California and National Ambient Air Quality Standards (AAQS) as nonattainment for ozone (O_3), coarse inhalable particulate matter (PM_{10}), fine inhalable particulate matter ($PM_{2.5}$), nitrogen oxides (NO_x) (California standard only), and lead (Los Angeles County only). Implementation of the Proposed Project may increase existing levels of criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SoCAB. As mentioned above, air pollutant emissions associated with the Proposed Project could occur over the short term for site preparation and construction activities to support the proposed land uses. In addition, emissions could result during long-term operation of the completed Project. Thus, an air quality analysis will be prepared to determine if the Proposed Project would result in a cumulatively considerable net increase in any criteria air pollutant. This topic will be addressed in the EIR, and mitigation measures will be recommended, as appropriate.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. An impact is potentially significant if emission levels exceed the state or federal ambient air quality standards, thereby exposing sensitive receptors to substantial pollutant concentrations. Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). There are existing residential uses on all sides of the Project area and several schools nearby, including Kettering Elementary School (within Project area, 550 Silvera Avenue), Will Rogers Middle School (365 Monrovia Avenue), and Lowell Elementary School (5201 East Broadway). The EIR will evaluate the potential for construction and operation activities of the Proposed Project to exceed SCAQMD's localized significance thresholds in accordance with SCAQMD's guidance methodology. Mitigation measures will be recommended as needed.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. The Proposed Project would not emit objectionable odors that would affect a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

> A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to

business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities.

Odors generated by new nonresidential land uses are not expected to be significant or highly objectionable and would be required to be in compliance with SCAQMD Rule 402. Likewise, existing facilities are required to be in compliance with SCAQMD Rule 402 to prevent nuisances on sensitive land uses. Therefore, impacts related to objectionable odors would be less than significant.

Emissions from construction equipment, such as diesel exhaust, and from volatile organic compounds from architectural coatings and paving activities, may generate odors; however, these odors would be temporary, intermittent in nature, and not expected to affect a substantial number of people. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials. Therefore, impacts associated with operation- and construction-generated odors would be less than significant, and no further analysis is required in the EIR.

3.4 BIOLOGICAL RESOURCES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The majority of the Project area is built out and urbanized. However, undeveloped land makes up 20 percent of the Project area's existing uses. In addition, Sims' Pond Biological Preserve is adjacent to the Del Lago community; the Los Cerritos Wetlands is central to the Project area; and Jack Dunster Marine Biological Preserve is adjacent to the Peter Archer Rowing Center and the Long Beach Marine Stadium. These are prime habitats for various biological species. According to the California Natural Diversity Database (CNDDB), the Project area spans the Long Beach and Los Alamitos quads, which include a number of threatened or endangered species, such as the western yellow-billed cuckoo, Belding's savannah sparrow, bank swallow, tricolored blackbird, light-footed clapper rail, California least tern, coastal California gnatcatcher, least Bell's vireo, Santa Ana sucker, green turtle, Pacific pocket mouse, Lyon's pentachaeta, salt marsh bird's-beak, and California Orcutt grass (CNDDB 2014). Therefore, future development under the Proposed Project may impact sensitive species and habitats. The EIR will evaluate sensitive species, current regulatory requirements, and potential impacts to sensitive species and habitat. As a part of the EIR, a habitat assessment report will also be prepared. Mitigation measures will be provided as needed.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. Riparian habitats occur along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. The Los Cerritos Wetlands are located in the middle of the Project area, and the San Gabriel River and Los Cerritos Channel flow southerly through the Project area into Alamitos Bay and the Pacific Ocean. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, the aforementioned wetlands and waterways are designated as Estuarine and Marine Deepwater, Estuarine and Marine Wetlands, Freshwater Pond, and Freshwater Emergent Wetland. In addition, Sims' Pond Biological Reserve and Bixby Village Golf Course, located near the intersection of Loynes Drive and Pacific Coast Highway, are mapped as Freshwater Emergent Wetland, Freshwater Pond, and Freshwater Forested/Shrub Wetlands (USFWS 2014). Buildout of the Proposed Project may adversely impact these riparian habitats and sensitive natural communities. Therefore, the EIR will identify the sensitive natural communities within the plan area and current regulatory requirements, and evaluate potential impacts of the proposed Specific Plan. As a part of the EIR, a habitat assessment report will also be prepared, and mitigation measures will be provided as needed.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. See response to Section 3.4(b), above.

There are a number of wetlands designated by the National Wetlands Inventory within and surrounding the Project area. Implementation of the Proposed Project would allow for visitor serving recreation in wetland areas and new development adjacent to wetland habitats. Thus, impacts are potentially significant and will be further analyzed in the EIR. As part of the EIR, a wetlands delineation report will also be prepared.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. Existing wildlife corridors near the Project area include the Seal Beach National Wildlife Refuge, San Gabriel River, Los Cerritos Channel, and Pacific Ocean (Long Beach 2014a). The adopted PD-1 also identifies a non-wetland habitat corridor from Westminster Avenue to the San Gabriel River. These corridors all have the potential to introduce mobile wildlife to the Project area, particularly the Los Cerritos Wetlands. The adjacency of these wildlife sources offers the opportunity to accommodate mobile species that may migrate between urban and natural spaces.

The Seal Beach National Wildlife Refuge contains over 900 acres of coastal salt marsh habitat that is connected to the Los Cerritos Wetlands via a wildlife corridor that runs just south of the Heron Pointe residential community in Seal Beach. The San Gabriel River is a major wildlife corridor that connects the San

Gabriel Mountains and the Pacific Ocean to the Los Cerritos Wetlands. Terrestrial wildlife, like coyotes, use the river to traverse urbanized areas as they travel from the City's 105-acre El Dorado Nature Center north of the Project area and other open spaces in the watershed to the Los Cerritos Wetlands. The San Gabriel River's open connection to the Pacific Ocean allows Pacific green sea turtles to enter the Los Cerritos Wetlands area and offers the opportunity for restoration projects to provide nursery habitat for important commercial and recreational fish stocks (LCWA 2012). Therefore, implementation of the Proposed Project has the potential to impact existing wildlife corridors within and near the Project area. Impacts are potentially significant and will be further discussed in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Trees in Long Beach are protected under Chapter 14.28 (Trees and Shrubs) of the City's Municipal Code, which regulates the planting, maintenance, and removal of trees in the City. Projects developed under the Proposed Project may involve the removal of existing ornamental trees, including street trees. However, those projects would be required to comply with provisions of the City's Municipal Code as identified above. Therefore, implementation of the Proposed Project would not conflict with local polices or ordinances protecting trees and no impact would occur. This topic will not be evaluated in the EIR and no mitigation measures are necessary.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project area is not in a Habitat Conservation Plan, a Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan. No impacts would occur and no further analysis is required in the EIR.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Potentially Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered "historically significant" if it meets one of the following criteria:

i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

ii) Is associated with the lives of persons important in our past;

iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

iv) Has yielded, or may be likely to yield, information important in prehistory or history.

According to Figure 12 of the Long Beach General Plan Historic Preservation Element, there are no historical landmarks in the Project area. The closest historic resources to the Project area include the Long Beach Marine Stadium (California Historical Landmark # 1014), built in 1932 and located at the Pete Archer Rowing Center along Spinnaker Bay and Marina Pacifica; Rancho Los Alamitos (City designated), built in 1806 and located at 6400 Bixby Hill Road; and the Kimpson/Nixon House (City designated) built in 1940 and located at 380 Orlena Avenue (Long Beach 2010). However, there is potential for additional historic resources to be located in the Project area. Therefore, local historic research will be conducted to address the historic land use and developments within the Project area. The EIR will evaluate the Project's impacts on any potentially historic resources. Mitigation will be provided as needed.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. Development in accordance with the Proposed Project may cause the disturbance of archaeological resources. Building construction in undeveloped areas or redevelopment that requires excavation to depths greater than current foundations has the potential to encounter unknown archaeological resources. The EIR will evaluate potential impacts of the implementation of the proposed Specific Plan on sensitive archeological resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Unique paleontological resources may be present in the Project area, especially in areas of undetermined significance where sedimentary formations are exposed. Given the location of the Project area along the Alamitos Bay and Pacific Ocean, and the numerous wetlands within the area, it is possible that occasional flooding, coastal erosion, and changes in sediment supply and movement could impact coastal paleontological resources. Thus, the EIR will evaluate potential impacts of the Proposed Project on unique paleontological resources and geologic features.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. California Health and Safety Code, Section 7050.5; CEQA Section 15064.5; and Public Resources Code, Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code, Section 7050.5, requires that if human remains are discovered on a project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with new

development in accordance with the Proposed Project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur. This topic will not be evaluated in the EIR.

e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?

Potentially Significant Impact. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that is either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code Section 21074). In order to determine whether there are any tribal cultural resources that could be impacted by Project implementation, California Native American tribes that are traditionally and culturally affiliated with the Project area will be contacted early in the CEQA process (Public Resources Code Section 21080.3.1). The EIR will evaluate potential impacts of the Proposed Project on tribal cultural resources.

3.6 GEOLOGY AND SOILS

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture to structures. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geologic investigations are required to show that the sites are not threatened by surface rupture from future earthquakes.

According to the California Geologic Survey (CGS), the Newport-Inglewood Fault traverses the entire Project area, roughly parallel to and northeast of Marine Stadium, in a northwest-southeast direction (CGS 1986). As a result, surface rupture in the Project area is possible and could expose people or structures to adverse effects. Additionally, implementation of the Specific Plan would allow for continuing and new oil operations in the proposed Coastal Habitat/Wetlands land use area. Oil operations on or near an earthquake fault zone could result risks to people and structures. Impacts are potentially significant and will be further analyzed in the EIR.

ii) Strong seismic ground shaking?

Potentially Significant Impact. There are several known active faults in the region, including the Newport-Inglewood Fault system and the Puente Hills Fault. Therefore, any major earthquake along these major active faults will likely cause seismic ground shaking in the Project area.

Project-related structures and buildings would be required to be designed and built in compliance with the California Building Code (CBC [California Code of Regulations, Title 24, Part 2], adopted by reference as Chapter 18.40 (Building Code) in the City's Municipal Code), which contains provisions for earthquake safety. However, strong seismic ground shaking could result in liquefaction, subsidence, and other impacts that could expose people and structures to adverse effects. Therefore, implementation of the Proposed Project could result in significant hazards arising from strong ground shaking. Impacts related to seismic ground shaking would be potentially significant, and this topic will be further evaluated in the EIR. Mitigation measures will be identified as necessary.

iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction refers to soils that lose their load-supporting capability when strongly shaken. In general, soils that are susceptible to liquefaction are loose, saturated, granular soils having low content of fine-grained particles (such as clays) and under low confining pressures. Liquefaction can make soils highly mobile, leading to lateral movement, sliding, consolidation, and settlement of loose sediments; sand boils; and other damaging deformations. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

According to the State of California Seismic Hazard Zones Map for the Los Alamitos, Long Beach, and Seal Beach Quadrangles, nearly the entire Project area is within the liquefaction zone (CGS 1999a, 1999b, and 1999c). A liquefaction zone is defined as an area where historical liquefaction or local geologic, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements, such that mitigation would be required. Therefore, the Project area may be prone to liquefaction. This topic will be studied further in the EIR, and mitigation measures will be identified as necessary.

iv) Landslides?

No Impact. Slope failures in the form of landslides are common during strong seismic shaking in areas of steep hills. The Project area is generally flat with no significant slopes. The State of California Seismic Hazard Zones Maps for the Los Alamitos, Long Beach, and Seal Beach quadrangles indicate that the Project area is not within an area susceptible to landslides (CGS 1999a, 1999b, 1999c). Therefore, no impacts related to landslides are anticipated. This topic will not be evaluated in the EIR, and no mitigation measures are necessary.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Erosion is the movement of rock and soil from place to place. Erosion occurs naturally by agents such as wind and flowing water; however, grading and construction activities can

greatly increase erosion if effective erosion control measures are not used. The Project area is in a highly urbanized area of Long Beach and is largely flat; soils have already been disturbed by existing development.

Future development, revitalization, and/or redevelopment activities that would be accommodated by the Proposed Project would involve excavation, grading, and construction activities that would disturb soil and temporarily leave it exposed. Common means of soil erosion from construction sites include water, wind, and soil being tracked offsite by vehicles. However, development within the Project area would be subject to local and State codes and requirements for erosion control and grading during construction. For example, future development activities would be required to comply with standard regulations, including South Coast Air Quality Management District Rules 402 and 403, which would reduce construction erosion impacts. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emissions source. Rule 402 requires that dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance offsite.

In addition the to the required regulations, future development must comply with the Construction General Permit (CGP) issued by the State Water Resources Control Board (SWRCB), effective July 1, 2010. The CGP regulates construction activities to minimize water pollution, including sediment. The proposed improvements of future development projects would be subject to National Pollution Discharge Elimination System permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The construction contractors would be required to prepare and implement a SWPPP and associated best management practices (BMPs) in compliance with the CGP during grading and construction. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. Implementation of the SWPPP and appropriate BMPs will be addressed in the EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. See responses to Sections 3.6(a)(iii) and (iv), above. Impacts related to lateral spreading, subsidence, liquefaction, and collapse will be evaluated in the EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking can shift, crack, or break structures built on such soils. There is a potential for expansive soils to exist within the confines of the Project area given its location near major waterways (i.e., Los Cerritos Channel and San Gabriel River), the Los Cerritos Wetlands, and the Pacific Ocean. This issue will be further evaluated in the EIR, and mitigation measures will be identified as necessary.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Future development in accordance with the Proposed Project would not involve the use of septic tanks or alternative wastewater disposal systems. Developments within the Project area would be required to connect to the City's existing sewer lines and wastewater disposal systems. Therefore, no impact would occur. This topic will not be evaluated in the EIR, and no mitigation measures are necessary.

3.7 GREENHOUSE GAS EMISSIONS

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32, 2006) and Senate Bill 375 (SB 375, 2008), which address GHG emissions on a statewide, cumulative basis. The EIR will evaluate the potential for the Project to generate a substantial increase in GHG emissions, and mitigation measures will be recommended as needed.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The California Air Resources Board's Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target, established by AB 32, of 1990 emission levels by year 2020. The Southern California Association of Governments' 2012 Regional Transportation Plan/ Sustainable Communities Strategy sets forth a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) in accordance with the region's per capita GHG reduction goals under SB 375. In addition, the City of Long Beach adopted a Sustainable City Action Plan to provide a framework for achieving the City's local sustainability goals, including GHG reduction. The EIR will evaluate the Project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Mitigation measures will be recommended as needed.

3.8 HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Less Than Significant Impact. The term "hazardous material" is defined in different ways by different regulatory programs. For the purposes of this environmental document, the definition of "hazardous material" is the same as outlined in the California Health and Safety Code, Section 25501:

> Hazardous materials that, because of their quantity, concentration, or physical or chemical characteristics, pose a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

"Hazardous waste" is a subset of hazardous materials, and the definition is essentially the same as that in the California Health and Safety Code, Section 25117, and in the California Code of Regulations, Title 22, Section 66261.2:

> Hazardous wastes are those that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to an increase in mortality or an increase in serious illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous materials can be categorized as hazardous nonradioactive chemical materials, radioactive materials, and biohazardous materials (infectious agents such as microorganisms, bacteria, molds, parasites, viruses, and medical waste).

Project Operation

Operation of the future residential uses that would be accommodated under the Proposed Project would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. Operation of the future commercial uses would also involve use of small amounts of hazardous materials. The types of commercial uses, and thus the types of hazardous materials to be used, are not yet known. However, the use of commercial-grade chemicals, cleaners, and solvents would be anticipated from the proposed retail/commercial uses. Additionally, hazardous materials could be used in association with industrial uses allowed north of Westminster Avenue and east of N. Studebaker Road.

The use, storage, transport, and disposal of hazardous materials by future residents and commercial and industrial tenants of the Proposed Project would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, US Environmental Protection

Agency, California Division of Occupational Safety and Health, California Department of Transportation, County of Los Angeles Department of Environmental Health, and Long Beach Fire Department (LBFD). Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. Additionally, future residential and commercial uses of the Proposed Project would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the City of Long Beach and LBFD.

Therefore, hazards to the public or the environment arising from the routine use, storage, transport, and disposal of hazardous materials during Project operation would not occur. Impacts would be less than significant, and no mitigation measures are necessary.

Project Construction

Construction activities of the Proposed Project would involve the use of larger amounts of hazardous materials than would Project operation. Construction activities would include the use of materials such as fuels, lubricants, and greases in construction equipment and coatings used in construction. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short term or one time in nature. Project construction workers would be trained in safe handling and hazardous materials use.

Additionally, as with Project operation, the use, storage, transport, and disposal of construction-related hazardous materials and waste would be required to conform to existing laws and regulations. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur. For example, all spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable State and local regulations for the cleanup and disposal of that contaminant. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility.

Furthermore, strict adherence to all emergency response plan requirements set forth by the City of Long Beach and LBFD would be required through the duration of the Project construction.

Therefore, hazards to the public or the environment arising from the routine use of hazardous materials during Project construction would be less than significant, and no mitigation measures are necessary.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. The Project area is currently built out with residential, commercial and industrial uses. Industrial uses on the eastern portion of the Project area include the Southern California Edison's power plant facilities. Further analysis is necessary to characterize the existing conditions within the Project area with respect to past and current activities involving the handling, use, storage, transport, or

emission of hazardous materials. Based on the age of some of the existing residential, commercial, office, and institutional uses throughout the Project area, there is a potential for lead-based paint (LBP) and asbestos-containing materials (ACM) to be released during their demolition. It is also possible that the Los Cerritos Wetlands have contaminated soils (e.g., petroleum hydrocarbons, heavy metals, etc.) due to existing oil extraction operations. Therefore, this topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. Kettering Elementary School is located within the Project area at 550 Silvera Avenue, near the SR-22 and Los Cerritos Channel intersection. In addition, Will Rogers Middle School (365 Monrovia Avenue) and Lowell Elementary School (5201 East Broadway) are located to the west of the Project area across the Long Beach Marine Stadium, and CSU Long Beach is adjacent to the Project area's northern boundary just north of SR-22/7th Street. Development construction in accordance with the Proposed Project may contribute to public exposure and environmental hazards to sensitive receptors during transport, use, or disposal of hazardous materials into the environment. Additionally, as mentioned above, there is a potential for LBP and ACM to be released during future demolition of the buildings and structures associated with redevelopment of existing residential and commercial uses. Thus, this topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. California Government Code Section 65962.5 specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. Further evaluation in the EIR is required to identify whether hazardous materials sites exist on or in the vicinity of the Project area. A Phase 0 Report will be prepared for the Proposed Project, and the findings and recommendations of the assessment will be carried through in the EIR. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Long Beach Municipal Airport is located approximately 2.5 miles northwest of the Project area. The Project area is not within the airport's land use plan and is outside of the areas where land uses are regulated respecting air crash hazards, and areas where heights of structures are limited to prevent airspace obstructions for aircraft approaching or departing Long Beach Municipal Airport. Thus, implementation of

the proposed Project would not result in safety hazards related to aircraft operations. This topic will not be discussed in the EIR.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. See response to Section 3.8(e), above.

Additionally, there are no private air strips adjacent to or within the vicinity of the Project area. The closest private heliport is the Kilroy AC8-Long Beach Heliport located near the Long Beach Municipal Airport, approximately 2.5 miles northwest of the Project area. Other private heliports in the City are located towards downtown Long Beach and the Port of Long Beach and include the Long Beach Memorial Medical Center Heliport, St. Mary Medical Center Heliport, Queen Mary Heliport, Queensway Bay Heliport, and NAA Long Beach Port Helistop (Airnav.com 2014). Over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations Title 14 Section 91.119). Additionally, helicopter takeoffs and landings at these private heliports are sporadic and far enough from the Project area that they would not pose a hazard to future residents and workers of the Proposed Project. Therefore, Project development would not cause any hazards related to aircraft operating to or from private airstrips or heliports. This topic will not be evaluated in the EIR, and no mitigation measures are necessary.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Future development would not interfere with any of the daily operations of the City's Emergency Operation Center, Long Beach Fire Department (LBFD), or Long Beach Police Department. All construction activities would be required to be performed per the City's and LBFD's standards and regulations. For example, future development would be required to provide the necessary on- and offsite access and circulation for emergency vehicles and services during the construction and operation phases. Future developments would also be required to go through the City's development review and permitting process and would be required to incorporate all applicable design and safety standards and regulations, as set forth by LBFD and in the Chapter 18.48 (Fire Code) of the City's Municipal Code, to ensure that they do not interfere with the provision of local emergency services (e.g., provision of adequate access roads to accommodate emergency response vehicles, adequate numbers/locations of fire hydrants, etc.).

Therefore, the proposed Project would not impair implementation of or physically interfere with the City of Long Beach or Los Angeles County's emergency response or evacuation plans. Project-related impacts would be less than significant. This topic will not be evaluated in the EIR, and no mitigation measures are necessary.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Project area is in a highly urbanized, built-out portion of the City and is outside of fire hazard severity zones designated by the California Department of Forestry and Fire Protection (CAL FIRE). The nearby cities of Signal Hill, Carson, and Seal Beach also are not zoned as fire hazard severity zones. The nearest high severity zones are in the Rancho Palos Verdes, Rolling Hills, and Palos Verdes Estate approximately 13 miles west of the Project area (CAL FIRE 2012). Future development under the Proposed Project would not pose wildfire-related hazards to people or structures. Therefore, no impact would occur. This topic will not be evaluated in the EIR, and no mitigation measures are necessary.

3.9 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The U.S. Environmental Protection Agency (EPA) establishes national water quality standards. Pursuant to Section 402 of the Clean Water Act, the EPA has also established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges. The Los Angeles Regional Water Quality Control Board (LARWQCB) administers the NPDES permitting programs for the City of Long Beach and is responsible for developing waste discharge requirements. There are also several regional Total Maximum Daily Loads currently in effect within the San Gabriel River watershed to reduce trash, heavy metals and pathogens in the local receiving waters. The City of Long Beach's Sustainable Action Plan includes implementation of a three-stage "treatment train" to prevent trash from entering the existing catch basins and filter baskets to reduce oils/greases, pesticides, sediment and bacteria levels within stormwater. The City's 2014 Capital Improvement Plan Budget also calls for the construction of bioswales, low flow diversions and best management practices to control trash, metal and pathogens within the Project area. Additionally, various concepts in the Los Cerritos Wetland Restoration Plan include large-scale regional water quality improvements via the connection of flows from the Los Cerritos Channel and San Gabriel River (Fuscoe 2014).

The City adopted a Low Impact Development (LID) Ordinance in 2010 requiring projects to implement specific water quality treatment and runoff reduction techniques. The Proposed Project will incorporate and analyze LID features. However, based on the Project's proximity to valuable receiving waters (i.e., Los Cerritos Channel, San Gabriel River, and Pacific Ocean), adverse Project impacts on water quality from waste discharge are still potentially significant. Construction and operation of future projects developed pursuant to the proposed Specific Plan could discharge sediment and pollutants into the City's storm drains and its receiving waters in and around the Project area. These impacts will be further analyzed in the EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The Project area is located within the West Coast Groundwater Basin, which encompasses 160 square miles in the southwestern part of the Los Angeles Coastal Plain in Los Angeles County. Although much of the Project area is already urbanized and built out with hardscape and impervious surfaces, there is still undeveloped land in the Project area that may be developed for future uses under the proposed land use plan. Implementation of the Proposed Project would increase development intensity and density in the Project area and would likely increase impervious surfaces. Development would also increase the number of residents and workers in the City by up to 8,934 additional residents and 560 additional employees (see Table 4), which would increase overall demand for groundwater supplies. Thus, impacts to groundwater supply and recharge potential are potentially significant and will be further analyzed in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

Potentially Significant Impact. According to the City of Long Beach Stormwater Master Plan, the entire Project area is located within Major Basin #22, which includes numerous subbasins. The majority of the Project's drainage areas discharge directly into Marine Stadium and the Los Cerritos Channel with a small drainage area discharging into the City of Long Beach open space behind the existing retail development area along PCH (Fuscoe 2014).

The Los Cerritos Channel and San Gabriel River run through the Project area into the Alamitos Bay and Pacific Ocean. While the proposed zoning designations would not involve alteration of the waterways' courses, new development in the areas proximate to the Los Cerritos Channel and San Gabriel River could potentially result in substantial erosion or siltation from grading and construction activities. Therefore, this topic will be evaluated in the EIR, and mitigation measures will be recommended as needed.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. See response to Section 3.9(c), above.

The proposed zoning designations would not alter the Los Cerritos Channel and San Gabriel River or any other water course. However, buildout of the Proposed Project would allow for increased intensity in the Project area, potentially increasing the amount of impervious surfaces and the rate of surface runoff into these waterways. This topic will be evaluated in the EIR, and mitigation will be identified as necessary.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. As noted above, Project development could increase the rate or amount of runoff in comparison to existing conditions. If increased, the additional runoff could exceed the capacity of existing or planned stormwater drainage systems in the Project area. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. See response to Section 3.9(a), above.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Potentially Significant Impact. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, portions of the Project area would be within the 100-year flood hazard zone (FEMA Flood Zone AE). These portions include Spinnaker Bay, Marina Pacifica, Bay Harbor, Del Lago, and a minor portion of land north of Los Cerritos Channel southwest of Belmont Shore Mobile Estates. Approximately 90 acres are potentially impacted by a 100-year event (less than 10 percent of the Project area) (Fuscoe 2014). The proposed land use plan would allow for housing in some of these areas. Thus, flood hazards are potentially significant and will be further analyzed in the EIR.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. See response to Section 3.9(g), above. Impacts are potentially significant and will be further analyzed in the EIR.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. According to the City's Natural Hazards Mitigation Plan, three flood control dams lie upstream from the City: the Sepulveda Basin, Hansen Basin, and Whittier Narrows Basin. The Sepulveda and Hansen basins are more than 30 miles upstream from where the Los Angeles River passes through the City, so flood waters resulting from dam failure from either basin would be expected to dissipate before reaching the City. Dam failure of the Whittier Narrows Basin, located in the Whittier Narrows of the San Gabriel Valley, would be contained within the channels of the Los Cerritos Channel and San Gabriel River and flow safely into the Alamitos Bay and Pacific Ocean (Long Beach 2004). Therefore, potential flooding impacts as a result of levee or dam failure are less than significant and will not be further discussed in the EIR.

j) Inundation by seiche, tsunami, or mudflow?

Potentially Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a

seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam or other artificial body of water. Certain areas within the City could be vulnerable to a seiche including Naples, the Port, and its many marinas (Long Beach 2004). The southern boundary of the Project area is located along the Long Beach Marine Stadium where there are a number of existing marinas. Thus, the Project area would be at risk of inundation from seiches in the Long Beach Marine Stadium and Alamitos Bay.

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. Tsunamis caused by underwater seismic activity are a risk for low-lying areas along the Long Beach coastline. The southern portion of the Specific Plan area is likely at risk of inundation by tsunamis. Potential impacts related to tsunamis will be further evaluated in the EIR.

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. Mudflow would not be a potential risk given the Project area's flat landscape. Therefore, this topic will not be evaluated in the EIR, and no mitigation measures are necessary.

3.10 LAND USE AND PLANNING

a) Physically divide an established community?

Less Than Significant Impact. The existing community character of the Project area consists of distinct neighborhoods, many of which are gated and separated from commercial centers. These areas are separate from the wetland and industrial uses in the eastern portion of the Project area. One of the main goals of the proposed Specific Plan is to identify opportunity areas for better urban design and placemaking to plan for a more cohesive sense of place in the Project area. Implementation of Proposed Project would help create a sense of place by creating a unifying mixed-use core and streetscape. Streetscape improvements would aid pedestrian and bicycle movement between parts of the area. Additionally, the Proposed Project would be developed within the confines of the Project area and would not introduce roadways or other infrastructure improvements that would bisect or transect the surrounding communities. The residential and commercial uses of the Proposed Project would also be compatible with and similar to the surrounding land uses. Therefore, the proposed land use plan would not physically divide established communities, but would rather have a beneficial impact of bringing together individual neighborhoods and creating gateways, landmarks, and destinations that strengthen the Project area's community character. Impacts are less than significant and will not be further discussed in the EIR.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. General plan, zoning code, and local coastal program amendments are proposed as part of the Project. The amendments would change the current land use designations of the Project area to reflect the proposed land use plan (see Figure 6, *Proposed Land Use Plan*).

The Project would require a zone change from Planned Development District 1, PD-1 to Southeast Area Specific Plan. The current land use designations of the Project area outlined in the 1977 PD-1 include Single Family District (LUD 1), Mixed Use District (LUD 7), Institutional/School District (LUD 10), and Open Space/Park District (LUD 11). Proposed land uses include Single Family Residential, Multi-Family Residential, Mobile Homes, Commercial- Neighborhood, Mixed Use Community Core, Mixed Use Marina, Industrial, Public, Open Space, Coastal Habitat/Wetlands/Recreation, Channel/Marina/Waterway, Right-of-Way (ROW), and Dedicated ROW.

In addition, a large portion of the Project area falls within the State's coastal zone, and thus, under the requirements of the California Coastal Act, guided by the City's Local Coastal Program (LCP). The Project proposes to update the LCP and LUP to include the entire Project area within the LCP. Separate from the CEQA process and per Section 30514 of the California Coastal Act, the Proposed Project requires certification by the California Coastal Commission.

Furthermore, the Proposed Project is considered a project of regionwide significance pursuant to the criteria outlined in SCAG's Intergovernmental Review Procedures Handbook (November 1995) and Section 15206 of the CEQA Guidelines, because it encompasses more than 500 residential units. Therefore, a consistency analysis with the applicable regional planning guidelines and strategies of the Southern California Association of Governments (e.g., 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy: Toward a Sustainable Future and Compass Growth Vision) is required. The EIR will address potential land use impacts, and mitigation measures will be recommended as needed.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See response to Section 3.4(f), above.

3.11 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The Project area does not contain any mineral resources of statewide or regional importance. The California Geological Survey (CGS) classifies the regional significance of mineral resources in accordance with the California Surface Mining and Reclamation Act of 1975. The State Geologist is responsible for classifying areas within California that are subject to urban expansion or other irreversible land uses. Furthermore, the State Geologist is also responsible for classifying mineral resource zones (MRZ) to record the presence or absence of significant mineral resources in the state based on CGS data.

Lands designated MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are "regionally significant." MRZ-1 are areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. MRZ-3 indicates areas of undetermined mineral resource significance. MRZ-4 indicates areas where available information is inadequate for assignment to any other MRZ zone.

The MRZ classification areas in Long Beach are shown in the CGS mineral resources map, "Generalized Mineral Land Classification Map of Los Angeles County – South Half" (CGS 1994). The Project area falls within the MRZ-3 zone. The closest MRZ-2 zone is in the Palos Verdes Peninsula approximately 13 miles west of the Project area.

Ongoing oil operations by Termo Company, Synergy Oil and Gas, and Signal Hill Petroleum currently occur and will continue in the wetland areas (LCWA 2015). Implementation of the Specific Plan would not change or impact ongoing oil operations, including oil extraction activities. Thus, development in accordance with the Proposed Project would not impact any areas of known mineral resources. This topic will not be evaluated in the EIR.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See response to Section 3.11(a), above.

There are no locally important mineral resource recovery sites designated in the City of Long Beach. Ongoing oil operations by Termo Company, Synergy Oil and Gas, and Signal Hill Petroleum currently occur and will continue in the wetland areas (LCWA 2015). Implementation of the Specific Plan would not change or impact ongoing oil operations, including oil extraction activities. Therefore, future development in accordance with the Specific Plan would not result in the loss of availability of a locally important mineral resource, and impacts relating to mineral resources recovery sites would be less than significant. No further evaluation in the EIR is necessary.

3.12 NOISE

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Future development of the proposed mix of uses accommodated by the proposed Specific Plan would have the potential to increase noise levels in the vicinity of the Project area due to an increase in vehicle trips that would be generated by the Project as well as from activities, such as outdoor use of proposed open space and recreation areas, and stationary sources, including mechanical systems. In addition, Project-related demolition and construction activities could generate substantial noise affecting existing residents within the Specific Plan boundary and in the surrounding areas. The EIR will address the potential noise impacts associated with construction and operation of the Proposed Project and will recommend mitigation measures as needed.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Groundborne vibration or noise would primarily be associated with construction activities of future development projects that would be accommodated by the proposed Specific Plan. These temporary increased levels of vibration could impact vibration-sensitive land uses in and

surrounding the Project area. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Future development projects that would be accommodated by the Proposed Project would result in new sources of noise in the Project area, primarily from vehicular traffic. The EIR will evaluate the potential for noise generated by the Proposed Project's land uses to substantially increase existing noise levels in the Project vicinity. Mitigation measures will be recommended as needed.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. See responses to Sections 3.12(a) and (b), above.

Demolition and construction activities that would be accommodated by the Proposed Project would result in a temporary increase in noise levels in the Project area and at adjacent land uses. These impacts will be addressed in the EIR, and mitigation measures will be recommended as needed.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Long Beach Municipal Airport is located at 4100 Donald Douglas Drive, approximately 2.5 miles northwest of the Project area. The Project area is not within the land use plan or the noise compatibility zones of the Federal Aviation Administration. Further, the City has adopted a Noise Ordinance which details noise limits related to maximum single-event noise exposure limits and cumulative noise limits, prohibited activities, compliance with noise budgets, violation enforcement, exemptions, and flight limits among other things (Chapter 16.43 of the City's Municipal Code). The Proposed Project would not expose residents or workers to excessive noise levels. Therefore, impacts related to airport noise would not occur, and no further analysis is required in the EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. See response to Section 3.12(e), above.

There are no private air strips adjacent to or within the vicinity of the Project area. Private heliports are located 2.5 miles from the Project area and would not expose residents to excessive noise levels.

3.13 POPULATION AND HOUSING

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. The Proposed Project would allow a net increase of approximately 5,619 residential units, 438,292 square feet of commercial/employment uses, and 50 hotel rooms over existing conditions, resulting in approximately 8,934 additional residents and approximately 560 additional workers in the City. Therefore, the Proposed Project would both directly and indirectly induce population growth, and significant impacts may occur. Impacts of the Proposed Project on population and housing in the City of Long Beach and surrounding region will be evaluated in the EIR. Mitigation measures will be identified as necessary.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Specific Plan changes land use designations and allows for development in the Project area. Although residential uses within the Project area may be redeveloped as part of the Proposed Project, existing homes would be allowed to remain onsite. Therefore, the Proposed Project would not lead to the displacement of a substantial number of existing housing or people. This topic will not be examined in the EIR, and no mitigation measures are necessary.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See response to Section 3.13(b), above.

3.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Potentially Significant Impact. Fire and emergency services are provided to the City of Long Beach by the Long Beach Fire Department. The closest fire stations to the Project area are Station No. 14 at 5200 East Eliot Street and Station No. 22 at 6340 Atherton Street. Development in accordance with the proposed Specific Plan would likely be served by these two fire stations. The Proposed Project would allow the development of a mix of uses, including residential, commercial, mixed use community core, industrial, and institutional uses. Therefore, demand for fire and emergency services could increase. The Long Beach Fire

Department will be consulted regarding existing resources available to serve the Proposed Project and whether implementation of the Project would result in an adverse impact on its existing resources. Impacts will be analyzed in the EIR, and mitigation measures will be provided as needed.

b) Police protection?

Potentially Significant Impact. The Long Beach Police Department provides police protection services to the City, including the Project area. The Proposed Project would allow the development of a mix of uses, including residential, commercial, office, and institutional uses. Therefore, the Proposed Project could result in an increase in calls for police protection services. The Long Beach Police Department will be consulted regarding existing police resources available to serve the Proposed Project and whether Project implementation would require additional police resources and facilities, including new or expanded police stations. Police protection impacts will be addressed in the EIR, and mitigation measures will be recommended as needed.

c) Schools?

Potentially Significant Impact. Long Beach Unified School District (LBUSD) provides school services to student residents residing in the Project area. The residential uses proposed by the Project would increase the number of students attending LBUSD schools. Schools serving the Project area include Kettering Elementary School, Lowell Elementary School, Rogers Middle School, and Wilson High School. LBUSD will be consulted regarding student generation rates, existing student enrollment, and capacities at the schools that would likely serve the Project's student population. Impacts on LBUSD's schools and resources will be evaluated in the EIR, and mitigation measures will be provided as needed.

d) Parks?

Potentially Significant Impact. Parks and recreational facilities in the City are maintained and operated by the City's Parks, Recreation, and Marine Department. The Proposed Project would allow for up to 5,619 additional housing units onsite, which in turn would lead to an increase in population, increased use of parks and recreational facilities in the surrounding community, and the need for additional parks and recreational facilities. Project impacts on park facilities and services will be addressed in the EIR, and mitigation measures will be recommended as needed.

e) Other public facilities?

Potentially Significant Impact. Library services are provided to the City by the Long Beach Public Library. Implementation of the Proposed Project could increase the population by up to 8,934 residents, which would increase the need for additional library resources. The Long Beach Public Library will be consulted regarding existing library resources or facilities available to serve the Proposed Project and whether Project implementation would require additional library resources and/or facilities, including new or expanded libraries. Project impacts on library services will be addressed in the EIR, and mitigation measures will be recommended as needed.

3.15 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. The Proposed Project would allow the development of 5,619 additional dwelling units and generate up to 8,934 additional residents. The increase in population could also increase demand on existing parks and recreational facilities in the Project area and its surrounding communities. Existing parks within the Project area include the Marina Vista Park and Will Rogers Mini Park at the west end of the Project area; the Jack Dunster Marine Biological Preserve and Jack Nichols Park near Bay Harbor along the Los Cerritos Channel; and Channel View Park, which hugs the west side of the Los Cerritos Channel from SR-22 to Loynes Drive. Expansion or additional development of parks and recreational facilities may be required to serve the larger population. Thus, Project impacts on park facilities and services will be addressed in the EIR, and mitigation measures will be recommended as needed.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Potentially Significant Impact. Buildout of the Proposed Project would result in an increase of 5,619 units and 438,292 square feet of nonresidential development, which would result in an increase of 8,934 residents and 560 workers in the City. Although the Proposed Project includes an Open Space/Recreation designation, it is likely that new residential development under the Proposed Project would require the construction of additional or expansion of existing park space and recreation facilities. Therefore, significant impacts may occur. The EIR will analyze the Proposed Project's compliance with the City of Long Beach's park acreage standards and whether it would require the expansion or construction of parks and recreational facilities. This topic will be analyzed in the EIR, and mitigation measures will be identified as necessary.

3.16 TRANSPORTATION/TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Potentially Significant Impact. The Proposed Project would result in an increase of approximately 5,619 dwelling units and 438,292 square feet of nonresidential development. These changes are expected to result in an increase and redistribution of vehicle trips, which may conflict with local plans, policies, or ordinances. A traffic analysis will be conducted to assess the future traffic conditions compared to existing conditions and future cumulative scenarios. This analysis will estimate the number of additional trips associated with the intensification, alteration, and redistribution of land uses, and analyze the impact of the Project to roadways and study-area intersections. Impacts related to compliance with plans and policies that establish measures of

effective performance of the circulation system would be potentially significant, and this issue will be discussed in more detail in the EIR.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The Congestion Management Plan (CMP) in effect for Los Angeles County was prepared by the Los Angeles County Metropolitan Transportation Authority as a result of Proposition 111. The CMP specifies that an impact analysis be performed if a Proposed Project would add 50 or more trips to any intersection monitoring location and/or 150 or more trips to any freeway monitoring location during the morning or evening weekday peak periods. The Proposed Project would lead to an increase in traffic that may impact CMP intersections in and surrounding the Project area. CMP intersections that may be affected include PCH/2nd Street, PCH/7th Street, 7th St/Redondo Ave, and PCH/Ximeno Ave. A traffic analysis impact will be prepared to analyze impacts to CMP roadways and intersections. Further analysis in the EIR will be provided.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The Long Beach Municipal Airport is located approximately 2.5 miles northwest of the Project area. The Project area is not within the airport's land use plan and would not cause a change in the directional patterns of aircrafts flying to and from Long Beach Municipal Airport. Thus, no impact would occur, and this issue will not be discussed in the EIR.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Proposed Project does not propose major changes to the City's circulation system, such as redesign or closure of streets. Enhanced street sections would be proposed in the Specific Plan to ensure compatibility with multimodal users and reduce potential hazards from existing roadways. Also, the Project would not introduce new incompatible uses (e.g., farm equipment or trucking facilities) into the City's circulation system. Site access at each individual development will be analyzed in detail at the project level. Therefore, impacts relating to hazards due to a design feature would be less than significant. This topic will not be further evaluated in the EIR.

e) Result in inadequate emergency access?

Less Than Significant Impact. The proposed land use plan would not result in substantial changes to the Project area's circulation patterns, and would not change the circulation system of emergency access routes.

Future development projects under the Proposed Project would be required to incorporate all applicable design and safety requirements from the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards of the City and Long Beach Fire Department, such as those outlined in Chapter 18.48 (Fire Code) of the City's Municipal Code, which incorporates by reference the 2013

California Fire Code. The City and Long Beach Fire Department would be responsible for reviewing project compliance with related codes and standards prior to issuance of building permits.

Additionally, during the building plan check and development review process, the City would coordinate with the Long Beach Fire and Police departments to ensure that the necessary fire prevention and emergency response features are incorporated into the Proposed Project, and that adequate circulation and access (e.g., adequate turning radii for fire trucks) is provided in the traffic and circulation components of the Proposed Project. Thus, impacts are less than significant and will not be further analyzed in the EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. Future development in accordance with the Proposed Project would increase traffic in the Project area. Increased traffic may affect existing public transit facilities in the Project area, including bus, pedestrian, and bicycle facilities, by decreasing the safety of these facilities or by increasing their use. Impacts to public transit policies, plans, or programs for public transit facilities are potentially significant. Therefore, the EIR will consider the policies and programs of the Proposed Project and evaluate their consistency with the City's adopted alternative transportation plans and programs.

3.17 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The Los Angeles Regional Water Quality Control Board (LARWQCB) regulates wastewater treatment requirements in the City of Long Beach. Wastewater generated from the proposed land uses under the Specific Plan would be treated by the Sanitation Districts of Los Angeles County (LACSD). LACSD treats the City's wastewater at the Joint Water Pollution Control Plant (JWPCP) and the Long Beach Water Reclamation Plant. Individual projects developed pursuant to the Proposed Project would be subject to an LACSD fee to connect to the City's existing sewer system and would be required to comply with LARWQCB requirements governing discharges to municipal storm drainage systems. The EIR will evaluate the increase in wastewater generated by buildout and its effect on the LARWQCB requirements.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The City of Long Beach Water Department provides sewer services to the Project area. The sewer system that serves the Project area includes a variety of pipe sizes ranging from 2 to 27 inches and numerous sewer force mains. There are approximately 103,345 linear feet (lf) of pipes 8 inches or less; 14,400 lf of pipe ranging from 10 to 12 inches; and 15,925 lf of pipe 15 inches or greater. The primary sewer systems for the Project area includes two sewer systems, one draining northerly along PCH (15 to 18-inch vitrified clay pipe [VCP]) and one draining westerly along Colorado Street (18 to 21-inch VCP).

There are no major sewer deficiencies or capacity issues within the existing Project area sewer network and no significant capital improvement projects are identified in the Project area (Fuscoe 2014).

The water system serving the Project area includes a variety of pipe sizes ranging from 2 to 30 inches. There is approximately 30,700 lf of pipe 6 inches or less; 50,755 lf of pipe ranging from 8 to 10 inches; and 54,470 lf of pipe ranging from 12 to 30 inches. The primary water system for the Project area includes a 30-inch line running along the northerly border of the Project area (7th Street), a 20-inch line along the eastern portion of the area (Studebaker Road) and a 20-inch line along the southern portion (2nd Street). There are no major water system deficiencies within the Project area and water supply and fire flow protection is sufficient. No significant capital improvement projects related to the water system are identified within the Project area (Fuscoe 2014).

Buildout of the proposed Specific Plan would allow for up to 5,619 additional units, 438,292 additional square feet of nonresidential development, and 50 additional hotel rooms compared to existing conditions. This would increase water supply demand and wastewater generation within the City. Specifically, the sewer system capacity in PCH and Colorado Street would be a critical component of any future land use decisions as the majority of the Project area is tributary to the sewer lines in PCH and Colorado Street. Future intensification, as proposed by the Project, would be analyzed against the available capacity within the existing lines to determine the ability to accommodate potential sewer increases in the future (Fuscoe 2014). The City and LACSD will also be consulted to estimate the level and type of demand associated with the Proposed Project, to determine the type and significance of impacts to existing and planned levels of service, and to develop measures to address any potential significant impacts. Further evaluation in the EIR is necessary to determine the impact on water and wastewater facilities. Mitigation measures will be recommended as needed.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The Project area is in an urbanized area of Long Beach that is mostly built out. The Project area includes a wide range of storm drain pipe sizes ranging from the less than 18 inches to 14 feet. There are approximately 24,5000 linear feet (lf) of 18-inch pipes or less; 276,600 lf of pipe ranging from 21 inches to 36 inches; 6,100 lf of pipe ranging from 39 inches to 60 inches; and 6,680 lf of pipe greater than 64 inches. Based on review of available information, no major storm drain improvements or capital improvement projects are planned within the Project area. Additionally, there are no major storm drain systems deficiencies within the Project area based on feedback from City staff (Fuscoe 2014).

However, Project implementation could include the development of additional onsite stormwater drainage facilities, such as new storm drains, catch basins, and retention facilities. Additionally, Project development could require the construction or expansion of existing offsite drainage facilities. Thus, Project impacts on stormwater drainage facilities will be addressed in the EIR, and mitigation measures will be recommended as needed.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. Water supply to the Project area is provided by the City of Long Beach Water Department, which is supplied by three main sources: groundwater, imported water, and reclaimed water. Project implementation would allow increased residential and nonresidential development, which would increase the amount of water needed to serve the proposed land uses. Therefore, the City will be consulted to estimate the level and type of demand associated with the proposed land uses, to determine existing and planned facilities and levels of service, to evaluate the significance of impacts to existing and planned levels of service, and to develop measures to avoid or reduce any potentially significant impacts. Additionally, a water supply assessment will be prepared for the proposed Specific Plan and the findings included in the EIR. This issue will be discussed in the EIR, and mitigation measures will be recommended as needed.

e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. See responses to Sections 3.17(a) and (b), above.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. Solid waste generated in the City of Long Beach in 2014 was served by several different landfills in the Southern California region; however, the majority of waste was taken to the Frank R. Bowerman Sanitary Landfill in Irvine, the Olinda Alpha Sanitary Landfill in Brea, and the Sunshine Canyon City/County Landfill in Sylmar (CalRecycle 2015). Construction and operation of new development under the Proposed Project would generate substantial amounts of solid waste and may adversely affect existing landfill capacities. Therefore, existing and planned landfill capacity and estimated solid waste generation resulting from development in accordance with the Proposed Project will be discussed in the EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The following federal and state laws and regulations govern solid waste disposal. The EPA administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, Assembly Bill 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects. The Proposed Project would be required to comply with all applicable laws and regulations governing solid waste, including those listed above.

Additionally, the Proposed Project would not affect Long Beach's ability to continue to meet the required AB 939 waste diversion requirements. For example, individual development projects that would be permitted under the Proposed Project would be required to adhere to the provisions outlined in Chapter 18.67 (Construction and Demolition Recycling Program) of the City's Municipal Code. The chapter requires applicable projects to prepare and implement a waste management plan that includes the estimated volume or weight of waste generated, maximum volume that can be diverted via reuse or recycle, facility where the waste would be collected and received, and estimated volume or weight that would be landfilled. Additionally, individual development projects would be required to comply with the provisions of the 2010 Green Building Standards Code, which outlines requirements for construction waste reduction, material selection, and natural resource conservation. Therefore, no significant impacts regarding solid waste would occur, and no further analysis is required in the EIR.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. The Project area is in a highly urbanized area of the City that is already developed with residential, commercial, industrial, and open space uses. As stated in responses to Sections 3.4(a) and (b), the Project area contains sensitive natural resources, including plant or animal species, particularly in the Los Cerritos Wetlands and in habitats along the San Gabriel River and Los Cerritos Channel. While implementation of the Project is not expected to reduce the habitat of fish and wildlife species or cause a fish or wildlife population to drop below self-sustaining levels, future development may adversely affect existing plant or animal communities and restrict the range of endangered plants or animals in the Project area. Historical, archeological, and tribal cultural resources may also be located within the Project area and impacted by Project implementation. Impacts to biological and cultural resources will be evaluated in the EIR.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Potentially Significant Impact. Potentially significant impacts are identified in this Initial Study related to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. While impacts to geology and soils are site specific and generally do not contribute to cumulative impacts, cumulative impacts to the other resources for which potentially significant impacts are identified in this Initial Study will be addressed in the EIR. Mitigation measures will be recommended as needed.

3. Environmental Analysis

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. All of the potentially significant impacts that could substantially affect human beings, directly or indirectly, are identified in this Initial Study. These include the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Impacts in each of these areas will be discussed in the appropriate topical section of the EIR.

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