Attachment I

4800 Long Beach Boulevard Project

Final Initial Study – Mitigated Negative Declaration

prepared by

City of Long Beach
411 West Ocean Boulevard, 3rd Floor
Long Beach, California 90802
Contact: Anita Juhola-Garcia, Planner

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

June 2020

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

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1 Introduction

This Final Initial Study – Mitigated Negative Declaration (IS-MND) has been prepared by Rincon Consultants, Inc. for the City of Long Beach (City) for the 4800 Long Beach Boulevard Project (project). This Final IS-MND has been prepared in conformance with the California Environmental Quality Act of 1970 (CEQA) statues (Cal. Public Resources Code, Section 21000 et. seq., as amended) and implementing guidelines (Cal. Code Regulations, Title14, Section 15000 et. seq.).

Before approving a project, CEQA requires the lead agency to prepare and certify a Final IS-MND. The City has the principal responsibility for approval of the proposed Project and is therefore considered the lead agency under CEQA Section 21067.

The Draft IS-MND was circulated for a 30-day public review period that began on May 22, 2020 and ended on June 9, 2020.

Format of the Final IS-MND

The Final IS-MND consists of the following four chapters:

- **Introduction.** This chapter summarizes the contents of the Final IS-MND, the environmental review process, and provides a summary of the Project characteristics.
- **Response to Comments.** During the public review period for the Draft IS-MND, written comment letters were received by the City. This chapter contains the comment letters for the Draft IS-MND, a summary of the oral testimony, and the City's responses to the comments.
- **Errata.** Two of the comment letters that are addressed in the Response to Comments resulted in minor revisions to the information contained in the May 2020 Draft IS-MND. These revisions are shown in strikeout and underline text in this chapter.
- **Mitigation Monitoring and Reporting Program.** This section of the Final IS-MND provides the Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project. The MMRP is presented in table format and identifies mitigation measures for the proposed Project, the implementation period for each measure, the monitoring period for each measure, and the enforcing agency. The MMRP also provides a section for recordation of mitigation reporting.

Summary of the Project

The following is a summary of the full project description, which can be found in Section 9, *Description of Project,* of the Draft IS-MND.

The 4800 Long Beach Boulevard Project involves development of 18, three-story townhomes that would be a maximum height of 38 feet. Nine of the proposed units would consist of 1,411 square feet (sf) and nine would be 1,747 sf. The site would include two buildings with eight townhomes each and one building with two townhomes. Pursuant to the Long Beach Municipal Code (LBMC), the allowable density on site is 44 homes per acre. The total site area is 48,003 sf (1.102 acres) and the net site area is 42,558 sf (0.977 acres). The density of the proposed project would be 18.24 homes per acre.

The proposed project would require and provide 41 parking spaces, including 36 residential spaces (two spaces per home) and five guest spaces (0.25 spaces per home). The proposed project requires

2,700 sf of open space, including 1,350 sf of common space (75 sf per home) and 1,350 sf of private space (75 sf per home). The proposed project would provide 10,880 sf of open space, including 6,856 sf of common open space and 4,024 sf of private open space. The proposed project would exceed Title 24 standards by 19 percent and would incorporate a number of green building features, including the following:

- 75 percent of landscaping comprised of drought tolerant plants
- 1-1.5-inch foam insulation on hot water pipes
- Low-flow plumbing fixtures
- Rooftop solar panels (net zero energy townhomes)
- EnergyStar appliances
- High-efficiency lighting

Table 1 details of the proposed residences of the project.

Table 1 Project Details

Lot Area (sf)	48,003
Height	3 stories (38 feet)
Density	18.24 homes per acre
Floor Plan 1 (3 bedrooms, 3 bathrooms)	1,411 sf per unit
Floor Plan 2 (3 bedrooms, 3 bathrooms + den)	1,747 sf per unit
Residential Parking Spaces	36
Guest Parking Spaces	5
Private Open Space (sf)	4,024
Common Open Space (sf)	6,856
Setbacks	
Front Yard (ft)	15
Street Side Yard (ft)	15
Interior Side Yard (ft)	10
Rear Yard (ft)	20-foot setback for two-story buildings/ 30-foot for three-story buildings
Zone Change	
Proposed R-4-N zone designation ("Project Site")	APNs 7133-010-900, -901, -902, - 903, and -904
Proposed R-3-T zone designation ("Adjacent Lots 1 and 2")	APNs 7133-010-003 and -004

sf = square feet; ft = feet

Zone Change

The project site is currently zoned CCA (Community Commercial Automobile-Oriented) and has a Land Use Designation of NSC-L (Neighborhood Serving Center or Corridor Low Density). The CCA zone permits retail and service uses. Multi-family residential uses are not permitted in the CCA zone. The NSC-L General Plan land use designation encourages development of mixed-use smaller scale retail and low-density apartment and condominium buildings. The NSC-L designation allows up to three stories in height and residential densities of up to 44 dwelling units per acre (du/acre) depending on lot size. As such, the proposed project would be consistent with the General Plan

designation but would not be consistent with the current zoning designation. Project entitlements include a Zone Change to R-4-N (Medium-density Multiple Residential) to allow for the development of the proposed townhomes. The R-4-N zone allows for a high density, multifamily residential district. It is intended to meet the demand of a broad segment of the population which provides a diversity of housing choices.

The project also includes the rezoning of the two parcels located immediately to the east of the project site. Currently, the two parcels are zoned CCA and have a Land Use Designation of NSC-L (Neighborhood Serving Center or Corridor Low Density. As discussed above, the CCA zone does not allow for residential uses. The two parcels would be rezoned to the R-3-T (Multi-family Residential, Townhouse) designation. The proposed R-3-T zone designation allows for the development of multi-family residential uses. Pursuant to Section 21.31 of the LBMC, the allowable density under the R-3-T for both parcels would be one unit per lot, as both lots are less than 3,200 sf. Additionally the height limit for the R-3-T would be 28 feet (two stories), which is the same as what is currently allowed under the CCA Zone. Given that the two parcels are currently occupied by single-family residences and that under the R-3-T zoning designation the maximum density allowed is one residential unit per lot, the rezone of the two properties would not facilitate development at a greater density than what is currently existing. Additionally, the proposed R-3-T zone designation would not facilitate development at a greater height than what is currently allowed under the CCA zone designation (28 feet, two stories). No new development or physical or operational changes to the existing buildings are proposed on these two parcels. Table 2 shows the development standards associated with the applicable zoning designations.

Table 2 Zoning Development Standards

Standard	CCA	R-4-N	R-3-T
Allowable Uses	Retail and commercial	High density, multi-family residential	Multi-family residential
Density	Residential uses not allowed	1 unit per 975 sf for lot areas of 22,501 sf or more[1]	1 unit per lot for lots of 0 – 3,200 sf[2]
Maximum Building Height	28 ft (two stories)	38 ft (three stories)	28 ft (two stories)

sf = square feet

[1] Pursuant to Section 21.31 of the LBMC, the allowable density under the R-4-N zone for the project site would be 44 homes as the total net site area is 42,558 sf.

[2] Pursuant to Section 21.31 of the LBMC, the allowable density under the R-3-T zone for APNs 7133-010-003 and 004 would be one unit per lot, as both lots are less than 3,200 sf.

Source: City of Long Beach Municipal Code Chapter 21 Zoning

Construction and Grading

Construction of the proposed project is anticipated to occur over an approximately 17-month period that would begin in July 2020 and end in December 2021. Construction phasing would include site preparation, grading, building construction, asphalt paving and architectural coating. The graded soil would be utilized onsite for construction of the building pads and foundations. No new development or construction is proposed on adjacent Lots 1 and 2.

Access

Access to the project site would be provided via 49th Street, which would lead to an internal driveway that would provide access to the individual garages and surface parking. Access to the

existing single-family residences on adjacent Lots 1 and 2 is provided from private driveways via 49th street; no changes to these driveways are proposed under the zone change.

2 Responses to Comments on the IS-MND

This section includes comments received during the circulation of the Draft Initial Study-Mitigated Negative Declaration (IS-MND) prepared for the 4800 Long Beach Boulevard Project (project).

The Draft IS-MND was recirculated for a 30-day public review period that began on May 11, 2020 and ended on June 9, 2020. The City of Long Beach received six comment letters on the Draft IS-MND. The commenters and the page number on which each commenter's letter appear are listed below.

Letter No. and Commenter		Page No.
Agencies (A)		
A-1	Miya Edmonson, IGR/CEQA Branch Chief, California Department of Transportation District 7 (June 8, 2020)	2-2
A-2	Adriana Raza, Customer Service Specialist, Los Angeles County Sanitation Districts (June 9, 2020)	2-8
Organizations (O)		
O-1	Gabrieleno Band of Mission Indians/Kizh Nation (June 8, 2020)	2-12
Individuals (I)		
I-1	Cholena Humphrey	2-15
I-2	Martin Bell	2-18
I-3	Abbe Wool	2-20

The comment letters have been numbered sequentially and each issue raised by the commenter has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response A-1.1, for example, indicates that the response is for the first issue raised in comment Letter A-1).

Any changes made to the text of the Draft IS-MND revising information, data, or intent, other than minor typographical corrections or minor working changes, are noted in the Final IS-MND as changes from the Draft IS-MND. Where a comment results in a change to the Draft IS-MND text, a notation is made in the response indicating that the text is revised. Changes in text are signified by strikeouts (~~strikeouts~~) where text is removed and by underlined font (<u>underlined font</u>) where text is added.

Letter A-1

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-0067
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

June 8, 2020

Anita Juhola-Garcia, Planner
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

RE: 4800 Long Beach Boulevard Project – Mitigated Negative Declaration (MND)
SCH# 2020050229
GTS# 07-LA-2020-03255
Vic. LA-710 PM 10.832

Dear Anita Juhola-Garcia,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project involves development of 18, three-story townhomes that would be a maximum height of 38 feet. The project site is located at 4800 Long Beach Boulevard and encompasses 1.1 acres. The project site would include two buildings with eight townhomes each and one building with two townhomes. The proposed project would provide 41 parking spaces, including 36 residential spaces (two spaces per home) and five guest spaces (0.25 spaces per home). The proposed project would provide 10,880 sf of open space, including 6,856 sf of common open space and 4,024 sf of private open space. Project entitlements include a Site Plan Review, Vesting Tentative Tract Map, and Zone Changes. A-1.1

The nearest State facility to the proposed project site is I-710. After reviewing the MND, Caltrans has the following comments:

The MND states that significant transportation impacts are partially mitigated due to high potential use of the Del Amo light rail station. While this high-quality transit station is located only 1.2 miles from this residential development, popular mapping software estimates that it takes 1 hour and 43 minutes to make the trip via walking. People walking are routed down to Wardlow Road to cross the I-710 due to the lack of connectivity along Del Amo Blvd. The Lead Agency should strive to implement improvements that create a safe, convenient and viable route between the development and the station that the residents will be relying upon. Caltrans is available to discuss and plan the reallocation of space along Del Amo Blvd with the City of Long Beach so that current and future residents can conveniently walk or bike to this important regional public transit station. A-1.2

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Anita Juhola-Garcia
June 8, 2020
Page 2

Additional considerations:

- Tree type shall be canopy shade trees, not small fruiting or decorative trees, thus providing a greater benefit to pedestrians and bicyclists. A-1.3

- Exit/Entry Driveway shall be designed geometrically to ensure adequate sightlines to approaching bicycles and pedestrians. There are to be no walls or other obstacles blocking a clear sight-distance. A-1.4

- Convenient and secure Bicycle Parking shall be provided for residents and visitors. Provide at least 2 bike parking spaces per unit. Provide additional spaces for cargo bikes. **Reference CALGreen's bike parking requirements for additional guidance:**

  5.106.4.1.1 Short-term bicycle parking: If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for **5 percent of new visitor motorized vehicle parking spaces** being added, with a **minimum of one two-bike capacity rack**. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces. A-1.5

  5.106.4.1.2 Long-term bicycle parking. For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for **5 percent of the tenant vehicular parking spaces** being added, with a **minimum of one space**. Acceptable parking facilities shall be convenient from the street and shall meet **one** of the following:
  - Covered, lockable enclosures with permanently anchored racks for bicycles;
  - Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers.

- Install pedestrian-level lighting on transit stops/shelters on Long Beach Blvd in vicinity of the project. Improve bus shelters that are in poor condition. A-1.6

- Consider the addition of a high visibility continental crossing with HAWK signal at the intersection 49th Street & Long Beach Blvd. A-1.7

- Upgrade crosswalks to high visibility continental at the intersection of Del Amo Blvd. & Long Beach Blvd. and Arbor St. & Long Beach Blvd. A-1.8

- With regards to parking, Caltrans supports reducing the amount of parking whenever possible. Research on parking suggests that abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's A-1.9

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Anita Juhola-Garcia
June 8, 2020
Page 3

ability to encourage public transit and active modes of transportation. For any project to better promote public transit and reduce vehicle miles traveled, we recommend the implementation of Transportation Demand Management (TDM) strategies as an alternative to building unnecessary parking. A-1.9 Cont.

Please note that the transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will also need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods. A-1.10

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2020-03255. A-1.11

Sincerely,

Miya Edmonson

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Letter A-1

COMMENTER: Miya Edmonson, IGR/CEQA Branch Chief, California Department of Transportation (Caltrans) District 7

DATE: June 8, 2020

Response A-1.1

Caltrans restates the project description for the project.

This comment is noted and individual responses to Caltrans comments are provided below.

Response A-1.2

Caltrans recommends that street improvements be made to address the lack of connectivity along Del Amo Boulevard and to create a safe, convenient and viable route between the project site and the Metro Blue Line's Del Amo light rail station.

As discussed in Section 8, *Greenhouse Gas Emissions,* SCAG's RTP/SCS transit initiatives encourage accessibility to alternative modes of transportation such as public transit, bicycling, and walking, which the project would help accommodate due to the proximity to transit options. However, the request for street improvements to be included is beyond the scope of this project and this comment raises no environmental issues specific to the proposed project pursuant to CEQA, but will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

Response A-1.3

Caltrans recommends that the project uses canopy shade trees as an alternative to small fruiting and decorative trees to provide a greater benefit to pedestrians and bicyclists.

The project's landscape plans currently utilize six different types of trees as well as a variety of shrubs and groundcover. As shown in Figure 8 (Landscape Plan), the proposed street trees and trees that would line the front yards along Long Beach Boulevard would provide shade. However, this comment does not pertain to the adequacy of the Draft IS-MND.

Response A-1.4

Caltrans states that the exit/entry driveway should be designed to ensure adequate sightlines and avoid walls or other obstacles blocking a clear sight-distance.

Section 17, *Transportation*, of the Draft IS-MND states that during operation of the project, the project includes an individual access driveway leading to an internal driveway located off 49th Street. As shown in Figure 5 (Project Site Plan) and Figure 8 (Landscape Plan), there are no buildings or landscaping near or along the driveway, which provides adequate sightlines to the traffic on 49th Street. As such, the proposed project would not result in inadequate emergency access or introduce any design features or incompatible uses, such as sharp curves or dangerous intersections, that would substantially increase hazards.

Response A-1.5

Caltrans states that the City consider providing convenient and secure bicycle parking and additional spaces for cargo bikes consistent with CALGreen's requirements for short- and long-term bicycle parking.

CalGreen's bicycle parking requirements are not mandatory for residential developments. Nonetheless, the project site is located near transit options and each unit includes garages where bicycles can be stored. As such, alternative means of transportation would be available for access to and from the project site.

Response A-1.6

Caltrans asks the City to consider installing pedestrian-level lighting on transit stops/shelters on Long Beach Boulevard.

The request for lighting to be included on transit stops is beyond the scope of this project and this comment raises no environmental issues specific to the proposed project pursuant to CEQA, but will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

Response A-1.7

Caltrans recommends that the City consider adding a high visibility continental crossing with HAWK signal at the intersection of 49th Street and Long Beach Boulevard.

Caltrans' suggestion is noted. However, this request is beyond the scope of this project and this comment does not pertain to the adequacy of the Draft IS-MND. In addition, as discussed in Section 17, *Transportation*, of the Draft IS-MND, the addition of 100 daily trips generated by the proposed project would represent an increase of 0.4 percent above existing daily trip conditions. Such an increase would not affect service levels in a manner that would conflict with City plans or policies related to transportation system performance. Therefore, potential impacts would be less than significant and no mitigation measures pertaining to the local transportation system are necessary.

Response A-1.8

Caltrans recommends that the City consider upgrading crosswalks to high visibility at the intersection of Del Amo Boulevard and Long Beach Boulevard, and Arbor Street and Long Beach Boulevard.

Caltrans' suggestion is noted. However, this request is beyond the scope of this project and this comment raises no environmental issues specific to the proposed project pursuant to CEQA, but will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

Response A-1.9

Caltrans supports reducing parking whenever possible to encourage public transit and active modes of transportation. Additionally, Caltrans recommends the implementation of Transportation Demand Management (TDM) Strategies as an alternative to parking.

As required by the Long Beach Municipal Code, the project would consist of 41 parking spaces, which include 36 residential parking spaces and 5 guest parking spaces. However, potential impacts associated with parking availability is not an environmental issue and alternative strategies for

parking is not a required analysis under CEQA. Therefore, this comment does not pertain to the adequacy of the Draft IS-MND.

Response A-1.10

Caltrans states that any transportation of heavy construction equipment would need a Caltrans transportation permit.

In the event that oversized vehicles utilize State highways during project construction, the project applicant would comply with this requirement. The applicant would obtain Caltrans permits as required.

Response A-1.11

The commenter provides Caltrans contact information for any questions.

This information is noted.

Letter A-2

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LOS ANGELES COUNTY SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

June 9, 2020

Ref. DOC 5720870

Ms. Anita Juhola-Garcia, Planner
Development Services Department
City of Long Beach
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Dear Ms. Juhola-Garcia:

NOI Response for 4800 Long Beach Boulevard Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on May 11, 2020. The proposed project is located within the jurisdictional boundary of District No. 3. We offer the following comments regarding sewerage service: A-2.1

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Market Street Trunk Sewer, located in Silva Street just north of Del Amo Boulevard. The Districts' 25.56-inch diameter lined trunk sewer has a capacity of 5 million gallons per day (mgd) and conveyed a peak flow of 2.1 mgd when last measured in 2017. A-2.2

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 261.1 mgd. A-2.3

3. The expected average wastewater flow from the project site, described in the notice as 18 townhomes, is 3,510 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link. A-2.4

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727. A-2.5

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the A-2.6

DOC 5754106.D03

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Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities. A-2.6 cont.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org. A-2.7

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC 5754106.D03

Letter A-2

COMMENTER: Adriana Raza, Customer Service Specialist, Los Angeles County Sanitation Districts (Districts)

DATE: June 9, 2020

Response A-2.1

The commenter states that the proposed project is located within the jurisdictional boundary of District No.3.

This comment is noted and individual responses to comments made by the Districts are provided below.

Response A-2.2

The commenter states that wastewater generated from the project would discharge to a local sewer line not maintained by the Districts for conveyance to the Market Street Trunk Sewer. The comment also specifies the capacity and peak flow of the Districts' maintained sewer.

The comment is noted. See Response A-2.4, below, which includes the potential impacts to the Districts' Market Street Trunk Sewer.

Response A-2.3

The commenter states that wastewater generated by the proposed project would be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson and has a daily capacity of 400 million gallons per day (MGD).

In Section 19, *Utilities and Services Systems*, the remaining daily capacity was reported to be 140 MGD of wastewater at the JWPCP. See Response A-2.4, below, which includes the revised amount of 400 MGD, as stated in this comment.

Response A-2.4

The commenter states that the project is expected to generate 3,510 gallons of wastewater per day.

According to CalEEMod estimates, the project would create 2,026 gallons per day or 0.002 MGD. In response to this comment, page 98 of the Draft IS-MND is revised as follows:

> The proposed project would create demand for an estimated ~~0.74~~ 1.28 million gallons of water per year according to ~~CalEEMod estimates (see Appendix A)~~ estimates from the Los Angeles County Sanitation Districts (Districts). Assuming that 100 percent of this water use would be treated as wastewater, ~~0.74~~ 1.28 million gallons per year (~~2,026~~ 3,510 gallons per day or ~~0.003~~ 0.004 MGD) represents less than 0.001 percent of the remaining daily capacity of ~~140~~ 400 MGD of wastewater at the JWPCP. In addition, the conveyance of wastewater to the JWPCP would occur through the Districts' Market Street Trunk Sewer which has a daily capacity of 5 MGD. The project would represent 0.07 percent of this daily capacity which would be an incremental increase that would not result in a significant impact.

These corrections do not alter the conclusions of the IS-MND that potential impacts associated with wastewater would occur such that new or expanded wastewater treatment facilities would be required.

Response A-2.5

The commenter discusses the District's ability to charge connection fees to the District's Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. The District notes that payment of a connection fee will be required before a permit to connect to the sewer is issued for the proposed project.

The project applicant would be required to pay a sewer connection fee to the Districts prior to the issuance of a sewer connection permit which would offset any project impacts to the sewer system. The project applicant will comply with this requirement; however, this comment does not that pertain to the adequacy of the Draft IS-MND.

Response A-2.6

The commenter states that this letter does not constitute a guarantee of wastewater service, and serves the purpose of advising the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the current existing capacity and any proposed expansion of the Districts' facilities.

This comment is noted; however, this comment does not pertain to the adequacy of the Draft IS-MND and raises no environmental issues specific to the proposed project.

Response A-2.7

The commenter provides the Districts' contact information for any questions.

This information is noted.

Letter O-1

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Notice of Intent to Adopt An Initial Study/ Mitigated Negative Declaration

City of Long Beach

4800 Long Beach Boulevard, Long Beach, California

June 8, 2020

Project Name: 4800 Long Beach Boulevard Project

O-1

Dear Anita Juhola-Garcia,

We have received your Notice of Intent to adopt a Negative Declaration for the 4800 Long Beach Boulevard Project in the City of Long Beach. Our Tribal Government is requesting the retention of a Native American Tribal Consultant to monitor all ground disturbance conducted for this project.

Sincerely,
Gabrieleno Band of Mission Indians/Kizh Nation
(1844) 390-0787 Office

Andrew Salas, Chairman
Nadine Salas, Vice-Chairman
Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I
Martha Gonzalez Lemos, treasurer II
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians@yahoo.com gabrielenoindians@yahoo.com

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

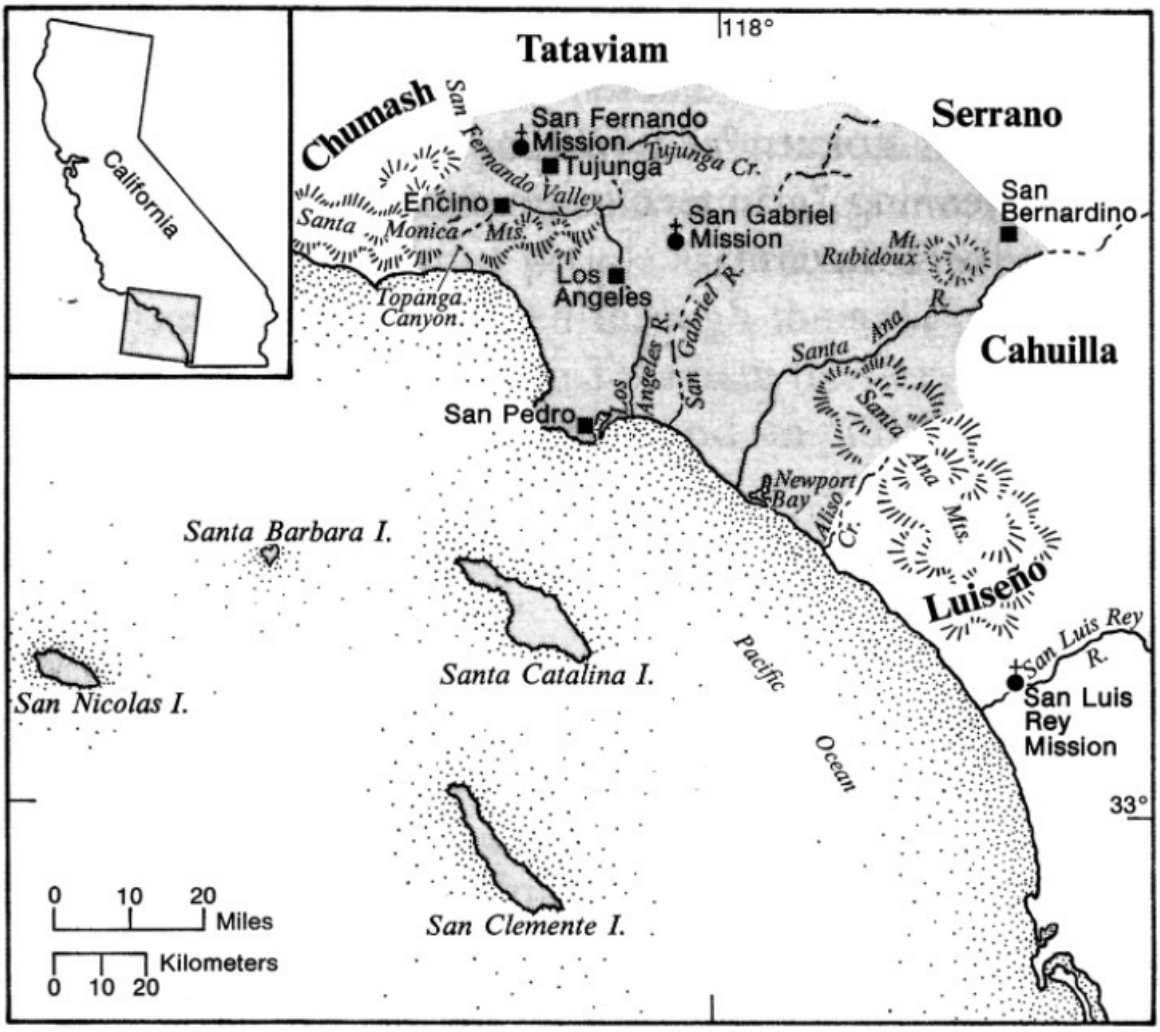

Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California,* Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Letter O-1

COMMENTER: Gabrieleno Band of Mission Indians/Kizh Nation

DATE: June 8, 2020

Response O-1.1

The commenter requests retention of a Native American Tribal Consultant to monitor all ground disturbances for this project and provides a map of the Gabrielino territory that includes the project area.

As shown in the above map, the project is located in the tribal territory of the Gabrieleno Band of Mission Indians/Kizh nation. Although it is not anticipated that intact tribal cultural resources are present in the project site, there is the potential for the recovery of buried cultural materials during project construction activities associated with the proposed townhomes. Mitigation Measure CR-1 under Section 5, *Cultural Resources*, of the IS-MND would address the potentially significant impacts relating to the unanticipated discovery of archeological or paleontological resources and human remains during project development. Nonetheless, Mitigation Measure CR-1 has been revised as follows to address this comment.

CR-1 Unanticipated Discovery of Archaeological Resources and Monitoring for Tribal Cultural Resources

If evidence of subsurface archaeological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archeologist shall collect the resource and prepare a technical report describing the results of the investigation. The test-level report shall evaluate the site including discussion of significance (depth, nature, condition and extent of the resources), final mitigation recommendations, and cost estimates.

The project applicant shall also be required to retain and compensate for the services of a Tribal Monitor/consultant who is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. The Native American monitor shall be on-site to monitor all project-related, ground-disturbing construction activities (i.e. boring, grading, excavation, potholing, trenching, etc.). Ground disturbing activities are defined as activities that may include, but are not limited to, pavement removal, pot-holing, or auguring, grubbing, tree removals, boring, grading, excavation, drilling and trenching within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs, soil and provide descriptions of the day's activities, including construction activities, locations, soils, and any cultural materials identified. The on-site monitoring shall end when the grading and excavation activities are complete, or when the Tribal representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Letter I-1

From: Cholena Hwmphrey <cholena.1981@hotmail.com>
Sent: Thursday, May 21, 2020 11:55 AM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject: Re: Construction of New Housing

-EXTERNAL-

My new idea is this, I just went to Home Depot and saw that people love to build their own homes. You should sell property where people can build their own homes and I'm sure you will make some money on the sale of the property that is designated for home ownership and building. You could sell with a blank building permit and the person could design their own home. That way our town will have some creativity! People love to build their own homes. I-1.1

Have a good day!

Cholena Humphrey
Long Beach City College Student and Resident

De: Cholena Hwmphrey
Enviado: miércoles, 20 de mayo de 2020 08:31 p. m.
Para: anita.juhola-garcia@longbeach.gov <anita.juhola-garcia@longbeach.gov>
Asunto: Construction of New Housing

I think this project is a good idea. I feel that the layouts are too big and that rent will be higher than the average person can pay in Long Beach according to our wages here. Housing is always necessary it's just that this type of housing project will not affect the population that needs it most, the low income population. If you were to build for low income you would not have to make HUD houses, you could create a huge hotel like place where you just rent rooms. This would be similar to the YMCA where you used to be able to rent a room and then several people could share a bathroom on one hallway and there was a door man that made sure everyone was either working by presenting their work schedule or home at night before a certain curfew. Kids should be allowed to live with their mothers and fathers there too. Your housing project is just too expensive and will not even benefit the elderly whom needs available and affordable housing also. Revenue can be created in Long Beach in many ways, not just off of high rent. I'm assuming one of these place will be around 3,400$ the month, not including bills. You can make money here off of providing housing so people can work and pay taxes. You could also make YMCA like rooms, studios with a shared bathroom and shower I-1.2

area (men and women apart), or little one bedrooms (for retired people) where everyone has a right to a place to live and work. For the average person your development is just a dream to be able to afford and offers no value as an asset to people.

I-1.2 Cont.

Cholena Humphrey
Long Beach Resident
Long Beach City College Student

Letter I-1

COMMENTER: Cholena Humphrey

DATE: May 21, 2020

Response I-1.1

The commenter suggests that the City sell blank building permits and allow individuals to design and build their own homes.

The commenter's suggestion is noted. This comment raises no environmental issues specific to the proposed project pursuant to CEQA, but will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

Response I-1.2

The commenter suggests that project should be reconfigured to have smaller and more affordable residential units.

The commenter's suggestion is noted. This comment raises no environmental issues specific to the proposed project pursuant to CEQA, but will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

Letter I-2

From: Martin Bell <bellshirado@gmail.com>
Sent: Wednesday, May 20, 2020 8:25 PM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject: 4800 and 5100 Long Beach Blvd.

-EXTERNAL-

I am a resident in the Los Cerritos area of District 8. I have reviewed the two housing projects on Long Beach Blvd.

Both properties are quite dense and my concern regards parking availability. Allocating only 5 visitor spaces for the 4800 site and 10 visitor spaces for the 5100 site forces people with multiple vehicles to park offsite. And it seems unlikely that visitors will find parking onsite.
I can agree to a concentrated unit layout with minimal greenspace. But to force parking for residents and visitors on Long Beach Blvd or in the nearby residential streets is perilous, at best.
Please see if the proposals can increase parking availability at each site.

I-2

Thank you,
Martin Bell

Letter I-2

COMMENTER: Martin Bell

DATE: May 20, 2020

Response I-2

The commenter expresses concerns regarding parking availability and notes potential dangers of parking on Long Beach Boulevard and in nearby residential streets.

As required by the Municipal Code, the proposed project would provide 41 parking spaces, including 36 residential spaces (two spaces per home) and five guest spaces (0.25 spaces per home). However, potential impacts associated with parking availability is not an environmental issue and therefore is not a required analysis under CEQA. Nonetheless, the comment is noted and will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

Letter I-3

From: abbe wool <abbewool@charter.net>
Sent: Thursday, May 21, 2020 7:55 AM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject:

-EXTERNAL-

I-3

I have been reading of a proposal to build multi-family dwellings at 4800 and 5100 Long Beach Boulevard. Please tell me they will provide housing for people who earn minimum wage.

aw

Letter I-3

COMMENTER: Abbe Wool

DATE: May 21, 2020

Response I-3

The commenter asks if the project would provide affordable housing.

The commenter's question is noted. This comment raises no environmental issues specific to the proposed project pursuant to CEQA, but will be presented to the decisionmakers as part of the Final IS-MND for their consideration.

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3 Errata

This Errata addresses proposed refinements and revisions to the 4800 Long Beach Boulevard Project (Project) evaluated in the 4800 Long Beach Boulevard Draft Initial Study-Mitigated Negative Declaration (IS-MND). This Errata evaluates revisions incorporated in the Final IS-MND. In-text deletions are noted by ~~strikeout~~ and in-text insertions by <u>underline</u>. Individual typographical corrections are not specifically indicated here. The revisions are organized by section and page number. As discussed below, none of the conditions in Section 15073.5 of the CEQA Guidelines would be met because the revisions would not result in a significant change or an increase in the severity of any identified impact, and subsequent recirculation of the Draft IS-MND is not required.

Effect of In-Text Revisions

As demonstrated by the following discussion, the in-text revisions to the Project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts and therefore do not warrant recirculation of the IS-MND.

CEQA Guidelines Section 15073.5 requires that a MND that has been made available for public review, but not yet certified, be recirculated only if significant new information has been added to the IS-MND. The information contained in this Errata makes insignificant changes to the information that has already been presented in the Draft IS-MND. In addition, the minor refinements are not significant because the IS-MND is not changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project. Thus, none of the conditions in Section 1508735 of the CEQA Guidelines are met and recirculation is not required.

Cultural Resources

The following revisions were made in Section 5, *Cultural Resources*, of the IS-MND to address the public comment provided by the Gabrieleno Band of Mission Indians/Kizh Nation:

Section 5 – Page 38

CR-1 Unanticipated Discovery of Archaeological Resources <u>and Monitoring for Tribal Cultural Resources</u>

If evidence of subsurface archaeological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archeologist shall collect the resource and prepare a technical report describing the results of the investigation. The test-level report shall evaluate the site including discussion of significance (depth, nature, condition and extent of the resources), final mitigation recommendations, and cost estimates.

<u>The project applicant shall also be required to retain and compensate for the services of a Tribal Monitor/consultant who is listed under the Native American Heritage Commission's (NAHC)</u>

Tribal Contact list for the area of the project location. The Native American monitor shall be on-site to monitor all project-related, ground-disturbing construction activities (i.e. boring, grading, excavation, potholing, trenching, etc.). Ground disturbing activities are defined as activities that may include, but are not limited to, pavement removal, pot-holing, or auguring, grubbing, tree removals, boring, grading, excavation, drilling and trenching within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs, soil and provide descriptions of the day's activities, including construction activities, locations, soils, and any cultural materials identified. The on-site monitoring shall end when the grading and excavation activities are complete, or when the Tribal representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Utilities and Service Systems

The following revisions were made in Section 19, *Utilities and Service Systems*, of the IS-MND to address the public comment provided by Los Angeles County Sanitation Districts:

Section 19 – Page 98

The proposed project would create demand for an estimated ~~0.74~~ 1.28 million gallons of water per year according to ~~CalEEMod estimates (see Appendix A)~~ estimates from the Los Angeles County Sanitation Districts (Districts). Assuming that 100 percent of this water use would be treated as wastewater, ~~0.74~~ 1.28 million gallons per year (~~2,026~~ 3,510 gallons per day or ~~0.003~~ 0.004 MGD) represents less than 0.001 percent of the remaining daily capacity of ~~140~~ 400 MGD of wastewater at the JWPCP. In addition, the conveyance of wastewater to the JWPCP would occur through the Districts' Market Street Trunk Sewer which has a daily capacity of 5 MGD. The project would represent 0.07 percent of this daily capacity which would be an incremental increase that would not result in a significant impact.

Conclusion

Based on the information presented above, the revised mitigation measure and water demand calculations would not result in any new significant impacts or a substantial increase in severity of an impact already identified in the Draft IS-MND or disclose a feasible alternative or mitigation measure the Applicant has declined to adopt. Thus, none of the conditions in Section 15073.5 of the CEQA Guidelines are met and subsequent recirculation of the Draft IS-MND is not required.

4 Mitigation Monitoring and Reporting Program

CEQA requires adoption of a reporting or monitoring program for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This Mitigation Monitoring and Reporting Program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study-Mitigated Negative Declaration (Final IS-MND), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
AES-1 Construction Staging Areas							
Construction equipment staging areas shall be located, to the greatest extent feasible, away from nearby existing residential uses, and utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City Engineer shall verify that staging areas are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.	Review final construction plans for compliance	Prior to issuance of a grading permit	Once	City of Long Beach Development Services Department			
AES-2 Outdoor Lighting Plan							
Exterior lighting shall not spill over onto adjacent uses. Prior to issuance of any building permit, the project applicant shall prepare and submit an Outdoor Lighting Plan to the City of Long Beach Development Services Department, for review and approval, that includes a foot-candle map illustrating the amount of light from the project at adjacent light sensitive receptors. All exterior light fixtures (including street lighting) shall be shielded or directed away from adjoining uses. Landscape light levels and fixtures shall be appropriate for the purpose and location. Design and placement will consider the type, intensity, and location of uses. Safety and security lighting for pedestrians and vehicular movements shall be provided.	Review final construction plans for compliance	Prior to issuance of any building permit	Once	City of Long Beach Development Services Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources							
BIO-1 Nesting Bird Avoidance							
If site preparation/construction activities including vegetation clearing, vegetation trimming, grading or other ground disturbing activities are initiated during the nesting bird season (February 1-August 31 for passerines, January 1 – August 31 for raptors), a preconstruction nesting bird survey shall be conducted by a qualified biologist to determine the presence/absence, location, and status of any active nests onsite or within 100 feet of the site for nesting passerines, or within 250 feet of the site for nesting raptors. In areas where site access is limited or prohibited (e.g., private property) the area will be surveyed using binoculars. Nesting bird surveys shall be completed not more than 14 days before the start of construction activities. If active nests are discovered on the project site, a qualified biologist will establish a species-specific avoidance buffer around the nest where no construction activity is allowed until a qualified biologist has determined that the nest is no longer active. Encroachment into the buffer can occur at the discretion of the qualified biologist with the City's consent. The City shall be provided with a preconstruction nesting bird survey results report within 48 hours of completion of the survey, if required, prior to obtaining the City issued grading permit, or within 2 weeks if not required for permit issuance. The report shall include date of the survey, date of the report, authors and affiliations, contact information, methods, study location, results, and discussion/recommendations. If nesting birds are found, a map must be included with locations, buffers, and recommended measures to avoid impacts to the nests.	Verify completion of pre-construction nesting bird survey (if construction begins during the breeding season) prior to initiation of construction activities	Survey verification prior to issuance of grading permits; field verification as needed during construction activities	Once for bird survey; field verification periodically throughout construction	City of Long Beach Development Services Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Cultural Resources							
CR-1 Unanticipated Discovery of Archaeological Resources							
If evidence of subsurface archaeological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction form the Development Services Department, an archaeologist certified by the County of Los Angeles shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If warranted, the archeologist shall collect the resource and prepare a technical report describing the results of the investigation. The test-level report shall evaluate the site including discussion of significance (depth, nature, condition and extent of the resources), final mitigation recommendations, and cost estimates. The project applicant shall also be required to retain and compensate for the services of a Tribal Monitor/consultant who is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. The Native American monitor shall be on-site to monitor all project-related, ground-disturbing construction activities (i.e. boring, grading, excavation, potholing, trenching, etc.). Ground disturbing activities are defined as activities that may include, but are not limited to, pavement removal, pot-holing, or auguring, grubbing, tree removals, boring, grading, excavation, drilling and trenching within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs, soil and provide descriptions of the day's activities, including construction activities, locations, soils, and any cultural materials identified. The on-site monitoring shall end when the grading and excavation activities are complete, or when the Tribal representatives and monitor/consultant have	Verify that appropriate procedures are followed if cultural resources are identified during demolition, grading, and/or construction; verify that monitoring and reporting occurs for tribal cultural resources	During grading and ground disturbing activities for tribal cultural monitoring, and on an as-needed bases if archaeological resources are found	Continuous throughout grading and ground disturbing activities	City of Long Beach Development Services Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
indicated that the site has a low potential for impacting Tribal Cultural Resources.							
CR-2 Unanticipated Discovery of Human Remains							
If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.	Verification that appropriate procedures are followed if human remains are identified during demolition, grading, and/or construction	As needed during grading and ground disturbing activities	As needed during grading and ground disturbing activities	City of Long Beach Development Services Department			
Geology and Soils							
GEO-1 Unanticipated Discovery of Paleontological Resources							
If evidence of subsurface paleontological resources is found during construction, excavation and other construction activity in that area shall cease and the construction contractor shall contact the City of Long Beach Development Services Department. With direction from the Development Services Department, a paleontologist certified by the County of Los Angeles shall evaluate the find. If warranted, the paleontologist shall prepare and implement a standard Paleontological Resources Mitigation Program for the salvage and curation of the identified resources.	Verification that appropriate procedures are followed if paleontological resources are identified during demolition, grading, and/or construction	As needed during grading and ground disturbing activities	As needed during grading and ground disturbing activities	City of Long Beach Development Services Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Noise							
NOI-1 Sound Insulation							
The applicant shall install exterior building materials with sufficient Sound Transmission Class (STC) ratings to reduce interior noise levels in habitable rooms of all residential units with direct exposure to Long Beach Boulevard and the adjacent Union Pacific Railroad to below 45 CNEL, as required by CCR Title 24. All residential windows, exterior doors, and exterior wall assemblies that face Long Beach Boulevard and the adjacent Union Pacific Railroad, shall meet an STC 30 rating to ensure the adequate attenuation of noise at a range of frequencies. The provision of forced-air mechanical ventilation, enabling new residents to retain adequate air quality with windows closed, and the installation of STC 30-rated residential windows, exterior doors, and exterior wall assemblies would substantially reduce interior noise in habitable rooms. Prior to approval of the development, the applicant shall demonstrate to the Department of Development Services how construction of the proposed residential units and chosen building materials will achieve an interior noise level of 45 CNEL.	Review final construction plans for compliance	Prior to issuance of construction permits	Once	City of Long Beach Development Services Department			
NOI-2 Construction Noise							
Prior to Grading Permit issuance, the project applicant shall demonstrate, to the satisfaction of the City of Long Beach City Engineer that the project complies with the following: ▪ Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. ▪ Property owners and occupants located within 200 feet of the project boundary shall be sent a notice regarding the construction schedule of the proposed project, at least 15 days prior to commencement of	Verify noticing has been conducted	Prior to issuance of demolition/grading permits	Once	City of Long Beach Development Services Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
construction of each phase. A sign, legible at a distance of 50 feet shall be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Long Beach Development Services Department, prior to mailing or posting, and shall indicate the dates and duration of construction activities, as well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints. ▪ Prior to issuance of any Grading or Building Permit, the Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present onsite during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a compliant is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Public Works Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. ▪ Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
areas, and electric air compressors and similar power tools. Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible. ▪ During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. ▪ Construction activities shall not take place outside of the allowable hours specified by the City's Municipal Code Section 8.80.202, Construction Activity (7:00 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays; construction activities are not permitted on Sundays or legal holidays).							