

CITY OF LONG BEACH

**LONG BEACH
MEMORIAL MEDICAL CENTER
MASTER PLAN MODIFICATION
PROJECT**

**ADDENDUM TO
ENVIRONMENTAL IMPACT REPORT
EIR No. 13-04 (SCH#2004081142)**

March 2018

City of Long Beach
Department of Planning and Building
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SECTION 1.0 INTRODUCTION

1.1 Project Summary

The Proposed Project analyzed under this Environmental Impact Report (EIR) Addendum represents a modification of the previously approved Long Beach Memorial Medical Center Master Plan. This Master Plan provides for various upgrades and improvements over a 15-year period. The previously-certified EIR for this Master Plan (EIR No. 13-04, State Clearinghouse No. 2004081142), herein referred to as 2005 EIR, was certified by the Long Beach City Council on June 7, 2005.

The project analyzed by this environmental document is a modification to the previously approved Master Plan for the Long Beach Medical Memorial Center property, located at 2801 Atlantic Avenue in the City of Long Beach. The modification to the Long Beach Memorial Medical Center Plan (Proposed Project) involves the relocation of the Pediatric Outpatient Building and the Parking Structure. The original location of the Pediatric Outpatient Building was approved along the mid-block of 27th and Columbia Street (east of the hospital) currently improved with landscape and will be relocated along the northwest corner of 27th Street and Atlantic Avenue (south of hospital) currently improved with a surface parking lot and a 7,600-square-foot single-story medical office which will be demolished as previously intended. The location of the original Parking Structure was located along the mid-block of 27th Street (south of hospital) currently consisting of a vacant unimproved lot which will be relocated to an area of the property bounded by Linden Avenue, 29th Street, Lakeview Drive, and Columbia Street (north of hospital) currently improved with a surface parking lot and a 5,000-square-foot single-story medical office which will be planned for demolition. All other components of the previously approved Master Plan will remain unaltered by this proposed project modification.

The 54-acre project site is located at 2801 Atlantic Avenue. This site is bordered by Spring Street to the north, Atlantic Avenue to the east, Willow Street to the south, and Long Beach Boulevard to the west. The east west street that run through the campus include 27th Street, Patterson Street, Columbia Street, and 29th Street. (see Figure-1 Regional Map, Figure-2 Vicinity Map, and Figure-3 Campus Boundaries).

Since the project is located within the City of Long Beach, the City of Long Beach has the responsibility for carrying out or approving this project. The City of Long Beach will therefore be the Lead Agency for this project with the responsibility for preparing this EIR Addendum as required by the California Environmental Quality Act (CEQA).

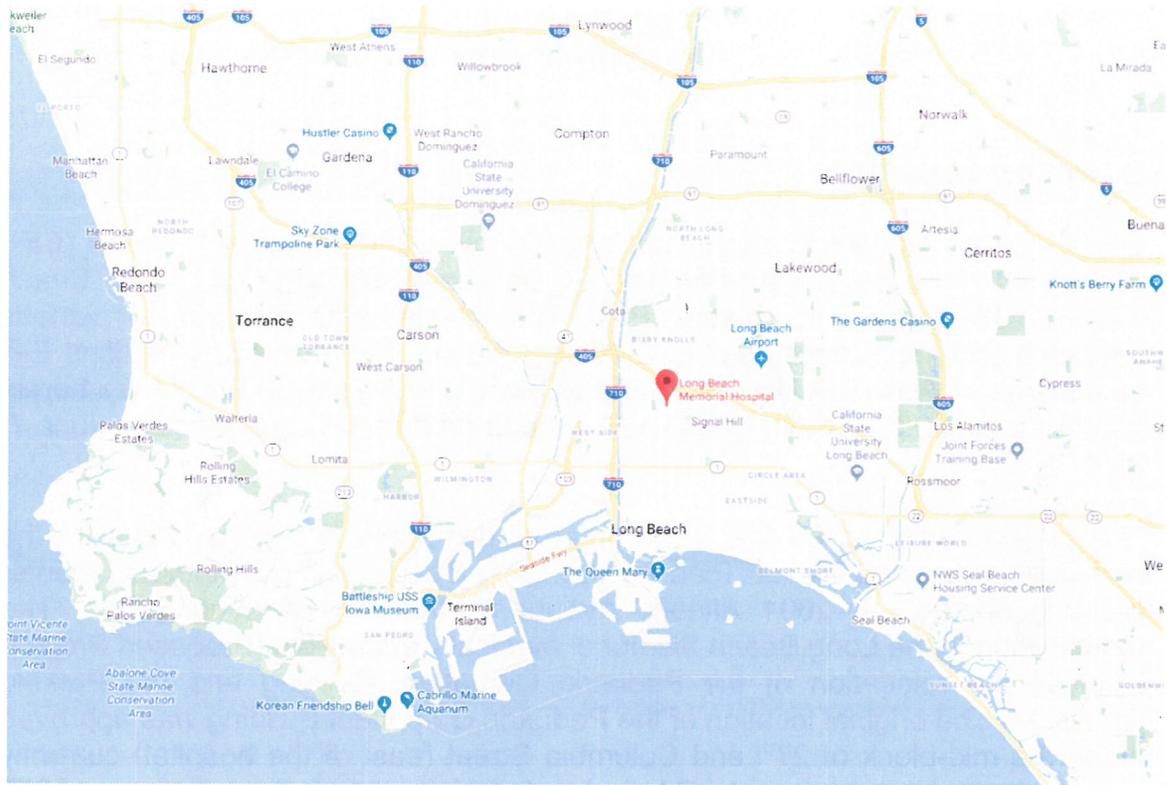


Figure 1- Regional Map

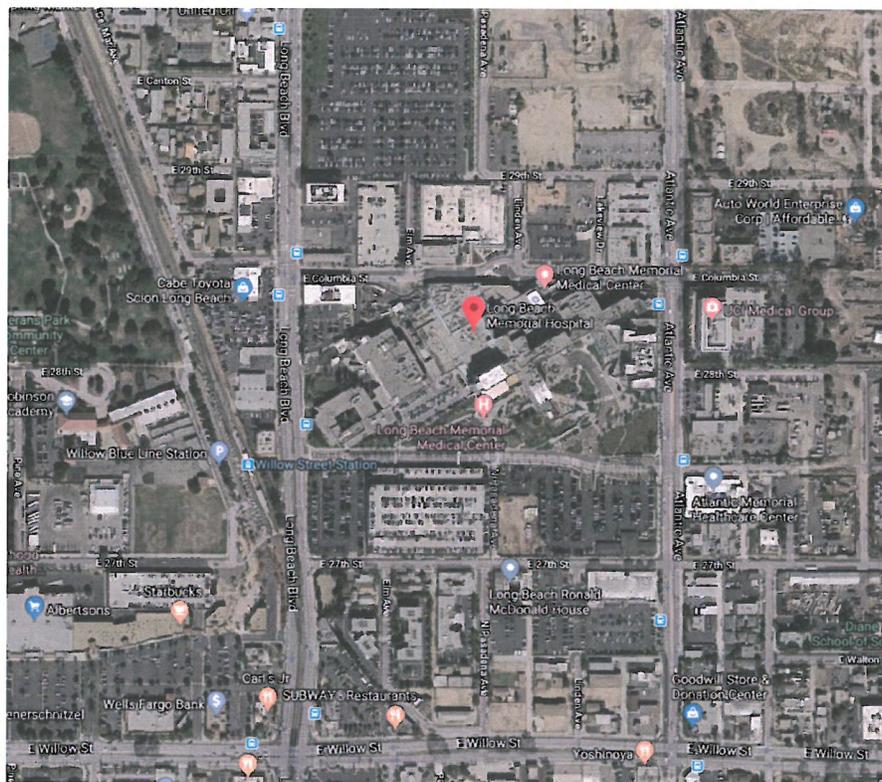


Figure 2- Vicinity Map

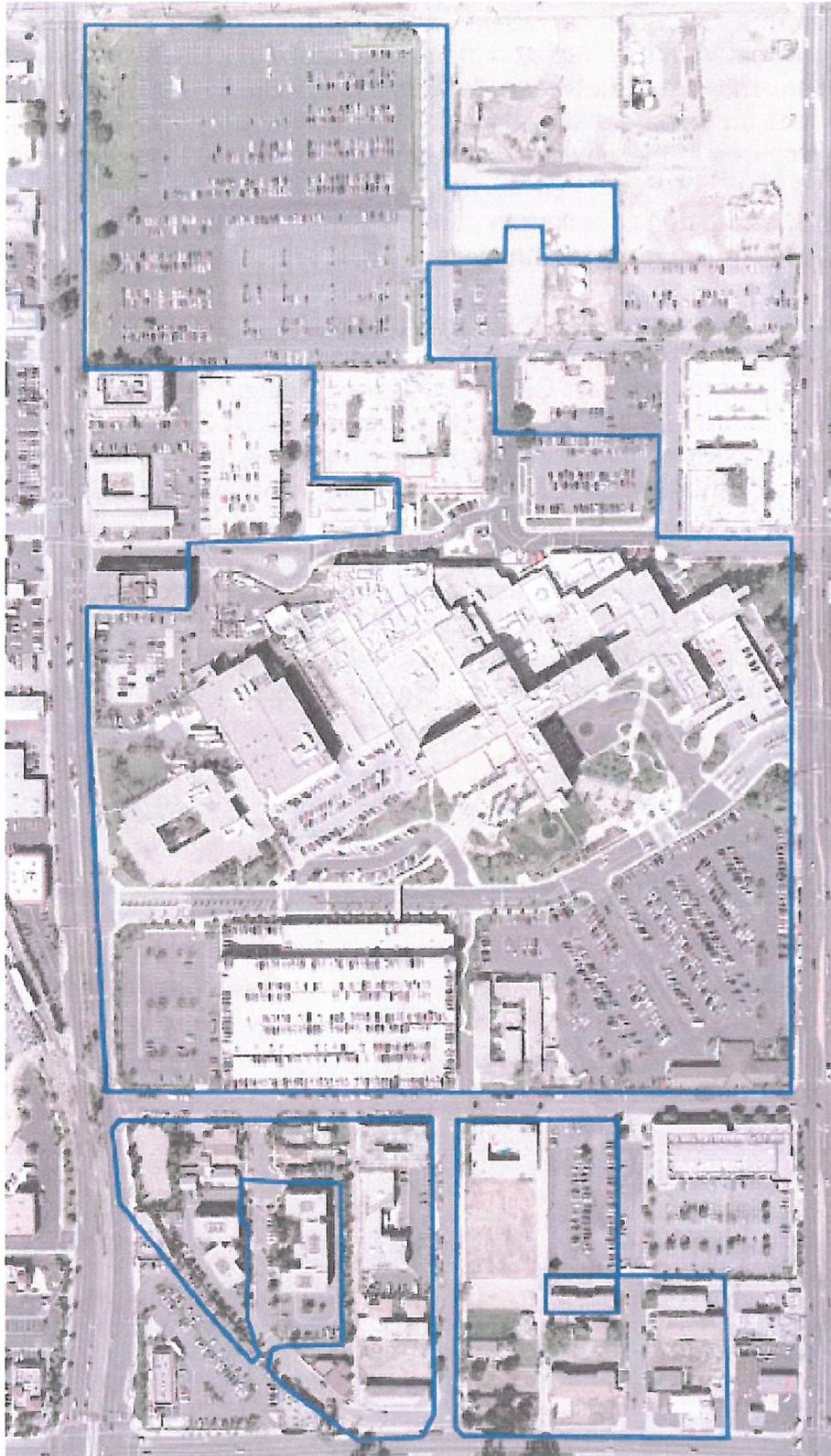


Figure 3- Campus Boundaries

In addition, the EIR shall contain a statement briefly indicating the reasons for determining that various effects on the environment of a project are not significant and consequently have not been discussed in detail in the EIR. Any significant effects on the environment shall be limited to substantial, or potentially substantial, adverse changes in the physical conditions which exist in the area as defined in Section 21060.5. CEQA permits the use of previously approved land use documents, including but limited to general plans, specific plans, and local coastal plans in the cumulative impact analysis.

This document is intended as an Addendum to the original project 2005 EIR and incorporates this EIR (EIR No.13-04, State Clearinghouse No. 2004081142) by reference in accordance with CEQA Guidelines Section 15150. The Lead Agency may choose to prepare an EIR Addendum under CEQA Guidelines Section 15164 if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a Subsequent EIR have occurred.

The modification to the Long Beach Memorial Medical Center Master Plan project involves relocating the Pediatric Outpatient Building and Parking Structure to different locations within the campus boundaries. All other components of the previously approved Master Plan will remain unaltered by this proposed project modification.

SECTION 2.0 PROJECT DESCRIPTION

The modification to the Long Beach Memorial Medical Center Master Plan proposed project involves relocating the Pediatric Outpatient Building and Parking Structure to different locations within the existing campus boundaries. All other components of the previously approved Master Plan will remain unaltered by this proposed project modification.

2.1 Project Site

The Long Beach Memorial Medical Center is located at 2801 Atlantic Avenue. This site is bordered by Spring Street to the north, Atlantic Avenue to the east, Willow Street to the south, and Long Beach Boulevard to the west. The east west street that run through the campus include 27th Street, Patterson Street, Columbia Street, and 29th Street.

The 54-acre Campus is completely developed and characterized with six land uses (1) inpatient medical facility, (2) outpatient medical facilities, (3) mixed use (including services, retail, residential, and vacant land), (4) utilities, (5) circulation, and (6) parking as further elaborated in Volume 1, Draft EIR SCH No. 2004081142.

In accordance with the adopted Long Beach Medical Center Master Plan, the property has currently completed construction of the (1) Miller Children's Hospital Pediatric Inpatient Tower, (4) Central Plant, and (5) Roadway Realignment.

2.2 Long Beach Memorial Medical Center Master Plan

The Long Beach Memorial Master Plan is the principal long-range planning document that brings together findings of supporting studies and research to present an integrated and phased implementation program. The supporting studies involved the interpretive plan and the design recommendations which are inclusive of the site, structures, programming and implementation concepts. A conceptual site plan for this approved Master Plan is shown in Figure 4.

The Master Plan was divided into six components. The improvements described in the original Volume 1, Draft EIR SCH No. 2004081142 are listed below.

- 1. Todd Cancer Institute (TCI)**
 - Phase 1- consists of a 83,630-square-foot, 54-foot high, three-story cancer treatment building with a 70-foot high skylight.
 - Phase 2- consists of a 42,300-square-foot, 33-foot high, two-story horizontal addition to the cancer treatment building.
- 2. Miller Children's Hospital (MCH)- Pediatric Inpatient Tower, Utility**

Trench & Central Plant Building

- Phase 1- consisting of a 129,220-square foot, 84-foot high building inpatient tower.
- Phase 2- consists of an 86,030-square-foot, 4-story vertical expansion to the existing inpatient tower.
- Phase 3- consists of a 3,500-square-foot single-story central plant building and utility trenching work to support the new inpatient tower.

3. Miller Children's Hospital (MCH)- Pediatric Outpatient Building

- Project consists of a 80,000-square-foot, five-story building.

4. Miller Children's Hospital (MCH)- Link Building

- Project consists of a 20,000-square-foot, 50-foot high, three-story building.

5. Roadway Realignment

- Project consists of wayfinding and street improvements for the realignment of Patterson Street/Memorial Medical Campus Drive.

6. Parking Program

- Project consists of offsetting 577 parking spaces that will be misplaced as part of the Master Plan Proposal.

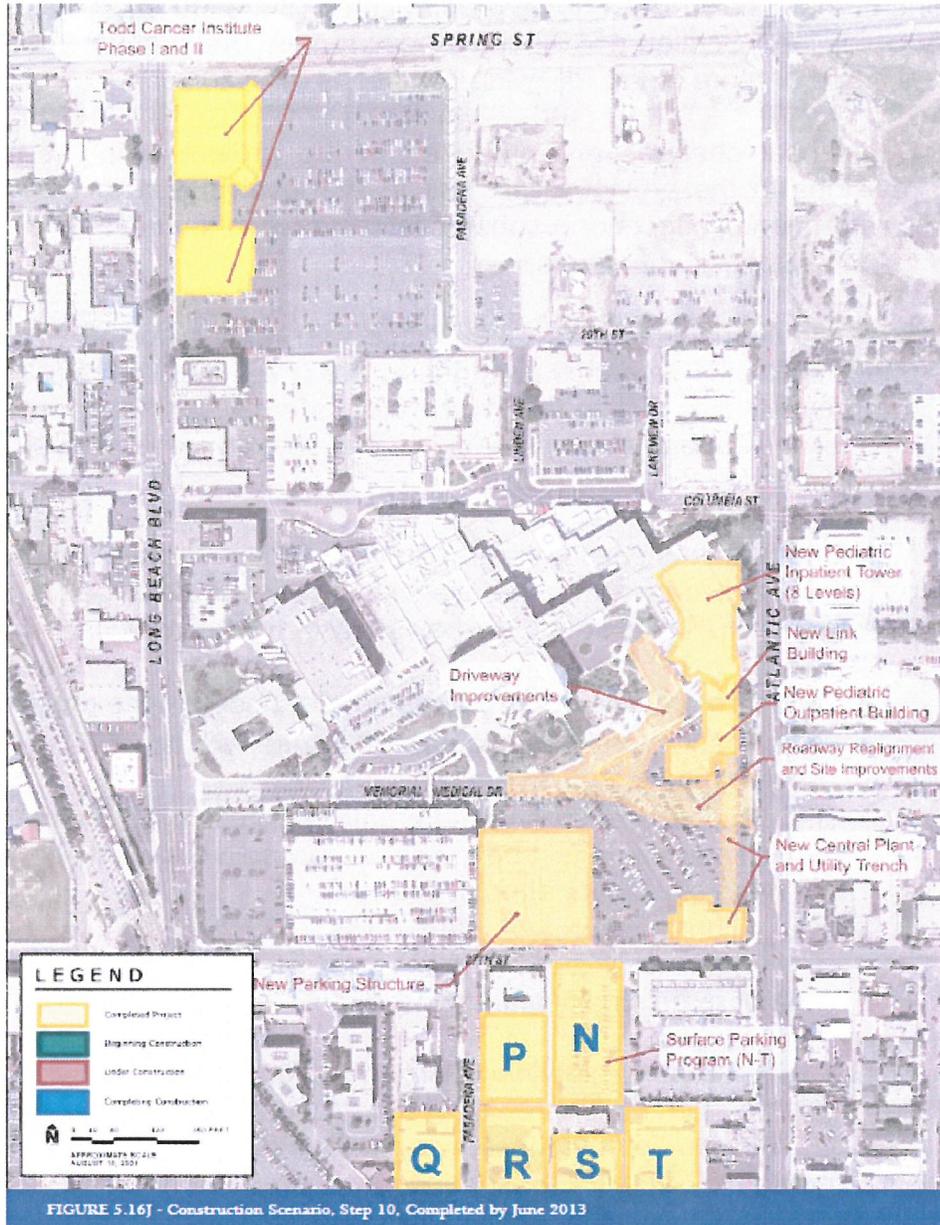


Figure 4 - Approved Master Plan

2.3 Addendum to the EIR

Pursuant to CEQA Guidelines Section 15164(a), the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions requiring preparation of Subsequent EIR as set forth in CEQA Guidelines Section 15162 have occurred. A Subsequent EIR would be required if one or more of the following conditions do occur:

1. Substantial changes are proposed in the project which require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes have taken place with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
 - one or more significant effects not discussed in the previous EIR;
 - significant effects previously analyzed will be substantially more severe than shown in the previous EIR;
 - mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects; and/or
 - mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects.

In accordance with CEQA Guidelines Section 15164(e), the following is a brief explanation of the decision not to prepare a Subsequent EIR pursuant to Guidelines Section 15162. Substantial evidence supporting this decision is provided in Sections 4.0 through 4.2 of this EIR Addendum.

The project modification would result in relocating the location of the Pediatric Outpatient Building and Parking Structure to different locations within the existing campus boundaries. There will be no substantial changes to the circumstances under which the project would be undertaken. The relocation of both buildings will not affect the size, height, or land uses previously analyzed in the original 2005 EIR.

The original location of the Pediatric Outpatient Building was approved along the

mid-block of 27th and Columbia Street (east of the hospital) currently improved with landscape and will be relocated along the northwest corner of 27th Street and Atlantic Avenue (south of hospital) currently improved with a surface parking lot and a 7,600-square-foot single-story medical office which will be demolished as what was previously intended (See Figure 5- Proposed Master Plan Modification).

The original location of the Parking Structure was located along the mid-block of 27th Street (south of hospital) currently consisting of a vacant unimproved lot which will be relocated to an area of the property bounded by Linden Avenue, 29th Street, Lakeview Drive, and Columbia Street (north of hospital) currently improved with a surface parking lot and a 5,000-square-foot single-story medical office which will be planned for demolition.

The proposed project overall, will not change the existing site conditions and areas previously slated for construction for medical and parking purposes. All other components of the previously approved Master Plan will remain unaltered. In addition, no new information of substantial importance has come forward that would alter the significance analysis, mitigation measures or alternatives provided in 2005 EIR. Therefore, the project modification in the current environmental setting would not require a Subsequent EIR and an Addendum to the 2005 EIR may be prepared for the project modifications.

CEQA Guidelines Section 15164(c) states that an EIR Addendum need not be circulated for public review but can be included in or attached to the final EIR. This EIR Addendum is considered part of the 2005 EIR and has not been circulated for separate public review since there are no substantial changes or new significant information not previously analyzed in the 2005 EIR. Pursuant to CEQA Guidelines Section 15164(d), this EIR Addendum shall be considered by the Site Plan Review Committee (and Planning Commission if the Site Plan Review Committee decision is appealed) prior to making a decision on the project modification.

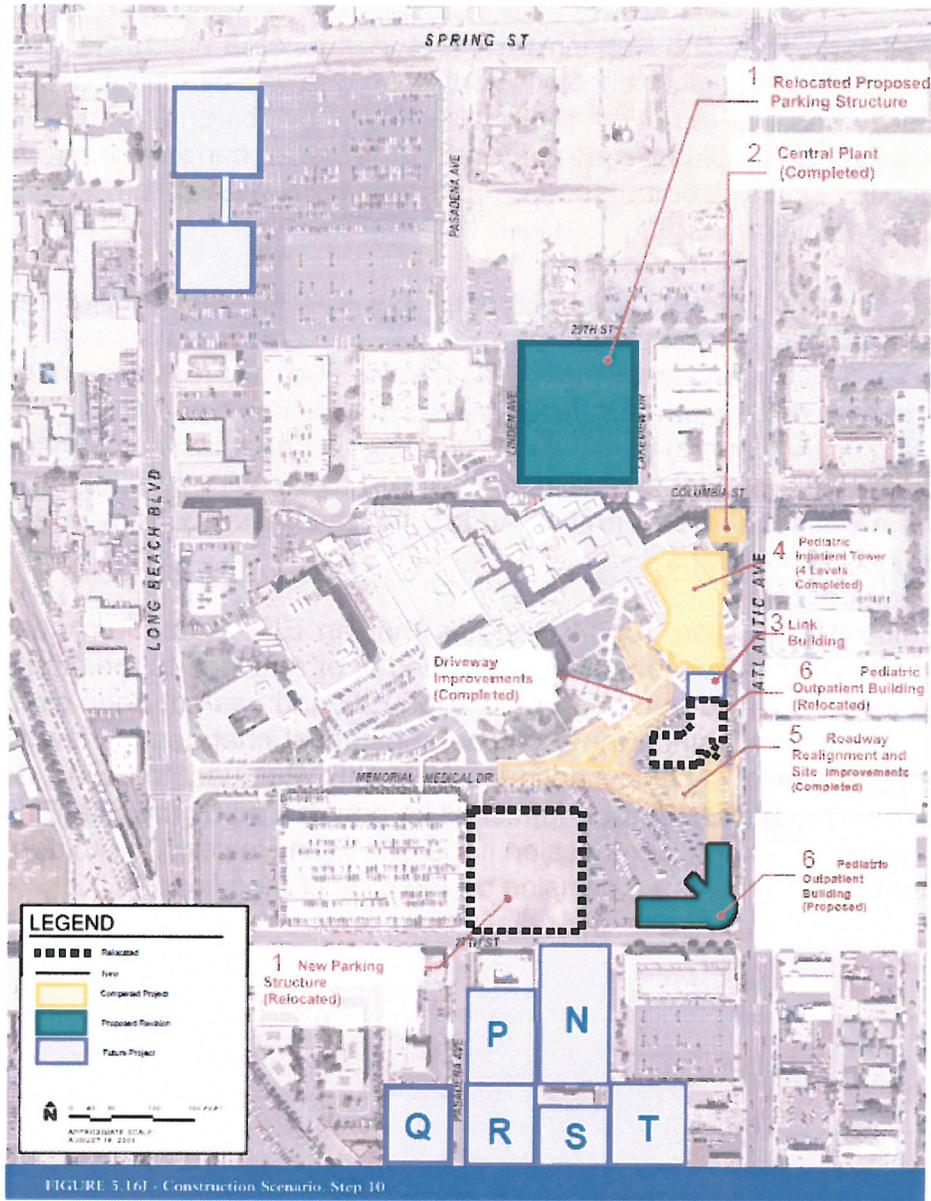


Figure 5 – Proposed Master Plan Modification

2.3 Discretionary Actions

Pursuant to CEQA Guidelines Section 15124, agencies expected to use this EIR Addendum in their decision-making process could include the Long Beach Site Plan Review, the Long Beach Planning Commission (on appeal). Use of this EIR in an agency’s decision-making process does not confer any approval or permit authority not previously granted to such agency by law.

The following is a list of discretionary approvals by the City of Long Beach (Lead Agency) and Responsible Agencies:

City of Long Beach Site Plan Review Committee

- Site Plan Review approval (for the modification to the original master plan)

City of Long Beach Planning Commission

- On Appeal of Site Plan Review approval only

SECTION 3.0 ANALYSIS OF ENVIRONMENTAL ISSUES

This chapter contains impact analysis sections for the environmental factors that could experience potentially significant project impacts, based on the Initial Study findings. Each environmental factor section includes a description of the environmental setting, analysis of potential project impacts, and mitigation measures, if determined necessary to reduce identified potential impacts.

3.0-1 Original EIR for Long Beach Memorial Medical Center Master Plan Project

An EIR (EIR No. 13-04, State Clearinghouse No. 2004081142), hereinafter referred to as the 2005 EIR, was prepared for the Long Beach Memorial Medical Center Master Plan project and made available for a 45-day public review period from January 25, 2005 to March 10, 2005. The Long Beach Planning City Council certified this EIR on June 7, 2005 and the Notice of Determination was filed with the Los Angeles County Clerk on June 9, 2005. This 2005 EIR is incorporated by reference into this EIR Addendum.

Per CEQA Guidelines Section 15164, no additional public review circulation is required for this EIR Addendum.

3.0-2 Initial Study for EIR Addendum

The Initial Study Environmental Checklist was prepared for this EIR Addendum and is included as Appendix B. For each Threshold of Significance listed in this Initial Study, one of a possible four determinations was made: the proposed project modification would either have a Potentially Significant Impact, Less Than Significant Impact With Mitigation Incorporation, Less Than Significant Impact, or No Impact. Any Threshold of Significance where the project modification could have either a Potentially Significant Impact or a Less Than Significant Impact With Mitigation Incorporation is subject to further CEQA analysis in Sections 4.1 through 4.2 of this EIR Addendum. Potential impacts that fall under either the Less Than Significant Impact or No Impact determination are discussed under 4.0-3 Effects Found Not To Be Significant.

A breakdown of all Thresholds of Significance in which the proposed project modification could have impacts at either the Potentially Significant Impact or Less Than Significant With Mitigation Incorporation level are provided below:

Potentially Significant Impact

It has been determined in the Initial Study that this Master Plan modification would not result in a Potentially Significant Impact for any of the Thresholds of Significance.

Less Than Significant With Mitigation Incorporation

The proposed modification would result potentially significant impacts involving the following Thresholds of Significance, which could be reduced to a Less Than Significant Level with Mitigation Incorporation:

IX. Land Use and Planning:

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

3.0-3 Effects Found Not To Be Significant

As required by CEQA Guidelines Section 15128, an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Previous determinations from the 2005 EIR are also summarized below.

The Initial Study (Appendix B) determined the following environmental effects of the proposed modification would be at a less than significant level:

Aesthetics

Section 3.1. Aesthetics in the 2005 EIR, states the new security lighting on the proposed buildings, pathway lighting, and roadway realignment will potentially have light and glare impacts however the finish on the building materials proposed will have acceptable levels of glare to not have any level of significant impacts. In addition, the existing Security Lighting Program submitted to the Police Department and the existing lighting treatments used for the Long Beach Memorial Medical Center campus have been effective with directing light to areas that require it while avoiding the creation of new substantial light sources.

Mitigation measures were set forth on page 12.3 of the 2005 EIR to ensure all light fixtures and building finishes including window glass treatment be reviewed by the Long Beach of Department of Public Works prior to completion of final plans. After incorporation of these mitigation measures, the 2005 EIR determined that project impacts would not result in any significant unavoidable adverse impacts.

The Proposed Project will not intensify the size or height of the original development proposal that was previously analyzed. The Proposed Project would not result in any new adverse aesthetics impacts, will comply with all mitigation measures, and will be in accordance with the Long Beach Memorial Master Plan and Design Guidelines established for the project site, therefore no additional environmental analysis is required.

Agriculture Resources

In the previous 2005 EIR, no mitigation measures were established as there was no impact on any of the thresholds of significance related to agricultural resources.

The Proposed Project will occur within the existing campus boundaries previously surveyed. The Proposed Project will not result in any new adverse impacts to any agricultural resources previously analyzed, therefore no additional environmental analysis is required.

Air Quality

The original project air quality impact analysis is included in the 2005 EIR which set forth a total of 13 mitigation measures set forth from pages 12-3 through 12-7 to protect the surrounding properties from construction-related air quality impacts in accordance with the South Coast Air Quality Management District (SCAQMD) regulations. In consequence, the amount of nitrogen oxide omitted from the project will remain unavoidable and will be mitigated to the maximum extent feasible.

The proposed relocation of the outpatient building and parking structure will not intensify the size, height, or existing land uses of the original development proposal that was previously analyzed. The Proposed Project will not result in any new adverse air quality impacts beyond those previously analyzed and will comply with all mitigation measures, therefore no additional environmental analysis is required.

Biological Resources

In the previous 2005 EIR, no mitigations measures were established as there was no impact on any of the thresholds of significance related to biological resources.

The Proposed Project will not intensify the size, height, or existing land uses of the original development proposal that was previously analyzed. The Proposed Project will not result in any new adverse biological resources impacts, therefore no additional environmental analysis is required.

Cultural Resources

The cultural resources impact analysis in the 2005 EIR identified on page 12-9 through 12-10 provided a total of three mitigation measures to ensure conformity

with all applicable standards for protection of historic buildings as well as protecting any archaeological or paleontological resources discovered during construction activities. After mitigation, the 2005 EIR determined that the project would not result in any significant adverse impacts.

The previous location of the outpatient building will be relocated to the corner of Atlantic Avenue and 27th Street. When moved, this will leave the existing area left to remain a surface parking lot. The new location of the outpatient building on Atlantic Avenue and 27th Street will subsequently lead to the demolition of an existing medical office building which was originally slated to be demolished previously and developed with the Central Plant Building, which has currently already been constructed in another location on the campus. The previous location for the parking structure resulted in demolishing the existing Miller house residence and is currently a vacant lot. The new location of the parking structure will demolish an existing 5,000-square-foot single-story medical office building and surface parking lot within the existing campus boundaries previously analyzed. The Proposed Project will not result in any new adverse impacts to cultural resources and will comply with all mitigation measures, therefore no additional environmental analysis is required.

Geology and Soils

The 2005 EIR analysis on page 12-10 through 12-11 provided a total of six mitigation measures to ensure conformity with evaluating seismic/geologic hazards and soils erosion impacts. The project development and construction must conform to the seismic design provisions of the Long Beach Municipal Code, Uniform Building Code, and California Geological Survey's Guidelines for Evaluating and Mitigating Seismic Hazards in California. The geotechnical studies and soils erosion will be subject to best management practices consistent with the National Pollution Discharge Elimination Systems (NPDES).

The Proposed Project will not intensify the construction activities previously proposed and mitigated. The Proposed Project will not result in any new adverse impacts to any geology or soil impacts thresholds, therefore no additional environmental analysis is required.

Hazards and Hazardous Materials

As stated on page 12-12 through 12-16 of the 2005 EIR, there are 15 mitigation measures that ensure conformity with evaluating the potentially hazardous materials impacts for the project.

The Proposed Project will not result in any new or altered construction activities. The Proposed Project will not result in any new adverse impacts to any hazardous materials not already analyzed and will comply with all mitigation measures, therefore no additional environmental analysis is required.

Hydrology and Water Quality

As stated on page 12-16 through 12-19 of the 2005 EIR, there are eight mitigation measures that ensure conformity with the Hydrology and Water Quality to below the level of significant impacts thresholds.

The Proposed Project would not increase the amount of impermeable surface as both the original and new locations for the proposed improvements have always been improved with buildings and concrete parking lots. The Proposed Project will not result in any new adverse impacts to any hazardous materials not already analyzed and will comply with all mitigation measures, therefore no additional environmental analysis is required.

Land Use and Planning

In the previous 2005 EIR analysis, no mitigations were established for Land Use and Planning impacts identified on page 12-19.

The project site is located in Land Use District (LUD) No. 7 of the City's General Plan, Mixed Uses. Land uses in LUD No. 7 should serve the overall purpose of promoting mental and physical health of the urban citizenry through land uses that include public parks and should be distributed so that all citizens, regardless of race, age, handicapped condition, sex or socio-economic class, have access to the opportunity for the enhancement of health through contact with such natural environments. There are to be rigid constraints on the amounts and types of urban forms and structures that are permitted to invade open spaces and parks.

No changes to LUD No. 7 have been instituted since certification of the 2005 EIR and the Long Beach Memorial Medical Center and the uses remain consistent with this General Plan land use designation.

The project site is in the Medical Corridor, of the (SP-1) Midtown Specific Plan zoning district. The site consists of a Medical Center which land use is specifically intended to be used for and is therefore a permitted land use for this zoning district.

The original location of the outpatient building and parking structure was designed in accordance with the City's PD-29- Long Beach Boulevard Planned Development District zone. This Zoning document has since been repealed and replaced with a new zoning document currently referred to as SP-1- Midtown Specific Plan which will set new development and setback standards. The Proposed Project is subject to these new zoning requirements and is anticipated to be in full compliance with said standards.

Prior to construction of the outpatient building and parking structure, the applicant will be subject to Site Plan Review process which is intended to ensure that the highest quality of land planning and design standards are incorporated into development projects, to ensure that new projects are compatible with existing

neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, enhancement and protection of the environment.

The Proposed Project would have a significant impact on land use and planning if the project would exceed any of the following thresholds of significance:

- a. The project would physically divide an established community;
- b. The project would conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;
- c. The project would conflict with any applicable habitat conservation plan or natural community conservation plan.

As previously justified, the Proposed Project will not result in any new adverse impacts to the Land Use and Planning, therefore no additional environmental review is needed.

National Pollution Discharge Elimination System (NPDES)

As stated on page 12-19 of the 2005 EIR, there is one mitigation measure established which required the applicant obtain a National Pollution Discharge Elimination System permit and Standard Urban Storm Water Management Plan prior to approval of building permits.

The Initial Study for this EIR Addendum found that the project modifications would result in neither an increase or decrease of impervious surfaces. Since the 2005 EIR mitigations resulted in no significant adverse impacts and the proposed modification would not result in any new adverse impacts, no additional CEQA analysis is required.

Noise

Potential noise impacts were analyzed in the 2005 EIR on pages 12-19 through 12-20. Three mitigation measures regulating acceptable noise levels, times of construction, and use of noise-muffling devices were implemented to bring the construction noise below the level of significance.

The Initial Study for this EIR Addendum concluded that the project as modified would not result in any significant noise impacts given that there is no change in the size or height of the outpatient building and parking structure being relocated. Since the original 2005 EIR mitigations resulted in no significant adverse impacts and the proposed modification would not result in any new adverse impacts, no additional CEQA analysis is required.

Public Services

As stated on page 12-20 through 12-21 of the 2005 EIR, there are two mitigation measures addressing adequate security and lighting plans for the project. The 2005 EIR concluded that the original project would have below the level of significant impacts to public services.

The Initial Study for this EIR Addendum concluded that the relocation of the outpatient building and parking lot would not create any new adverse public service impacts, therefore no further CEQA analysis is necessary.

Traffic/Transportation

As stated on page 12-21 through 12-25 of the 2005 EIR, there are three mitigation measures incorporated to reduce the traffic and transportation impacts to levels below the level of significance. Of the 28 intersections analyzed, three intersections were found to have unavoidable traffic and transportation impacts as no physical mitigation measure were feasible to accommodate the creation of additional turn lanes.

The Initial Study for this EIR Addendum concluded that the relocation of the outpatient building and parking lot would not generate any additional vehicle trips not previously accounted for that will alter the anticipated level of service rating (LOS-D), therefore no further CEQA analysis is necessary.

Utilities and Service Systems

As stated on page 12-26 through 12-27 of the 2005 EIR, there are five mitigation measures addressing related to solid waste/trash produced from the project. The mitigation measures established for the project included a waste management and recycling plan and monthly reports to bring the projects potential impacts to levels below the level of significance.

The Initial Study for this EIR Addendum concluded that the modified project would not impact the level of utilities and service systems as there will be no change in the size or height of the outpatient building and parking structure being relocated. It has been determined that no additional CEQA analysis is necessary.

**SECTION 4.0
CONTACTS, PREPARERS AND REFERENCES**

City of Long Beach

Nick Vasuthasawat, Planner II

REFERENCES

Long Beach Memorial Medical Center Master Plan, State Clearinghouse No. 2004081142, certified by the City Council on June 7, 2005

**APPENDIX B
INITIAL STUDY**

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.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Mandatory Findings of Significance	<input type="checkbox"/>		<input type="checkbox"/>	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to

applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 _____ Signature	<u>5/10/18</u> _____ Date
Nick Vasuthasawat _____ Printed Name	Planner _____ Title

Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	I. AESTHETICS -- Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Have a substantial adverse effect on a scenic vista?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Substantially degrade the existing visual character or quality of the site and its surroundings?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	II. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Conflict with or obstruct implementation of the applicable air quality plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) Expose sensitive receptors to substantial pollutant concentrations?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e) Create objectionable odors affecting a substantial number of people?

Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	III. CULTURAL RESOURCES -- Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) Disturb any human remains, including those interred outside of formal cemeteries?
Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	IV. GEOLOGY AND SOILS -- Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ii) Strong seismic ground shaking?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	iii) Seismic-related ground failure, including liquefaction?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	iv) Landslides?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Result in substantial soil erosion or the loss of topsoil?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	V. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	VI. HYDROLOGY AND WATER QUALITY -- Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Violate any water quality standards or waste discharge requirements?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e) 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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f) Otherwise substantially degrade water quality?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	j) Inundation by seiche, tsunami, or mudflow?

Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	VII. LAND USE AND PLANNING - Would the project:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Physically divide an established community?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	VIII. NOISE -- Would the project result in:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	IX. 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:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire protection?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police protection?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Schools?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e) Result in a determination by the wastewater 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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	g) Comply with federal, state, and local statutes and regulations related to solid waste?
Original Impact	Potentially Significant Impact Not Identified	No New Impact/ No Change to EIR	XVII. MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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)?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?