January 2020 | Initial Study

CENTURY VILLAGES AT CABRILLO SPECIFIC PLAN

City of Long Beach

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PLACEWORKS

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Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ADT	average daily traffic
amsl	above mean sea level
AQMP	air quality management plan
AST	aboveground storage tank
BAU	business as usual
bgs	below ground surface
BMP	best management practices
CAA	Clean Air Act
CAFE	corporate average fuel economy
CalARP	California Accidental Release Prevention Program
CalEMA	California Emergency Management Agency
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
cfs	cubic feet per second
CGS	California Geologic Survey
CMP	congestion management program
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level

Abbreviations and Acronyms

CO	carbon monoxide
CO_2e	carbon dioxide equivalent
Corps	US Army Corps of Engineers
CSO	combined sewer overflows
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	greenhouse gases
GWP	global warming potential
HCM	Highway Capacity Manual
HQTA	high quality transit area
HVAC	heating, ventilating, and air conditioning system
IPCC	Intergovernmental Panel on Climate Change
L_{dn}	day-night noise level
L_{eq}	equivalent continuous noise level
LBP	lead-based paint
LCFS	low-carbon fuel standard
LOS	level of service
LST	localized significance thresholds
M_W	moment magnitude
MCL	maximum contaminant level
MEP	maximum extent practicable
mgd	million gallons per day
MMT	million metric tons

Abbreviations and Acronyms

MPO	metropolitan planning organization
MT	metric ton
MWD	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
NO_X	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O_3	ozone
OES	California Office of Emergency Services
PM	particulate matter
POTW	publicly owned treatment works
ppm	parts per million
PPV	peak particle velocity
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
RMP	risk management plan
RMS	root mean square
RPS	renewable portfolio standard
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SIP	state implementation plan
SLM	sound level meter
SoCAB	South Coast Air Basin
SO_X	sulfur oxides
SQMP	stormwater quality management plan
SRA	source receptor area [or state responsibility area]
SUSMP	standard urban stormwater mitigation plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TNM	transportation noise model

Abbreviations and Acronyms

tpd	tons per day
TRI	toxic release inventory
TTCP	traditional tribal cultural places
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	urban water management plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
WSA	water supply assessment

1. Introduction

1.1 PROJECT BACKGROUND

The 27-acre Century Villages at Cabrillo community in Long Beach, California had been part of a larger naval housing complex serving the Navy's Shipyards starting in the 1950s and was closed in 1991 as part of the Base Realignment and Closure Commission (BRAC). In 1997, the Department of Defense transferred the land under the McKinney-Vento Homeless Assistance Act which makes unused federal properties available to assist homeless persons. The 27-acres were conveyed to primarily benefit the homeless and were part of the larger 140-acres of federal property that were included in the Long Beach Naval Station decommissioning. When the Villages at Cabrillo originally opened, the facility primarily utilized rehabilitated former navy housing with new construction introduced over time. The Villages at Cabrillo Specific Plan area makes up the former Subarea D of the Planned Development 31 Area. Since 2017, the entire project site had effectively been developed.

1.2 PROJECT LOCATION

The 27-acre project site is a portion of the former United States Naval housing facility located on the western edge of the City of Long Beach, California, within the Los Angeles County, as shown on Figure 1, *Regional Location*. It is located approximately 2.5 miles northwest of Long Beach's downtown core. The project site is bordered by Cabrillo High School to the north, California State Long Beach Technology to the south, Job Corp community to the east and Terminal Island Freeway, San Pedro Branch railroad and Southern California Edison's electricity transmission corridor to the west. (see Figure 2, *Local Vicinity*). The Ports of Long Beach and Los Angeles are located to the south.

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

1.3 ENVIRONMENTAL SETTING

1.3.1 Existing Land Uses

The project site has been developed and redeveloped over the past seventy years and the former Naval housing and facilities were either rehabilitated or removed for new construction. Existing land uses on the project site are comprised of a combination of one and two-story rehabilitated Naval housing and new one, two, three, four and five-story residential buildings some of which are built over enclosed garages that are lined with ground floor functions including service providers and community spaces (see Figure 3, *Aerial Photograph*). As shown in Table 1, *Existing Land Uses*, there are currently 845 dwelling units within the project site, 12,380 square feet of amenities, 10,200 square feet of education uses, and 5,850 square feet of commercial and retail, and 26,300 square feet of services and administration. There is also about 5,000 square feet for play area that

consists of playground, mural, shade structures, tetherball, and other amenities. Open space and parking areas also spread throughout the project site.

The southern portion of the project site, south of Williams Street, has a more organized structure with outdoor spaces, circulation paths, and activity centers while the northern portion has an organic structure with meandering walking paths, open spaces that blend with parking lots, and pockets of activity spaces. Newer residential buildings are developed around deliberate open spaces while the rehabilitated housing units are less dense and spread evenly across portions of the project site. Due to the mature tree canopy at the project site, the difference in building heights, placement, and organization is often screened from view in the northern portion while the variation is more apparent on the southern portions where there are larger open spaces and newer trees. A landscape barrier running along the western perimeter of the community acts as a biofilter to cleanse air and water runoff and is located next to Terminal Island Freeway/SR-103. There are also bike paths and bike infrastructure throughout and surrounding the project site.

Table 1 Existing Land Uses

Land Uses	
Residential Units	845 DU
Amenities	12,380 SF
Education	10,200 SF
Commercial/Retail	5,850 SF
Services/Administration	26,300 SF
Residential and Other	604,278 SF
Total	**659,008 SF**
Parking	
Commercial/Retail	20 PS
Services/Administration	6 PS
Blended Residential	423 PS
Total	**449 PS**

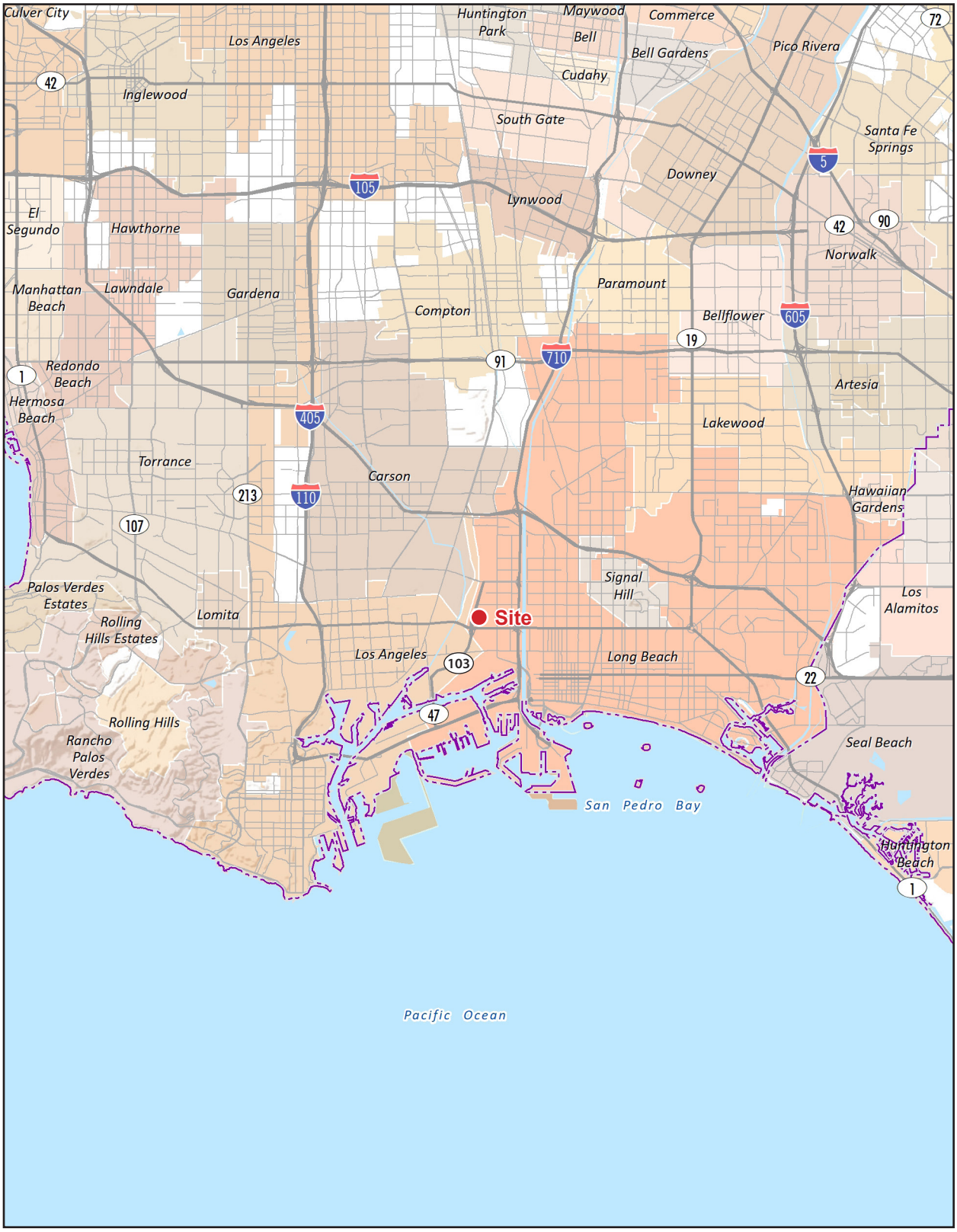
DU=dwelling units; SF=square feet; PS=parking spaces

1.3.2 Surrounding Land Uses

Surrounding land uses primarily consist of industrial, residential, and institutional uses (see Figure 3). Large institutions surround the north and east boundary of the project site while residential uses are located further to the north and east. Industrial uses are immediately to the south along with major infrastructure that serve the Port of Long Beach and Los Angeles, including the Terminal Island Freeway, San Pedro Branch railroad, and Southern California Edison's electricity transmission corridor to the west of the project site. The large institutions and major infrastructure surrounding the project site effectively isolate residents from the larger community.

Figure 1 - Regional Location

1. Introduction



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2019

0 3
Scale (Miles)

1. Introduction

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Figure 2 - Local Vicinity

1. Introduction

Project Boundary

City Boundary

Source: ESRI, 2019

0 2,000
Scale (Feet)

1. Introduction

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Figure 3 - Aerial Photograph

1. Introduction

Project Boundary

City Boundary

0 400
Scale (Feet)

Source: Nearmap, 2019

1. Introduction

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1.3.3 Existing Mobility

Primary access to the project site is via San Gabriel Avenue. Currently, there is no bicycle lane or facility along 20th Street and the closest bike path to the project site is a Class 3 Bike Route along SR-1. Walking paths are spread throughout the project site. There are no publicly accessible sidewalks surrounding the project site to allow for pedestrian access. Pedestrian access to the project site is only allowed at the secured entryway at San Gabriel Avenue.

Relocated from adjacent Technology Place, the West Long Beach Transit Center began its service in 2018 and two bus routes, Long Beach Transit #171 and #176 were extended into the project site. Nearby transit lines include the Torrance Transit #3 and #3 Rapid that run along SR-1, and Long Beach Transit #191 and #192 that run along Santa Fe Avenue. These transit lines provide the Century Villages at Cabrillo community access to local hospitals, regional shopping malls, grocery stores, and job centers.

1.4 EXISTING ZONING AND GENERAL PLAN

The current City of Long Beach General Plan land use designates the project site as LUD#7 Mixed Use, which is intended for a mix of higher density residential uses and a variety of commercial uses. The current zoning designation of the project site is Subarea D of Planned Development District 31 (PD-31). The subarea is intended to promote the adaptive reuse of the existing housing and support facility buildings to provide transitional housing and support services to the homeless veterans and the homeless population in the City.

The City is in the process of updating its General Plan Land Use Element and under the updated General Plan, the project site would be designated as Regional-Serving Facility (RSF). Regional-serving facilities are defined as facilities, businesses, and operations that serve the City of Long Beach as well as the overall region.

1.5 PROJECT DESCRIPTION

1.5.1 Specific Plan

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

Project Buildout

The new specific plan, the Century Villages at Cabrillo Specific Plan (Specific Plan; Proposed Project), would involve the demolition of 215 dwelling units, 10,030 square feet of amenities, 10,200 square feet of education uses, and 7,250 square feet of services and administration; and the development of 750 dwelling units, 77,000 square feet of amenities, 15,000 square feet of educational uses, 17,000 square feet of commercial/retail uses, and 48,000 square feet of administrative and supportive services, as shown in Table 2, *Summary of Proposed Land Uses*.

1. Introduction

Buildout of the community would result in a total of 1,380 dwelling units, 79,350 square feet of amenities, 15,000 square feet of educational uses, 22,850 square feet of commercial/retail uses, and 67,050 square feet of administrative and supportive services.

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

Table 2 Summary of Proposed Land Uses

	Existing	Remain	Remove	Proposed	Buildout (Remain + Proposed)
Land Uses					
Residential Units	845 DU	630 DU	215 DU	750 DU	1,380 DU
Amenities	12,380 SF	2,350 SF	10,030 SF	77,000 SF	79,350 SF
Education	10,200 SF	0 SF	10,200 SF	15,000 SF	15,000 SF
Commercial/Retail	5,850 SF	5,850 SF	0 SF	17,000 SF	22,850 SF
Services/Administration	26,300 SF	19,050 SF	7,250 SF	48,000 SF	67,050 SF
Residential and Other	604,278 SF	511,457 SF	92,821 SF	1,301,597 SF	1,813,054 SF
Total	**659,008 SF**	**538,707 SF**	**120,301 SF**	**1,458,597 SF**	**1,997,304 SF**
Parking					
Commercial/Retail	20 PS	0 PS	20 PS	30 PS	30 PS
Services/Administration	6 PS	6 PS	0 PS	17 PS	23 PS
Blended Residential	423 PS	315 PS	108 PS	375 PS	690 PS
Total Parking Required	**449 PS**	**321 PS**	**128 PS**	**422 PS**	**743 PS**
Total Proposed	**525 PS**	**370 PS**	**155 PS**	**455 PS**	**825 PS**

DU=dwelling units; SF=square feet; PS=parking spaces

Urban Design Strategies

Four urban design strategies (Strengthen Linkages, Expand Hierarchy, Improve Efficiencies, and Productive Landscape) were developed along with the guiding principles to help facilitate the future development of the Specific Plan. Strengthen Linkages focuses on improving connectivity by standardizing streets, connecting walkway and bicycle network, and extending the transit system. Expand Hierarchy emphasizes strengthening the orientation, reinforcing building frontages, and organizing open spaces to maintain and enhance the sense of community. Improve Efficiencies focuses on consolidating parking, increasing building height, and developing buildings with multiple functions to sustain growth and change in a built-out neighborhood. Productive Landscape emphasizes developing a harmonious and healthy mixed-use neighborhood by relocating sensitive uses, expanding landscapes and gardens, and developing infrastructure for sustainable water management and energy conservation and production.

Land Use Plan

The Proposed Project would continue to serve its existing residents while upgrading and expanding the housing stock to address community needs. Dedicated veteran housing would continue to be the core offering with the initial phases focusing on replacing these units and upgrading the associated services and amenities. Housing dedicated for special needs and seniors would also be part of the Proposed Project with new facilities provided for service providers that are not currently operating within the project site. Some existing amenities would be realigned to better serve the intended populations while new contemplated amenities such as a dedicated Senior Center would be developed for the future population. As shown in Figure 4, *Proposed Site Plan*, the majority of buildings that would be demolished are located along Williams Streets and toward the north end of San Gabriel Avenue.

Development Standards

Development standards provide regulatory guidance for new projects and ensure high quality standard of design while also providing flexibility for the programming and design of investments within the project site. The Specific Plan is divided in the two main districts: Village Core and Village Neighborhood, as shown in Figure 5, *Land Use Districts*. Village Core, located within the center of the project site, would be developed with more active uses closer to the existing transit plaza and main entrance while Village Neighborhood would primarily serve as multi-family residential uses along with amenities, services, and administrative uses. Building heights, placement and massing established for the Village Core help reinforce the desired level of activity within the center of community while the building height and placement in Village neighborhood help provide opportunities for landscaped areas and tree canopy. Allowable uses are also defined for each district to ensure a harmonious mix of uses with the flexibility to adapt to the evolving needs of the community. Development intensity for the project site is guided by maximum floor area ratio and building heights, as shown in Table 3, *Development Intensity Standards*.

Table 3 Development Intensity Standards

	Village Core	Village Neighborhood
Floor Area Ratio	4.0	3.0
Maximum Building Height	80 feet; 7 stories	60 feet; 5 stories
Minimum Lot Size	5,000 SF	5,000 SF
Minimum Dwelling Units Size	200 SF	200 SF

Building setbacks, along with building height and massing, provide opportunities to reinforce walkable neighborhoods. As shown in Table 4, *Building Placement*, setbacks are measured from the back of the sidewalk, which is generally the development parcel boundary. Setbacks of new buildings within the project site would be consistent with the existing adjacent structures. Setbacks are not required for ground floor commercial uses and community amenities within the Village Core, but they are required for ground floor residential units within the project site.

Table 4 Building Placement

	Minimum	Maximum
Build-to Line/Setback[1]		
Street[2]	5 ft	15 ft
Wellness Trail	10 ft	20 ft
Alley[3]	20 ft	None
Open Space	5 ft	25 ft
Adjacent Property	10 ft	None

Ft=Feet
1 Setbacks are measured from the closest point of a building to the assumed property line, unless otherwise stated. This is typically the back of sidewalk
2 Up to 20 percent of the building frontage may be set back more than 5 feet.
3 Setbacks are measured from the centerline of alley.

Design Guidelines

Design guidelines are included in the Specific Plan to regulate building form and design, frontages and urban edges, open space, parking services, signage and wayfinding, outdoor lighting, and environment sustainability. The ground floor level of future development would be developed with a higher ceiling height to create flexibility to accommodate a variety of uses. Open spaces would be designed to avoid barriers and allow for accessibility to all residents within the project site. Design of parking, utilities and service functions shall be minimized to enhance walkability within the site. The tree canopy shall be preserved while signage and wayfinding designs shall be consistent. Outdoor lighting would be installed. The LEED – Neighborhood Development documentation would provide detailed guidance for the Specific Plan in relation to circulation, density, building placement and transportation management.

1.5.2 Infrastructure

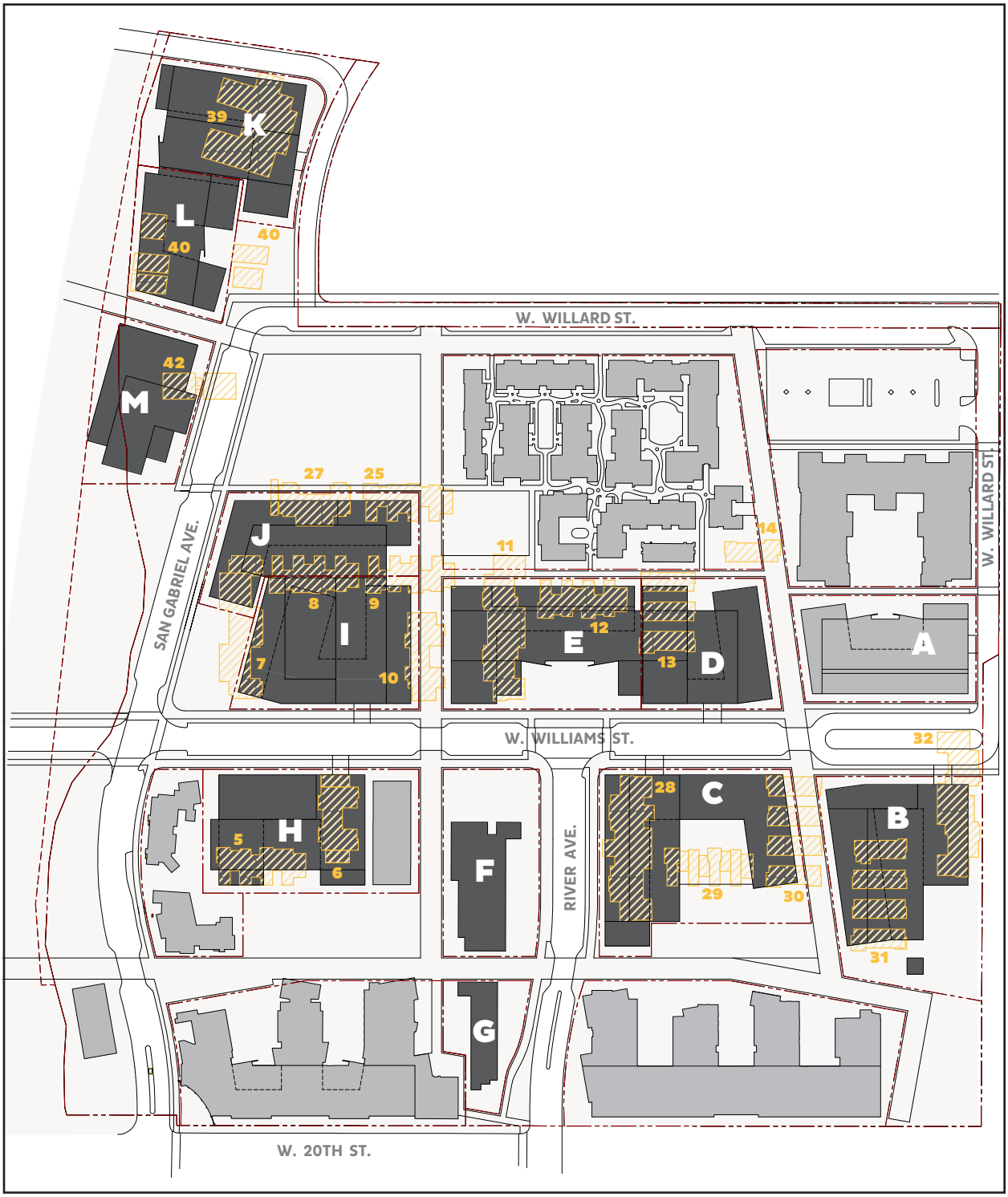
The Proposed Project includes on- and offsite infrastructure plans that are necessary to accommodate the proposed development, including upgrading roadways, stormwater infrastructure, water, wastewater management, dry utilities (electricity, natural gas, and telecommunication services), and sustainable features.

Mobility and Streetscape

Roadways and walking paths would be reconfigured and redesigned to improve mobility within the project site. A network of Wellness Trails would be established throughout the project site to encourage walking, jogging, and biking. Wellness Trails serve as active transportation connections and emergency access throughout the Villages at Cabrillo. The Wellness Trails are identified by the five branches of the military: Air Force, Army, Coast Guard, Marines and Navy. They have separated Class I – bike paths, walking trails and jogging paths with flanking parkways. The surface of the trail can vary based on the mode of transportation as long as it meets ADA accessibility and emergency vehicle access requirements. Streets would be designed to reinforce the 15 mile per hour speed limit with traffic calming elements like curb extensions, landscaped medians and enhanced crosswalks. Emergency egress would also be introduced to the north, east or west of the project site in addition to the existing connections along the south, at River Avenue and San Gabriel Avenue. Figure 6, *Neighborhood Connections*, shows the circulation network for the Proposed Project.

Figure 4 - Proposed Site Plan

1. Introduction



Project Boundary

Existing to Remain (538, 707 SF)

To be Demolished (120, 301 SF)

To be Constructed (1,458,597 SF)

0 200
Scale (Feet)

Source: City Fabrick, 2019

1. Introduction

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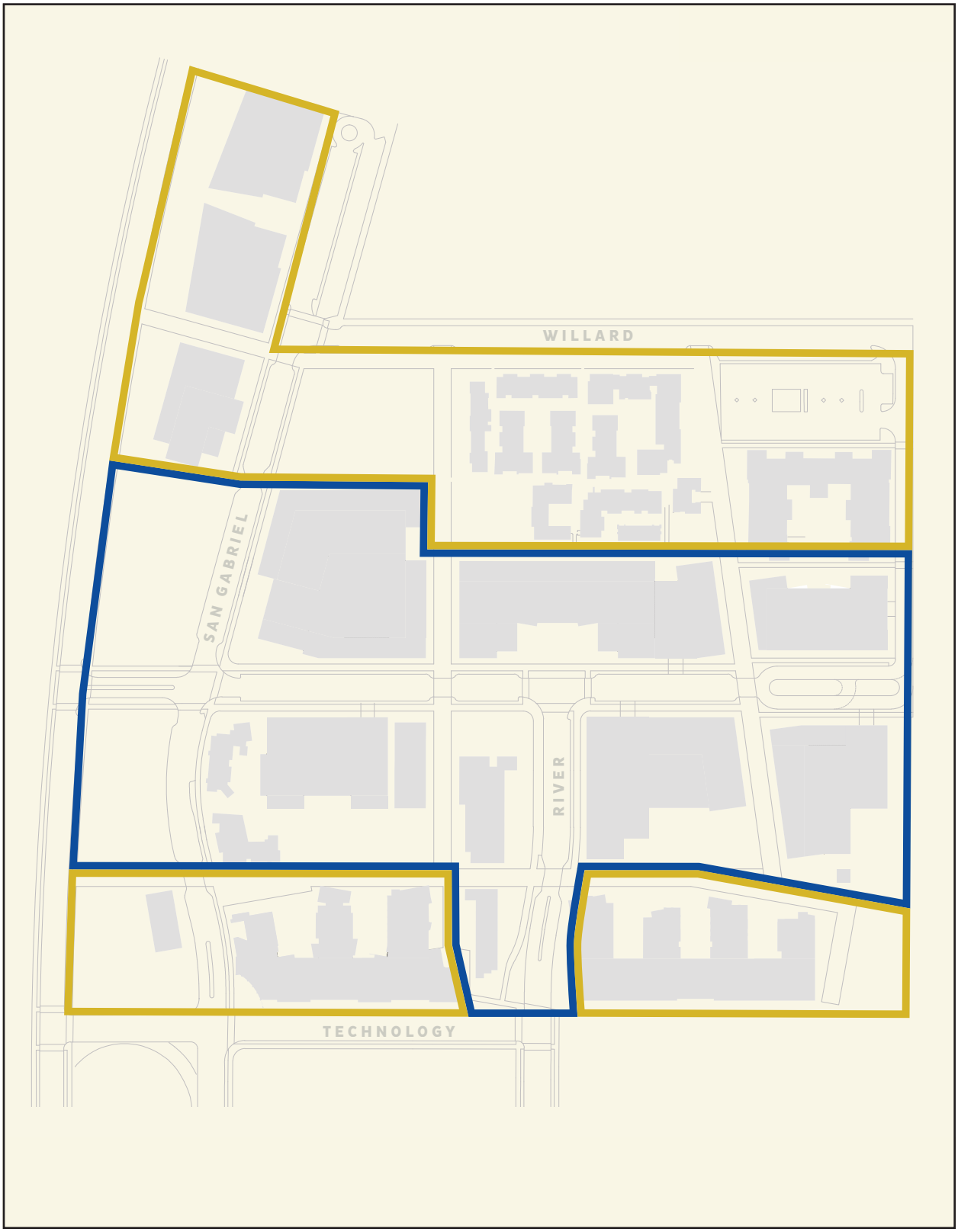
Figure 5 - Land Use District

1. Introduction



Core Boundary

Neighborhood Boundary

Source: City Fabrick, 2019

0 250
Scale (Feet)

1. Introduction

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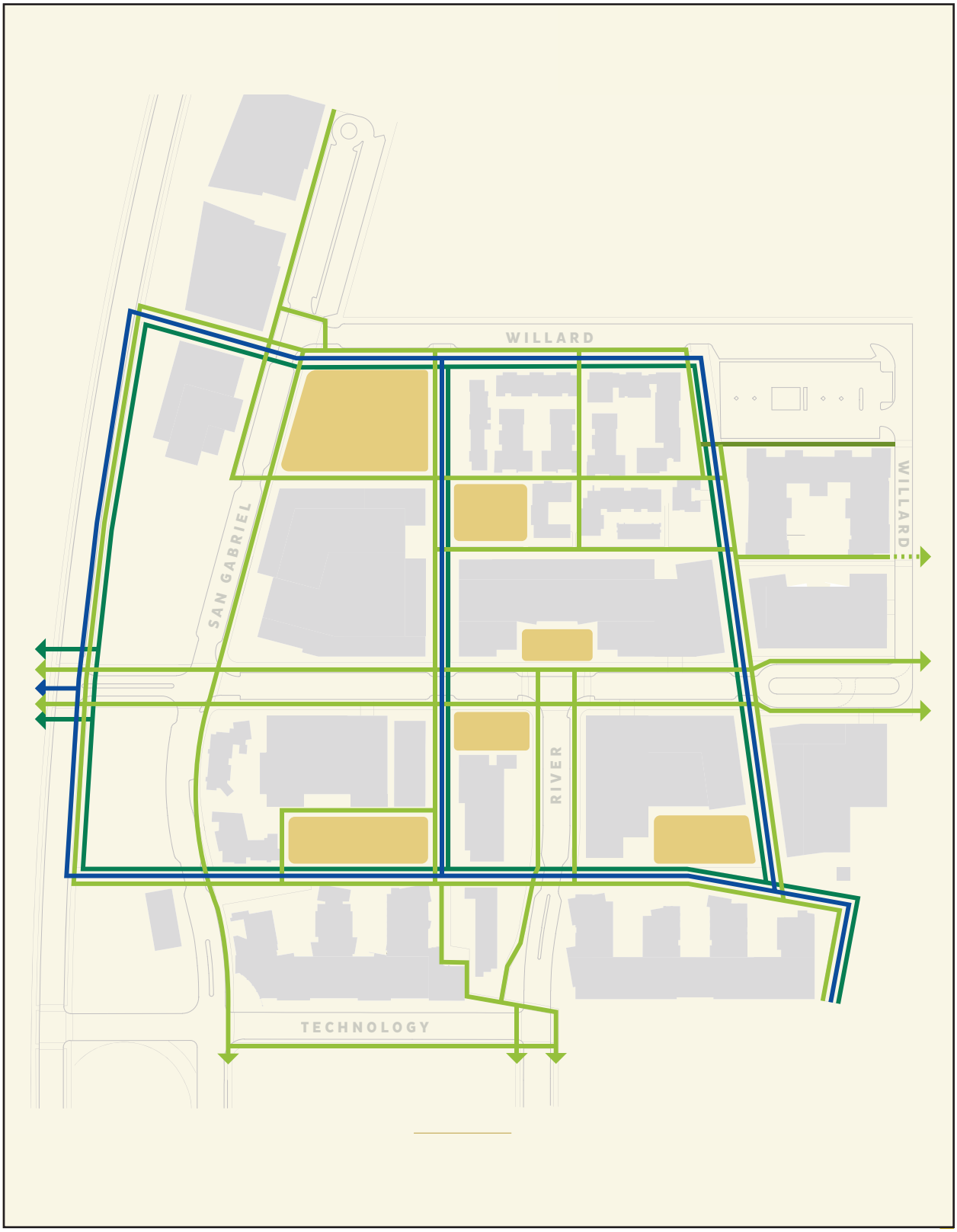
Figure 6 - Neighborhood Connections

1. Introduction



Bike Path
Jogging Path
Walking Path
Access Point
Temporary Point Access
Node
0 250
Scale (Feet)

Source: City Fabrick, 2019

1. Introduction

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Stormwater

The existing on-site drainage system is private and consists of underground pipes, catch basins, and detention basins that manage the on-site storm water. There are also water detention areas throughout the project site to achieve the detention requirement established by the City of Long Beach (City). Century Village of Cabrillo currently has an agreement with the City to establish a peak 10-Year runoff limit of 0.57 cubic feet per second (cfs) per acre and a detention requirement of 2,182 cubic feet per acre. Upon implementation of the Specific Plan, a system of sustainable stormwater management infrastructure including catch basins, bioswales and retention/detention facilities would be developed to address the project site's unique drainage conditions. All stormwater, flood protection, and terminal discharge improvements necessary to accommodate the Specific Plan's development phases would continue to implement best management practices (BMPs) in compliance with National Pollutant Discharge Elimination System (NDPES), Los Angeles County Standard Urban Storm Water Mitigation Plan (SUSMP), City of Long Beach Low Impact Development (LID) requirements.

Wastewater

The existing on-site sewer system is private and consists of 6 to 10-inch pipes, brick manholes and concrete manholes and a lift station. Impact fees would be paid to Long Beach Water Department and Los Angeles County Sanitation District for expanding or replacing existing sewer pipe lines if the amount of sewage flow increase due to the implementation of the Proposed Project.

Water

The existing on-site water system is owned by the Long Beach Water Department and consists of 6- to 8-inch main lines located in the private streets. There are existing easements within the private streets for the water system. The Specific Plan development would include all State mandated water saving features, including water-efficient faucets, shower heads, and toilets. In compliance with existing standard development requirements and the Long Beach Water Department, CVC pays the required fees to connect to the water distribution system. Any proposed private fire water service laterals required by the Specific Plan would be installed in strict accordance with the Long Beach Water Department's (LBWD) deferred submittal and construction requirements.

Dry Utilities

The project site is within the service area of Southern California Edison and would be served by the existing electrical transmission lines. Gas would be provided by Long Beach Energy Resources while communication services would be provided by Frontier Communications. All dry utility connections within the project site would be located within underground conduits and vaults. Service providers would be consulted to ensure all utilities will be properly served for the Proposed Project.

Sustainability Features

The development standards and design guidelines included in the Specific Plan are based on the LEED – Neighborhood Development documentation and certification, with previous phases and phases of development to be similarly certified for LEED – New Construction. The rebuilt streets and new Wellness

Trail network will form a system of green infrastructure throughout the Villages at Cabrillo for everything from sustainable storm water management to renewable energy production. Streets would be bounded by a mix of bioswales, rain gardens and detention basins along with other permeable surfaces including parkways, decomposed granite and paver systems. The Wellness Trails and sidewalks would include preservation, replanting and expanding the tree canopy with climate appropriate species that retain rainwater, provide habitat for local wildlife, and reduce the local heat island and air pollution effects. Street lights would include solar panels and batteries to generate and capture electricity to be later used in the evening to light the way for pedestrians and vehicles.

1.5.3 Project Phasing

Development of the Proposed Project would occur in multiple phases. Initial phases would focus on replacement and expansion of the aging housing stock with the later phases dedicated to expansion of affordable units, community amenities and services. The proposed phasing would be planned to minimize disturbance to current residents and service providers. For purposes of the environmental analysis and to provide a conservative analysis of environmental impacts, the opening year is expected to occur in 2033. Overall construction is estimated to take approximately 10 year, extending from early 2023 to 2033. It is anticipated that approximately 400 cubic yards of soil would be exported during the grading phase.

1.6 REQUIRED ACTIONS AND APPROVALS

Combined, this Initial Study and the subsequent Environmental Impact Report are intended to serve as the primary environmental documents for all future actions and approval associated with the Proposed Project, including all discretionary and non-discretionary/ministerial actions and approvals requested or required to implement the Specific Plan.

1.6.1 Discretionary Actions and Approvals

A discretionary action is an action taken by a government agency that calls for an exercise of judgment in deciding whether to approve a project. Following is a discussion of the actions and approvals required by government agencies with oversight of the Proposed Project.

1.6.1.1 LEAD AGENCY ACTIONS AND APPROVALS

Long Beach is the lead agency under CEQA and has the principal approval authority over the Proposed Project. Following is a list and discussion of the various discretionary actions and approvals required for Proposed Project implementation.

- Adoption of the Century Villages at Cabrillo Specific Plan
- Certification of the Environmental Impact Report

Further, City review of the Proposed Project will result in the production of a comprehensive set of draft Conditions of Approval that will be available for public review prior to consideration of the Project for

approval by the City. If approved, the Proposed Project would be required to comply with all imposed Conditions of Approval.

1.6.2 Non-Discretionary/Ministerial Actions and Approvals

1.6.2.1 LEAD AGENCY ACTIONS AND APPROVALS

Following are the non-discretionary/ministerial actions and approvals required for the Proposed Project implementation.

- Approval and issuance of demolition, grading, and building permits.
- Approvals for water, sewer, and storm drain infrastructure improvements in the public right-of-way.
- Approval of any roadway improvements and closures needed to implement the infrastructure improvements.
- Approval and issuance of certificates of occupancy.
- Approval of building plan check for site plan and emergency access by the Long Beach Fire Department.

1.6.2.2 RESPONSIBLE AGENCY ACTIONS AND APPROVALS

A responsible agency is a public agency other than the lead agency that has responsibility for carrying out or approving a project (CEQA Guidelines § 15381 and Public Resources Code § 21069). As part of the Proposed Project, the following non-discretionary/ministerial actions and approvals are required from responsible agencies:

- **Los Angeles Regional Water Quality Control Board:** Issuance of Construction General Permit under Order No. 2009-009-DWQ and its subsequent revisions under Order No. 2012-0006-DWQ.
- **South Coast Air Quality Management District:** Construction-related permits.
- Any other discretionary or non-discretionary permit required for development of the Project

1. Introduction

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2. Environmental Checklist

2.1 PROJECT INFORMATION

1. **Project Title:** Century Villages at Cabrillo

2. **Lead Agency Name and Address:**
   City of Long Beach
   411 W. Ocean Blvd.
   Long Beach, California 90802

3. **Contact Person and Phone Number:**
   Anita Juhola-Garcia, Planner
   (562) 570-6469

4. **Project Location:**
   The Project site is located on the western edge of the City of Long Beach, California, within the Los Angeles County, as shown on Figure 1, Regional Location. The Project site is bordered by Cabrillo High School to the north, California State Long Beach Technology to the south, Job Corp community to the east and Terminal Island Freeway to the west.

5. **Project Sponsor's Name and Address:**
   Brain D'Andrea
   Century Housing Corporation
   1000 Corporate Pointe
   Culver City, California 90230

6. **General Plan Designation:** Planned Development 31 (PD-31)

7. **Zoning:** PD-31

8. **Description of Project:**
   The Proposed Project involves the demolition of 215 dwelling units, 10,030 square feet of amenities, 10,200 square feet of education uses, and 7,250 square feet of services and administration; and the development of 750 dwelling units, 77,000 square feet of amenities, 15,000 square feet of educational uses, 17,000 square feet of commercial/retail uses, and 48,000 square feet of administrative and supportive services. Buildout of the community would result in a total of 1,380 dwelling units, 79,350 square feet of

amenities, 15,000 square feet of educational uses, 22,850 square feet of commercial/retail uses, and 67,050 square feet of administrative and supportive services.

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

9. Surrounding Land Uses and Setting:

Surrounding land uses primarily consist of industrial, residential and institutional uses (see Figure 3). Large institutions surround the north and east boundary of the Project site while residential uses also located further to the north and east. Industrial uses are immediately to the south along with major infrastructure that serve the Port of Long Beach and Los Angeles, including the Terminal Island Freeway, San Pedro Branch railroad, and Southern California Edison's electricity transmission corridor to the west of the Project site.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participating agreement):

South Coast Air Quality Management District
Long Beach Fire Department
Los Angeles Regional Water Quality Control Board

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.94 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

In accordance with AB 52, tribal consultation will be completed. Consultation letters have been sent out on November 21, 2019 and consultation results will be further discussed in the EIR.

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
- ☐ Biological Resources
- ☒ Geology/Soils
- ☒ Hydrology/Water Quality
- ☒ Noise
- ☒ Recreation
- ☒ Utilities / Service Systems
- ☐ Agriculture / Forestry Resources
- ☒ Cultural Resources
- ☒ Greenhouse Gas Emissions
- ☒ Land Use / Planning
- ☒ Population / Housing
- ☒ Transportation
- ☐ Wildfire
- ☒ Air Quality
- ☒ Energy
- ☒ Hazards and Hazardous Materials
- ☐ Mineral Resources
- ☒ Public Services
- ☒ Tribal Cultural Resources
- ☒ 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.

Anita Jakola-Garcia — 1-23-20

Signature — *Date*

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. "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.

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

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 significance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, 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) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	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

2. Environmental Checklist

	Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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)	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?	X			
c)	Expose sensitive receptors to substantial pollutant concentrations?	X			
d)	Result in other emissions (such as those leading to odors) adversely 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 state or federally protected wetlands (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 pursuant to § 15064.5?	X			
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause 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 direct or indirect 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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
VIII. 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			
IX. 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			

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	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 or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	X			
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. 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
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or 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
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?			X	
XV. PUBLIC SERVICES. Would the project:				
a) 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:				
Fire protection?	X			
Police protection?	X			
Schools?	X			
Parks?	X			
Other public facilities?	X			
XVI. 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			

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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			
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	X			
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) 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			

	Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	X			
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
XX. WILDFIRE. **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**					
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.					
a)	Does the project have the potential to substantially 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, substantially 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			

2. Environmental Checklist

This age intentionally left blank.

3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

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

Less than Significant Impact. Scenic vistas are panoramic views of features such as mountains, forests, the ocean, or urban skylines. Although the Pacific Ocean is about 3.4 miles south of the Project site, views are largely obstructed by existing buildings and structures. Implementation of the proposed Project would allow for intensification for the Project site. However, development allowed under the proposed Project would not have the potential to obstruct or otherwise impact existing public views of scenic vistas. Therefore, impacts would be less than significant. This topic will not be evaluated in the EIR and no mitigation measures are necessary.

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

No Impact. The Project site is not located or near any officially designated state scenic highway (Caltrans 2017). The nearest officially designates state scenic highway is California State Route 2 (SR-2), about 30 miles north of the Project site. Therefore, the proposed Project would not damage scenic resources within a state scenic highway and no impact would occur. This topic will not be evaluated in the EIR and no mitigation measures are necessary.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. The Project site is in a highly urbanized, built-out portion of the City of Long Beach and is developed with a mixture of residential, commercial, and institutional uses. The proposed Project would allow for a net increase of approximately 535 dwelling units, 66,970 square feet of amenities, approximately 17,000 square feet of commercial/retail space, 40,750 square feet of administrative and supportive uses, and 4,800 square feet of education uses over existing conditions within the Project site. Implementation of the Specific Plan would allow redevelopment of existing uses within the Project site, resulting in new development that differs from existing land uses in scale, mass, density, and character. The

Project site is currently zoned as PD-31 and implementation of the proposed Project would require a zone change amendment to Century Village at Cabrillo Specific Plan. PD-31 currently has established development standards for the Project site and implementation of Specific Plan would identify new design goals, development standards and design guidelines that would have the potential to alter the visual character of the Project site. 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 site is already developed with a variety of uses, including residential, commercial, 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 site 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 site is not designated Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (DOC 2019). 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. 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 2019). 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 2019). 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. Additionally, there are no forest lands on or near the Project Site. Implementation of the proposed Project would not convert forest land to non-forest use. Therefore, no impacts related to the loss of forest land would occur and no further analysis is required in the EIR.

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. As discussed above, there are no agricultural or forest resources on or near the Project site. No impacts would occur from implementation of the proposed Project and no further analysis is required in the EIR.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district 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 Project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Along with the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (USEPA), the SCAQMD is the air pollution control agency primarily responsible for preparing the Air Quality Management Plan (AQMP) for the region in coordination. The AQMP is a comprehensive air pollution control program for progressing towards and attaining the established state and federal ambient air quality standards (AAQS). The final 2016 AQMP, adopted by the SCAQMD governing board on March 3, 2017, includes pollutant control strategies based on the latest scientific and technical information and planning assumptions from SCAG's 2016-2040 Regional Transportation

3. Environmental Analysis

Plan/Sustainable Communities Strategy (RTP/SCS), SCAG's latest growth forecasts, and updated emission inventory methodologies for various source categories (SCAQMD 2017).

A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills the CEQA goal of informing decision makers of the environmental efforts of the Project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. In addition, it provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. Through the Specific Plan, the City is proposing to redevelop portions of the Century Villages, which would result in an increase in air pollutant emissions during Project-related construction and operational phases. An air quality assessment will be prepared to analyze the Project's potential air quality impacts and consistency with the AQMP. This impact will be evaluated in the EIR.

b) 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?

Potentially Significant Impact. The SoCAB is designated nonattainment for ozone (O3) and fine particulate matter (PM2.5) under the California and National AAQS, nonattainment for particulate matter (PM10) under the California AAQS, and nonattainment for lead (Pb) under the National AAQS (CARB 2018). Any Project that produces a significant Project-level regional air quality impact in a nonattainment area adds to the cumulative impact. Due to the extent of the SoCAB area and the large number of cumulative project emissions), a Project would be cumulatively significant when Project-related emissions exceed the SCAQMD regional significance emissions thresholds (SCAQMD 1993). In addition, an increase in emissions could result during long-term operation of proposed facilities and cumulatively contribute to the nonattainment designations. The EIR will evaluate the Project's potential to result in a cumulatively considerable net increase in criteria pollutants. Mitigation measures will be incorporated as needed.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. An air quality analysis is required to determine if the potential mobile and stationary air emissions associated with implementation of the Specific Plan could result in exposure of offsite sensitive receptors to significant concentrations of air pollutants. An air quality analysis will be prepared to address potential impacts to sensitive receptors that would be exposed on a recurring basis to substantial air emissions associated with the Specific Plan. Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures (if necessary) that reduce impacts to below a level of significance, if required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. 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 treatment 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. These types of land uses would generally be prohibited under the proposed Project. While residential and other non-residential (excluding industrial) land uses could result in generation of odors, such as exhaust from landscaping equipment and cooking, these land uses are not considered potential generators of odors that could affect a substantial number of people. Additionally, for uses that could generate food odors such as restaurants, coffee roasters, and breweries, these types of uses would be subject to SCAQMD Rule 402, which would minimize and provide a control for odors. Furthermore, construction activities could also generate odors from construction equipment, such as diesel exhaust, and from volatile organic compounds from architectural coatings and paving activities. However, these odors would be temporary and would be confined to the immediate vicinity of the construction equipment and are not expected to affect a substantial number of people. Therefore, impacts related to objectionable operational and construction-related odors would be less than significant. This topic will not be evaluated in the EIR and no mitigation measures are necessary.

3.4 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?

Less Than Significant Impact. Sensitive biological resources are habitats or species that have been recognized by federal, state, and/or local agencies as being endangered, threatened, rare, or in decline throughout all or part of their historical distribution. The Project site is in a highly urbanized area of the City (see Figure 3, *Aerial Photograph*) and nearly all of the Project site is developed with urban land uses. Sensitive animal and plant species have been identified within the Long Beach region, including species identified in the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB). This database lists special-status wildlife species that have historically occurred within regions of California, including Long Beach. It is important to note that the inclusion of species in the database does not mean that the listed species would occur within the Project site. The potential presence of a species is dependent on the type of habitat available.

3. Environmental Analysis

The CNDDB indicates that nineteen rare plant species and thirteen sensitive, federally- and state-listed wildlife species have been identified in the Long Beach region (CDFW 2019). However, most of the species are presumed extirpated (rooted and destroyed) due to the highly urbanized state of the City.

The Project site does not support these species and habitat types due to fact that the Project site is currently built out and in a highly urbanized area. The Project site is surrounded by urban land uses and isolated from areas supporting suitable habitat for sensitive species. Therefore, impacts to the habitat of candidate, sensitive, or special status species would be less than significant upon implementation of the proposed Project and no further analysis is required in the EIR.

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?

No Impact. Riparian habitats are those occurring 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. No riparian habitat or other sensitive natural communities occur in the Project site. The Project site is not included in local or regional plans, policies, and regulations that identify riparian habitat or other sensitive natural communities. Therefore, no impact would occur and no further analysis is required in the EIR.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. Although the Project site contains no natural wetlands, the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory designates the Dominguez Channel, 0.3 mile west of the Project site, as an estuarine and marine deepwater habitat (USFWS 2015). However, this waterway, which drains into the Dominquez Watershed, consists of a fenced, man-made concrete channel with limited vegetation. The channel would not be altered by development built pursuant to the proposed Project. Project implementation would also not involve direct removal, filling, hydrological interruption, or other direct or indirect impact to wetlands under jurisdiction of regulatory agencies. Therefore, no impact to federally protected wetlands would occur and no further analysis is required in the EIR.

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?

Less Than Significant Impact. The Project site is almost entirely developed and is surrounded by developed urban uses. Thus, the Project site is not available for overland wildlife movement or migration. The Project site contain trees, but these are primarily ornamental and do not provide suitable nesting habitat for migratory birds.

Pursuant to the provisions of the Specific Plan, existing trees onsite would be preserved when possible or replaced with a two to one ratio. Existing trees that are in a good or excellence condition can also be relocated if the new location is deemed appropriate by the accredited arborist or licensed landscape architecture. New construction or redevelopment allowed under the proposed Project would not substantially interfere with a wildlife corridor. Therefore, impacts would be less than significant and no further analysis is required 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. 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 site 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

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 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 site. The closest historic resources to the Project site is the Foster & Kleiser Building (City designated), built in 1923 and located at 1429 Magnolia Avenue. However, there is potential for historic resources to be located in the Project site. Therefore, local historic research will be conducted to address the historic land use and developments within the Project site. The EIR will evaluate the proposed 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) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant Impact. California Health and Safety Code, Section 7050.5; CEQA Guidelines 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 regarding the discovery of human remains would reduce potential impacts to human remains to less than significant levels. Therefore, impacts would be less than significant and this impact will not be further analyzed in the EIR.

3.6 ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Following is a discussion of the potential impacts related to the consumption of energy sources resulting from the construction and operational phases of development that would be accommodated by the Specific Plan.

Construction

Construction of the proposed Project would require energy use to power the construction equipment. The energy use would vary during different phases of construction—the majority of construction equipment during demolition and grading would be gas or diesel-powered. The later construction phases could require electricity-powered equipment for interior construction and architectural coatings. Transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. Impacts related to energy use during construction will be addressed further in the EIR.

Operation

The Project site is currently developed with residential housing and other uses including an educational center, commercial and retail uses, and administrative services, which all consume electrical and gas energy. The existing facilities consumes electricity for heating, cooling, and ventilation of buildings; water heating; operation of electrical systems; lighting; use of onsite equipment and appliances; etc. The proposed Project would involve the replacement of older buildings with new buildings that would be comply with the 2019 Building Energy Efficiency Standards. Under the 2019 standards, residential and nonresidential buildings will be more energy efficient compared to the 2016 standards (CEC 2018).

Southern California Edison and Southern California Gas Company provide electrical and natural gas energy services, respectively, to Long Beach, including the Project site. The proposed Project would add a net of 535 dwelling units and 129,520 square feet of space to educational, commercial/retail, and administrative facilities and other amenities. Therefore, increased electrical, gas, and transportation energy demands would result from Project implementation. The EIR will provide anticipated increase in demands and analyze potential impacts to existing energy services.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The proposed Project would redevelop a portion of the Project site, demolishing 120,301 square feet of existing facilities and adding 1,338,296 square feet of new development. The new buildings would be constructed to meet the 2019 California Green Building Standards and Energy Efficiency Standard. However, the City of Long Beach has an adopted Sustainability Action Plan that includes energy-related goals and action. Consistency with the energy-related goals and actions of the Sustainability Action Plan, and if applicable, with the CAAP, will be further evaluated in the EIR.

3.7 GEOLOGY AND SOILS

Would the project:

3. Environmental Analysis

a) Directly or indirectly cause 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.

Less than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. Surface rupture is the most easily avoided seismic hazard. Fault rupture generally occurs within 50 feet of an active fault line and is limited to the immediate area of the fault zone where the fault breaks along the surface. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and habitable buildings. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geologic investigations are required to show that the proposed development site is not threatened by surface rupture from future earthquakes.

No active earthquake fault — that is, a fault that has ruptured during Holocene time (the last 11,700 years) — or Alquist-Priolo Earthquake Fault Zone is mapped on or near the Project site on the California Geological Survey Data Viewer (CGS 2019). The nearest Alquist-Priolo Earthquake Fault Zone to the Project site is the Newport-Inglewood Fault, which is about 2.6 miles to the northeast (CSG 2019). Therefore, impacts to rupture of a known earthquake fault would be less than significant. This topic will not be further evaluated in the EIR and no mitigation measures are necessary.

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 site.

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 183.40 (Building Code) in the City's Municipal Code), which contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the probable strength of ground motion. 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.

The entire Project site is within the liquefaction zone identified in the State of California Seismic Hazard Zones Map (Long Beach Quadrangle) (CGS 1999). 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 site 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 site is generally flat with no significant slopes. The State of California Seismic Hazard Zones Map (Long Beach Quadrangle) indicates that the Project site is not within an area susceptible to landslides (CGS 1999). 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?

Less Than 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. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles. The Project site is in a highly urbanized, built-out portion of the City and is largely flat; soils have already been disturbed by existing development. Although soils in the Project site could experience erosion during construction and development of individual projects pursuant to the proposed Project, implementation of the proposed Project would not cause substantial soil erosion.

The State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ (General Construction Permit) contains water quality standards and stormwater discharge requirements applying to construction projects of one acre or more. The General Construction Permit was issued pursuant to the National Pollutant Discharge Elimination System (NPDES) regulations for implementing part of the federal Clean Water Act. The General Construction Permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) that identifies the sources of pollution that may affect the quality of stormwater discharges and describes and ensures the implementation of best management practices (BMPs) to reduce the pollutants, including silt and soil, in construction stormwater discharges. Examples of BMPs that are commonly included in SWPPPs are shown in Table 5, below.

3. Environmental Analysis

Table 5 Examples of Construction-Phase Stormwater Pollution Prevention BMPs

Category	Goal	Sample Measures
Erosion Controls	Prevent soil particles from being detached from the ground surface and transported in runoff	Preserving existing vegetation; soil binders; geotextiles and mats
Sediment controls	Filter out soil particles that have entered runoff	Barriers such as slit fences and gravel bag berms; and street sweeping
Tracking Controls	Prevent soil from being tracked offsite by vehicles	Stabilized construction roadways and entrances/exits
Wind Erosion Control	Prevent soil from being transported offsite by wind	Similar to erosion controls above
Non-stormwater Management	Prevent discharges of soil from site by means other than runoff and wind	BMPs regulating various construction practices; water conservation
Waste and Materials Management	Prevent release of waste materials into storm discharges	BMPs regulating storage and handling of materials and wastes

Future development within the Project site would be required to comply with the NPDES permit by preparing and implementing a SWPPP specifying BMPs for minimizing pollution of stormwater with soil and sediment during Project construction. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. Therefore, impacts related to substantial soil erosion or the loss of topsoil would be less than significant. This topic will not be further evaluated in the EIR and no mitigation measures are necessary.

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 3.7(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 direct or indirect 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 site. 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. The proposed Project would not involve the use of septic tanks or alternative wastewater disposal systems. Future development in the Project site would connect to the existing private on-site sewer system. Impact fees would be paid to Long Beach Water Department and Los Angeles County Sanitation District for expanding or replacing existing sewer pipe lines if the amount of sewage flow increase due to the

implementation of the proposed Project. Therefore, no impact would occur and no further analysis is required in the EIR.

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

Potentially Significant Impact. The Project site is in a highly-disturbed area of the City and is surrounded by similar disturbed areas. Given the disturbed condition of the Project site and its surroundings, the potential for implementation of the proposed Project to impact an unidentified paleontological resource is considered low. Additionally, the Project site is relatively flat and there are also no unique geological features on or adjacent to the Project site.

While unlikely, the presence of subsurface paleontological resources in the Project site remains possible, and these could be affected by ground-disturbing activities associated with grading activities of development that would be accommodate by the proposed Project. A paleontological records search will be conducted as part of the cultural resource assessment for the Project site. This impact is potentially significant and will be analyzed in the EIR; mitigation measures will be identified as necessary.

3.8 GREENHOUSE GAS EMISSIONS

Would the project:

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 site 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 emissions on its own to influence global climate change significantly. The issue of global climate change is thus, by definition, a cumulative environmental impact. Through its governor and legislature, the State of California has established a comprehensive framework to substantially reduce GHG emissions over the next 40 years and beyond. Reduction measures will occur primarily through the implementation of Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and Senate Bill 375 (SB 375), which address GHG emissions on a statewide, cumulative basis.

The proposed Project could potentially generate GHG emissions that could significantly impact the environment. The EIR will evaluate the potential for the Project to generate a substantial increase in GHG emissions, and mitigation measures will be incorporated as necessary.

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 (CARB) 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 (CARB 2008). In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled and associated GHG emissions from passenger vehicles. SCAG's 2016-2040 RTP/SCP (SCAG 2016) identifies the per capita

GHG reduction goals for the SCAG region. Applicable plans adopted for the purpose of reducing GHG emissions include CARB's Scoping Plan and SCAG's RTP/SCS. Furthermore, the City of Long Beach is also currently preparing the Climate Action and Adaptation Plan (CAAP). Development and operation of the proposed Project has the potential to conflict with GHG reduction strategies and goals of CARB's Scoping Plan and SCAG's 2016 RTP/SCS, and impacts are potentially significant. The EIR will evaluate consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions and mitigation measures will be identified as necessary.

3.9 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?

Less Than Significant Impact. The term "hazardous material" is defined in different ways by different regulatory programs. For purposes of this environmental document, the definition of "hazardous material" is the same as that 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).

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 also be trained in safe handling and hazardous materials use.

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.

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. No manufacturing, industrial, or other uses utilizing large amounts of hazardous materials would occur within the Project site.

The use, storage, transport, and disposal of hazardous materials by future residents and commercial 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).[1] 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 to occur. 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.

[1] LBFD is the Certified Unified Program Agency (CUPA) for the City of Long Beach. The Certified Unified Program coordinates and makes consistent enforcement of several federal and state regulations governing hazardous materials.

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.

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 site is currently built out with residential, commercial, and institutional uses. Further analysis is necessary to characterize the existing conditions within the Project site with respect to past and current activities involving the handling, use, storage, transport, or emission of hazardous materials. Based on the findings of the analysis, it can be determined whether the proposed Project could involve a risk of release of hazardous materials into the environment. Therefore, potentially significant impacts may occur. This topic will be evaluated in the EIR and mitigation measures will be identified as necessary.

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. There are two schools within the proximity of the Project site, Cabrillo High School to the north and California State Long Beach Technology to the south. Implementation of the proposed Project is not anticipated to involve the handling of hazardous materials other than fuels, greases, paints, and cleaning materials in limited quantities. Individual projects developed pursuant to the proposed Project would be required to comply with applicable laws and regulations governing the use, storage, and transportation of hazardous materials. However, nearby schools may be affected by construction-related hauling activities generated in the Project site. Construction-related air quality emissions will be analyzed in the EIR and mitigation measures will be identified as necessary.

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?

Less than 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 site. The following five databases were reviewed for hazardous material site listings onsite or within 0.25 mile of the Project site:

- GeoTracker, State Water Resources Control Board (SWRCB 2019)
- EnviroStor, Department of Toxic Substances Control (DTSC 2019)
- EnviroMapper, US Environmental Protection Agency (USEPA 2019a)
- EJScreen, US Environmental Protection Agency (USEPA 2019b)

- Solid Waste Information System (SWIS), California Department of Resource Recovery and Recycling (CalRecycle 2019b)

No hazardous material site were listed on the Project site. Tell Steel, Inc, at 17th Street at approximately 0.23 south of the Project site, is listed on GeoTracker as a Leaking Underground Storage Tanks cleanup site (SWRCB 2019). However, the cleanup status is now completed and therefore, it is not an environmental concern for the Project site. Impacts to the public or environment would be less than significant. This topic will not be addressed in the EIR, and no mitigation measures are necessary.

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 or excessive noise for people residing or working in the project area?

No Impact. The Long Beach Municipal Airport is located approximately 3.6 miles northeast of the Project site. The Project site 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Standardized Emergency Management System (SEMS), California Code of Regulations, Title 19, Division 2, Section 2443, requires compliance with the SEMS to.... "be documented in the areas of planning, training, exercise, and performance." The Long Beach Emergency Operations Plan (EOP) was approved by City Council on August 2015. The EOP, which is overseen and managed by the Office of Disaster Preparedness & Emergency Communications, meets the SEMS requirements of state law. The EOP addresses the planned response by the City of Long Beach to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The purpose of the EOP is to guide the mitigation, response and recovery efforts of the City of Long Beach before, during and after an emergency. Under the EOP, The Emergency Planning Team provides dedicated staff responsible for managing the City's Emergency Operations Center (EOC), which include personnel from City departments (e.g., Long Beach Fire Department and Long Beach Police Department), supporting allied agencies and community organizations that have been assigned primary functions or responsibilities within the EOP (Office 2015).

Future development would not interfere with the implementation of the EOP and 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. The creation of a secondary network of emergency vehicle access routes would be provided on site. 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.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A wildland fire hazard area is typically characterized by areas with limited access, rugged terrain, limited water supply, and combustible vegetation. There would be no impact for wildland fire risks due to implementation of the Specific Plan, as substantiated in Section 3.20, *Wildfire*. The Project site is not in or near a state responsibility area or land classified as very high fire hazard severity zone (FRAP 2019a). Therefore, implementation of the Specific Plan would not introduce people or structures to substantial hazards from wildland fires. No impact would occur and this impact will not be addressed in the EIR.

3.10 HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The US 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. LARWQCB requirements include those requiring preparation and implementation of water quality management plan (WQMP) to control contaminants into storm drain systems, educate the public about stormwater impacts, detect and eliminate illicit discharges, control runoff from construction sites, and implement BMPs and site-specific runoff controls and treatments. Construction and operation of future projects developed pursuant to the Specific Plan have the potential to discharge sediment and pollutants to storm drains and receiving waters, thereby leading to a potential water quality impact. This impact is potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The Project site 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 site is already urbanized and built out with hardscape and impervious surfaces, implementation of the proposed Project would increase development intensity in the Project site and may increase impervious surfaces. Furthermore, implementation of the proposed Project would increase the number of residents and workers in the City, which would increase overall demand for groundwater supplies. A water supply assessment (WSA) will be conducted to determine whether available water supplies are sufficient to serve the demand generated by the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts to groundwater recharge due to implementation of the proposed Project are potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site?

Less than Significant Impact. No streams or rivers traverse the Project site, which is already developed and largely flat. The nearest stream to the Project site is the Dominguez channel, which is approximately 0.3 mile west of the Project site. Development under the proposed Project would not involve alteration of the river's course. The Project site is in a highly urbanized, built-out portion of the City and is largely flat; soils have already been disturbed by existing development. Although soils in the Project site could experience erosion during construction and development of individual projects pursuant to the Specific Plan, implementation of the proposed Project would not cause substantial soil erosion. A SWPPP specifying BMPs for minimizing pollution of stormwater with soil and sediment during Project construction would be prepared and implemented. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. Therefore, impacts related to substantial soil erosion or siltation would be less than significant. This topic will not be further evaluated in the EIR and no mitigation measures are necessary.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less than Significant Impact.

The Project site is currently is in a highly urbanized, built-out portion of the City and is not located in a flood hazard zone (FEMA 2008). Implementation of the proposed Project may result in an increase in impervious surfaces. However, implementation of the WQMP would reduce runoff from construction and identify BMPs for runoff controls and treatments. Implementation of the proposed Project would not substantially alter the existing drainage pattern of the Project site, nor is the potential increase in surface runoff anticipated to be substantial. Therefore, impacts related to increase in the rate or amount of surface runoff would be less than significant. This impact will not be further evaluated in the EIR and no mitigation measures are necessary.

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

Potentially Significant Impact. Development in accordance with the Specific Plan would involve alteration of land uses in the Project site. Increased impervious surfaces may increase the amount of runoff and discharge of sediments and pollutants to stormwater drainage systems. If increased, the additional runoff could exceed the capacity of existing or planned stormwater drainage systems in the Project site. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

iv) Impede or redirect flood flows?

Less Than Significant Impact. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, The Project site is in the Shaded Zone X flood hazard zone as designated by the Federal Emergency Management Agency, indicating that the site is protected from 100-year floods by levees (FEMA 2008). Therefore, impact would be less than significant and this impact will not be evaluated in the EIR.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. The following describes potential pollutant impacts related to flood hazard, seiche, and tsunami zones.

Flood Hazard

As noted in Section 3.10(a)(iv), above, the Project site in not in a FEMA flood zone. Therefore, impacts related to risk of pollutant release due to inundation from a flooding event would be less significant and this impact will not be evaluated in the EIR.

Seiche

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. Although there are no large water tanks in the area that could impact the proposed Project site, there are dams in the region that could create flooding impacts. The Project site is not in a dam inundation area (DSOD 2019). Therefore, there is no risk of pollutant release due to inundation from a seiche. No impact would occur and this impact will not be evaluated in the EIR.

Tsunami

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Project site is approximately 5 miles inland from the Pacific Ocean, outside of the tsunami hazard zone identified by the California Governor's Office of Emergency Services (Cal OES 2009). Therefore, there is no possibility of the Project site being affected by a tsunami; there is no risk of pollutant release due to inundation from a tsunami. No impact would occur and this impact will not be evaluated in the EIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The quality of surface and groundwater is affected by land uses in the watershed and the composition of subsurface geologic materials. Water quality in surface and groundwater bodies is regulated by the State Water Resources Control Board and RWQCB. The City of Long Beach is under the jurisdiction of the LARWQCB, which is responsible for implementation of state and federal water quality protection guidelines in the vicinity of the Specific Plan. RWQCB implements the Water Quality Control Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan), a master policy document for managing water quality issues in the region. The Project site is in the West Coast Groundwater Basin (CDWR 2019) and the Basin has a Groundwater Basin Master Plan, which is intended to identify projects and programs to enhance basin replenishment, increase the reliability of groundwater resources, improve and protect groundwater quality, and ensure that the groundwater supplies are suitable for beneficial uses.

As discussed in the Section 3.10(a) and (b), above, construction and operation of future projects developed pursuant to the Specific Plan have the potential to discharge sediment and pollutants to receiving waters and may obstruct the implementation of the water quality control plan. LARQWCB would also require a WQMP to be prepared and implement BMPs for site-specific runoff controls and treatments. A WSA will also be conducted to assess water and groundwater supply sufficiency for the proposed Project. This impact is potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

3.11 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The Project site is surrounded by large institutions and major infrastructure which effectively isolates the residents from the larger community. The intent of the proposed Specific Plan is to redevelop portions of the community that consist of the former navy housing stock, transitioning the collection of antiquated structures to modern affordable housing and service facilities. Implementation of the Specific Plan would allow the community to be self-sufficient and better integrated with the surrounding neighborhood and schools. Streetscape improvements would aid pedestrian and bicycle movement between parts of the Project site. Additionally, the proposed Project would be developed within the confines of the Project site and would not introduce new major roadways or other infrastructure improvements that would bisect or transect the surrounding communities. The proposed uses of the proposed Project would also be compatible with and similar to the existing uses. Therefore, the proposed land use plan would not physically divide established communities and no adverse impact would occur. This topic will not be evaluated in the EIR and no mitigation measures are necessary.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. Land use plans, policies, or regulations that would be applicable to the proposed Project include the City of Long Beach General Plan and Municipal Code and SCAG's 2016 RTP/SCS.

The Project site is currently designated as PD-31 and Zoning Code Amendment is needed to change the zoning from PD-31 to Century Villages at Cabrillo Specific Plan. This would permit the development envisioned by the Specific Plan and designate the permitted land uses within the Project site. Development standards and design guidelines for each land use designations would also be detailed in the Specific Plan. The Specific Plan and proposed zone changes will be evaluated for consistency with the City's General Plan.

Additionally, 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 SCAG's RTP/SCS is required. Further evaluation in the EIR is required to address potential land use impacts due to implementation of the Specific Plan and accompanying Zoning Code Amendment. This impact is potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

3.12 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?

No Impact. The Project site 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 with 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 site falls

within the MRZ-3 zone– areas of undetermined mineral resource significance. The closest MRZ-2 zone is in the Palos Verdes Peninsula approximately 6.8 miles west of the Project site. Therefore, implementation of the proposed Project would not cause the loss of availability of mineral resources valuable to the region or state, and no impact would occur.

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. The Project site and the surrounding area are in a highly urbanized area of the City. The Mobility Element of the City of Long Beach General Plan indicates that oil fields are present in and around Long Beach (Long Beach 2013). Implementation of the proposed Project would not change or impact ongoing oil operations, including oil extraction activities. Development in accordance with the proposed Project would occur on already developed sites, and would not expand into mineral resource recovery sites or oil fields. Therefore, the proposed Project would not result in the loss of availability of a locally important mineral resource. No impact would occur and no further evaluation in the EIR is necessary.

3.13 NOISE

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Implementation of the Specific Plan would involve construction, including demolition of existing buildings/facilities, and operational activities that would generate noise levels that may expose sensitive land uses to noise levels in excess of the noise standards. Short-term construction activities could elevate ambient noise levels at nearby noise-sensitive receptors.

Long-term operation of new development under the Specific Plan could potentially result in two types of long-term noise impacts. The first may occur if Project-related noise sources substantially increase noise levels in the vicinity of the Project site. Operational sources will likely include increased roadway traffic as well as stationary sources such as heating, ventilation, and air conditioning (HVAC) units, activities associated with outdoor amenities, educational and recreational uses, and loading docks at commercial/retail uses. The second type of long-term noise impact may occur if the Project site's noise-sensitive uses are in a high noise exposure area. Further evaluation in the EIR is required to determine potential on- and off-site noise impacts of the Specific Plan.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Following is a discussion of the potential short and long-term vibration impacts that could result from development that would be accommodated by the Specific Plan.

Short-Term Construction Impacts

Construction operations can generate varying degrees of groundborne vibration, depending on the procedures and equipment used. Operation of construction equipment generate vibrations that spread through the ground and diminish with distance from the source. The effect on buildings and sensitive receptors in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to architectural damage at the highest levels. There are nearby buildings/structures and sensitive receptors near the Project site that could be affected by any construction-related groundborne vibration generated in the Project site. This impact is potentially significant and will be analyzed in the EIR; mitigation measures will be identified as necessary.

Long-Term Operation Impacts

The Specific Plan proposes the development of residential dwellings, administrative and supportive services, amenities, commercial retail uses, and educational uses. Such land uses would not create operational-related groundborne vibration or noise in the Project area as there are no notable sources of vibrational energy associated with these uses. Therefore, no operational-related groundborne vibration or noise impact would result from the Project and this impact will not be analyzed in the EIR.

c) For a project located within the vicinity of a private airstrip or 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 nearest public-use airport to the Project site is Long Beach Airport, approximately 4 miles to the northeast (Airnav 2019). The Project site is not within the 60 dBA CNEL airport contour (Long Beach Airport 2004). There are no private airstrips or airports within two miles of the Project site. Therefore, no impact would occur, and this impact will not be addressed in the EIR.

3.14 POPULATION AND HOUSING

Would the project:

a) Induce substantial unplanned 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 for a net increase of approximately 535 dwelling units, 66,970 square feet of amenities, approximately 17,000 square feet of commercial/retail space, 40,750 square feet of administrative and supportive uses, and 4,800 square feet of education uses over existing conditions within the Project site. 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 people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. As part of the proposed Project, residential uses would be redeveloped to replace the aging housing stock while some units would remain onsite (see Table 2, *Summary of Proposed Land Uses*). Development would occur in multiple phases and be planned to minimize the impact of relocating current residents and service providers. Overall, there would be a net increase of 535 residential units. 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.

3.15 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 protection and emergency medical services in the City of Long Beach are provided by the Long Beach Fire Department (LBFD). LBFD maintains 1 fire headquarter and 23 fire stations within Long Beach. The closest Long Beach fire stations to the Project site are Station No. 13 at 2475 Adriatic Ave, approximately 0.82 mile to the northeast and Station No. 3 at 1222 Daisy Avenue, approximately 1.55 mile to the southeast. The proposed Project would result in a net increase in residential units in the Project site of approximately 535 dwelling units and 129,520 square feet of commercial/retail, amenities, educational uses and administrative and supportive services. Therefore, implementation of the proposed Project would result in increased demand for fire protection and emergency medical services, potentially resulting in significant impacts. LBFD will be consulted for assistance in assessing impacts of Project implementation on LBFD services and any resulting need for new or expanded facilities. Fire protection impacts will be evaluated in the EIR and mitigation measures will be identified as necessary.

b) Police protection?

Potentially Significant Impact. The Long Beach Police Department (LBPD) provides police services to the Project site. Implementation of the proposed Project is expected to result in increased numbers of residents and employees and increased development intensity in the Project site. Therefore, implementation of the proposed Project would result in increased demand for police services, potentially resulting in significant impacts. LBPD will be consulted for assistance in assessing impacts of the proposed Project on LBPD services and any resulting need for new or expanded facilities and resources. Impacts on police services will be evaluated in the EIR and mitigation measures will be identified as necessary.

c) Schools?

Potentially Significant Impact. Long Beach Unified School District (LBUSD) provides school services to student residents residing in the Project site. The residential uses proposed by the Project would increase the number of students attending LBUSD schools. Schools serving the Project site include Cabrillo High School, Elizabeth Hudson Elementary School, and Stephens Middle 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 535 additional dwelling 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 potential need for additional park space and/or 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 would increase the number of dwelling units, 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.

3.16 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 for a net increase of approximately 535 dwelling units, 66,970 square feet of amenities, approximately 17,000 square feet of commercial/retail space, 40,750 square feet of administrative and supportive uses, and 4,800 square feet of education uses over existing conditions within the Project site, which would lead to an increase in residents and workers in the City. Although there are proposed open spaces and amenities within the Project site, the increase in population could also increase demand on existing parks and recreational facilities in the Project site and its surrounding communities, potentially contributing to their deterioration. 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. The proposed Project includes the development of number of recreational areas and amenities within the confines of the Project site. The proposed Project would not involve any construction of recreational facilities beyond what is proposed to serve the existing and future residents of the community. The physical impacts associated with construction of the proposed Project's recreational areas and amenities are also analyzed in other sections of this Initial Study. As shown above, buildout of the proposed Project would result in a substantial increase in dwelling units and non-residential uses, which would result in an increase in new residents and workers in the City. 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.

3.17 TRANSPORTATION

Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Development pursuant to the Specific Plan would result in the generation of additional vehicular traffic in the area and region. A traffic impact analysis will be prepared to determine the proposed Project's traffic impacts and will help form the basis for the impact analysis to be provided in the EIR. The traffic impact analysis and EIR will address consistency with existing programs, plans, ordinances or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. This impact is potentially significant and will be evaluated in the EIR. Mitigation measures will be identified as necessary.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Potentially Significant Impact. On September 27, 2013, SB 743 was signed into law. SB 743 started a process that could fundamentally change transportation impact analysis as part of CEQA compliance. These changes include the elimination of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts in many parts of California (if not statewide). As part of the updated CEQA Guidelines, the new criteria "shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code Section 21099(b)(1)). On January 20, 2016, OPR released revisions to its proposed CEQA guidelines for the implementation of SB 743. Final review and rulemaking for the new guidelines were completed in December 28, 2018 when the California Natural Resource Agency certified and adopted the CEQA Guidelines update package, including guidelines section implementing SB 743. OPR allows agencies an opt-in period to adopt the guidelines; they become mandatory on July 1, 2020. Vehicle miles traveled (VMT) is

an indicator of the travel levels on the roadway system by motor vehicles. It corresponds to the number of vehicles multiplied by the distance traveled in a given period over a geographical area. In other words, VMT is a function of (1) number of daily trips and (2) the average trip length (VMT= daily trips x average trip length).

As noted above, development pursuant to the Specific Plan would result in the generation of additional vehicular traffic in the area and region. As part of the traffic impact study, a VMT analysis will be included to show using the SCAG regional travel demand model to estimate changes to Citywide VMT with and without the Project. The EIR will addresses consistency with CEQA Guidelines § 15064.3, subdivision (b), relating to vehicle miles traveled. This impact is potentially significant and will be evaluated in the EIR. Mitigation measures will be identified as necessary.

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

Less Than Significant Impact. Implementation of the proposed Project would not require major road closures or otherwise increase hazards due to sharp curves or dangerous intersections. However, some minor improvements would be required for the proposed circulation improvements such as the establishment of a secondary network of emergency vehicle access routes, which would connect to the existing street network and may require temporary closure of public streets. Any minor road closure would be temporary and would only be necessary during the construction activities associated with these improvements. All proposed road closures would also be subject to review and approval by the City to ensure hazards would not occur. Upon completion of the improvements, all road conditions would be restored to normal.

At Project completion, improvements to the circulation network would improve vehicular, pedestrian and bicycle mobility in the Project site and its surrounding areas. Connection to the Project site would be enhanced and the exact alignment of the circulation network would be established as part of each development within the Specific Plan. Additionally, the City of Long Beach and LBFD have adopted roadway design standards that preclude the construction of any unsafe design features. Standards for provision of safe road and circulation improvements are also outlined in the Specific Plan. The proposed Project roadway and circulation improvements would be required to adhere to the City's Standard Engineering Plans and LBFD's design standards, as well as those outlined in the Specific Plan, which would be imposed on Project developments by the City and LBFD during the building plan check and development review process. Compliance with these established and proposed design standards would ensure that hazards due to design features would not occur. This topic will not be evaluated in the EIR and no mitigation measures are necessary.

d) Result in inadequate emergency access?

Less Than Significant Impact. To address fire and emergency access needs, the proposed Project includes the establishment of a secondary network of emergency vehicle access routes, which would connect to the existing street network. New fire lanes will be developed concurrent with housing development to ensure adequate emergency access is maintained throughout implementation of the proposed Project. 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 LBFD, such as those outlined in Chapter 18.48 (Fire Code) of the

City's Municipal Code, which incorporates by reference the 2016 California Fire Code. The City and LBFD would be responsible for reviewing Project compliance with related codes and standards prior to issuance of building permits. Review from the City's Department of Public Works would also be required for building plan check and traffic control plan review.

Additionally, during the building plan check and development review process, the City would coordinate with the LBFD and LBPD 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 on emergency access would be less than significant and will not be further analyzed in the EIR.

3.18 TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Potentially Significant Impact. As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1, and 21080.3.2 require public agencies to consult with California Native American tribes recognized by the Native American Heritage Commission for the purpose of mitigating impacts to tribal cultural resources. This law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions.

In accordance with Public Resources Code Section 21080.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed Project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation for tribal cultural resources.

In addition to notification of and potential consultation with Native American tribes that have requested to be notified of projects in the City, a tribal cultural resources assessment will be prepared for the Project. Additionally, a Sacred Lands search request will be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process.

The Project site is not listed or eligible for listing in the California Register of Historical Resources (CRHR) or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). However, given the required and ongoing notification and consultation process, this topic will be further addressed in the EIR.

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ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact. This topic will be discussed in the EIR, as explained above in Section 3.18(a).

3.19 UTILITIES AND SERVICE SYSTEMS

Would the project:

a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Potentially Significant Impact. Buildout of the proposed Project would result in a net increase in dwelling units and non-residential uses, which could require the construction or expansion of on-site or offsite utilities and service systems. The existing on-site water system is owned by the Long Beach Water Department (LBWD) and consist of 6- to 8-inch main lines. Implementation of the proposed Project will include all State mandated water saving features, including water-efficient faucets, shower heads, and toilets. All proposed private fire water service laterals required by the Specific Plan would comply with LBWD's construction requirements.

The existing sewer system is private and consist of pipes varying in size from 6 to 10 inch mainlines, brick manholes, and concrete manholes. Impact fees would be paid to Long Beach Water Department and Los Angeles County Sanitation District (LACSD) for expanding or replacing existing sewer pipe lines if the amount of sewage flow increase due to the implementation of the proposed Project.

The existing on-site community drainage system is completely private and consists of underground pipes, catch basins, and detention basins that manage the on-site storm water. The existing private drainage system consists of varying sizes of pipes that drains into the neighboring property's pipe which ultimately connects to the public storm drain line along SR-1. Implementation of the proposed Project would also require the development of a system of sustainable stormwater management including catch basins, bioswales and retention/detention facilities.

Dry utilities would be provided by local service providers within the City. Electricity within the Project site is served by Southern California Edison and would be served by the existing electrical system. Gas would be provided by Long Beach Energy Resources while communication services would be provided by Frontier Communications. Service providers would be consulted to ensure all utilities would be properly served within the Project site.

Project development would result in the relocation or construction of new or expanded water, wastewater, storm drainage, electric power, natural gas, or telecommunication facilities. Therefore, this impact is potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. The City of Long Beach is served by groundwater supplies and water purchased from the Metropolitan Water District. The two major sources of water for the Metropolitan Water District are from the Colorado River and Northern California's Bay Delta region. Project implementation would allow increased residential and nonresidential development, which would increase the demand for water for domestic purposes. The potential volume of this demand will be assessed in a water supply assessment that will be prepared as part of the Specific Plan and EIR. The water demand will be compared to existing and planned water supplies to determine whether implementation of the Specific Plan would result in significant impacts on local or regional water supplies. The WSA will determine whether sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. This impact is potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

c) 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 response to Section 3.19(a), above. Project development would result in an increase in population which could potentially lead to an increase in demand for waste water treatment. The City and LACSD will be consulted to determine whether facilities are adequate to treat wastewater generated by the development pursuant to the Specific Plan or if new or expanded facilities would be needed. This impact is potentially significant and will be evaluated in the EIR; mitigation measures will be identified as necessary.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Solid waste generated in the City of Long Beach in 2018 is served by several different landfills in the Southern California region. The majority of solid waste in the City is taken to the Southeast Resource Recovery Facility in Long Beach, Frank R. Bowerman Sanitary Landfill in Irvine, and the Sunshine Canyon City/County Landfill in Sylmar (CalRecycle 2019a). Existing and planned capacity of the solid waste facilities serving the Project site and estimated solid waste generation resulting from the construction and operational phases of the Specific Plan will be discussed in the EIR. This impact is potentially significant and will be addressed in the EIR; mitigation measures will be identified as necessary.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The following federal and state laws and regulations govern solid waste disposal:

- **AB 939 (Chapter 1095, Statutes of 1989)**, the California Integrated Waste Management Act of 1989 required each city, county, and regional agency to develop a source reduction and recycling element of an integrated waste management plan that contained specified components, including a source reduction component, a recycling component, and a composting component. With certain exceptions, the source reduction and recycling components were required to divert 50 percent of all solid waste from landfill disposal or transformation by January 1, 2000, through source reduction, recycling, and composting activities.

- **AB 32 (Chapter 488, Statutes of 2006)**, the California Global Warming Solutions Act, established mandatory recycling as one of the measures to reduce GHG emissions adopted in the Scoping Plan by the California Air Resources Board.

- **AB 341 (Chapter 476, Statutes of 2011)** requires that all "commercial" generators of solid waste (businesses, institutions, and multifamily dwellings) establish recycling and/or composting programs. AB 341 goes beyond AB 939 and establishes the new recycling goal of 75 percent by 2020.

As of 2006, the City of Long Beach was exceeding its waste diversion rate of 50 percent by an additional 19 percent. Additionally, 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. Individual development projects would also be required to comply with the provisions of the 2016 Green Building Standards Code, which outlines requirements for construction waste reduction, material selection, and natural resource conservation. Future development under the proposed Project would be required to comply with all applicable laws and regulations governing solid waste, and impact would be less than significant. This topic will not be further evaluated in the EIR and no mitigation measures are necessary.

3.20 WILDFIRE

Wildland fire protection in California is the responsibility of either the local government, state, or the federal government. State Responsibility Areas (SRA) are the areas in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The SRA forms one large area over 31 million acres to which the California Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services (FRAP 2019b).

Local responsibility areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government). CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRAs. The local responsibility area hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area. LBFD currently provides fire protection and emergency medical services to the City.

Fire Hazard Severity Zones (FHSZ) are identified by Moderate, High and Very High in an SRA, and Very High in an LRA. The nearest FHSZ in the SRA is a VHFHSZ approximately 17.6 miles north in the City of Whitter. The nearest FHSZ in the LRA is a VHFHSZ approximately 5.2 miles southwest in the City of Rancho Palos Verdes (FRAP 2019a). The Project site is not in or near an SRA or LRA or lands classified as high fire hazard severity zones.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. As demonstrated above, the Project site is not in or near an SRA or LRA or lands classified as high fire severity zones. Additionally, the Long Beach Emergency Operations Plan (EOP) was approved by City Council on August 2015. Implementation of the Specific Plan would not have a significant impact on implementation of the EOP, as substantiated in Section 3.9(f), above. Therefore, no impact would occur and this impact will not be addressed in the EIR.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As demonstrated above, the Project site is not in or near an SRA or LRA or lands classified as high fire severity zones.

Wildfire risk is the damage a fire can do to values at risk in the area—such as people, structures, and natural resources such as habitat or timber—under existing and future conditions (CAL FIRE 2007). Development pursuant to the Specific Plan would not add wildland vegetation to the Project site. Development would also not change site topography (such as adding large slopes) so as to exacerbate wildfire spread.

Therefore, development would not exacerbate wildfire hazards in the Project site. While development pursuant to the Specific Plan would add people and structures that could be at risk from a wildfire, development would not exacerbate wildfire risks onsite. Thus, implementation of the Specific Plan would not expose Project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire. No impact would occur and this impact will not be assessed in the EIR.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As demonstrated above, the Project site is not in or near an SRA or LRA or lands classified as high fire severity zones. Additionally, Project development would involve installation and maintenance of infrastructure including roads and power lines. Installation of such infrastructure would not exacerbate wildfire risks; see the analysis of impacts to wildfire risks above in Section 3.20(b). Therefore, no impact would occur and this impact will not be assessed in the EIR.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As demonstrated above, the Project site is not in or near an SRA or LRA or lands classified as high fire severity zones. Project development would not exacerbate wildfire hazards onsite, as substantiated above in Section 3.20(b). Therefore, development would not expose people or structures downslope or downstream from the Project site to substantial risks resulting from wildfires, such as flooding or landslides. No impact would occur and this impact will not be assessed in the EIR.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially 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, substantially 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 site is in a highly urbanized area of the City that is already developed with residential, commercial, institutional, and open space uses. As stated in Section 3.4, potentially significant biological impacts are not anticipated because the Project site is in a highly developed urban area and there are no rare or endangered plants or animal species within the Project site. However, implementation of the Specific Plan has the potential to impact important examples of California history or prehistory. The EIR will analyze these topics in greater detail to determine whether the Specific Plan would generate any significant impacts.

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, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. 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.

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

Potentially Significant Impact. Development of the proposed Project could create direct and indirect adverse effects on humans. The proposed Project has the potential to affect human beings through impacts related to aesthetics, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation, and utilities and service systems. The significance of these potential impacts will be analyzed in the EIR.

3. Environmental Analysis

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