October
2019

Spring Street Business Park Project

Initial Study

Prepared for the City of Long Beach

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Acronyms

AQMP	Air Quality Management Plan
BMP	best management practice
CAAP	Climate Action and Adaptation Plan
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
EIR	environmental impact report
LBMC	Long Beach Municipal Code
LEED	Leadership in Energy and Environmental Design
LID	low impact development
LUST	leaking and underground storage tank
MLD	most likely descendant
NAHC	Native American Heritage Commission
NPDES	National Pollutant Discharge Elimination System

Environmental Checklist Form

1. Project title: Spring Street Business Park Project
2. Lead agency and address: City of Long Beach Planning Bureau, 411 West Ocean Boulevard – 3rd Floor, Long Beach, California, 90802
3. Contact person and phone number: Scott Kinsey, Planner, (562) 570-6461
4. Project address: 2851 Orange Avenue, Long Beach, California
5. Project sponsor's name and address: Signal Hill Petroleum, 2633 Cherry Hill Avenue, Signal Hill, California 90755
6. General Plan Land Use District designation: 9G (General Industry)
7. Zoning: Medium Industrial
8. Description of project: New business park complex and related off-site improvements
9. Surrounding land uses and setting: The project site is vacant. Surrounding land uses include Willow Springs Park to the south, undeveloped property to the west, a MySnug camper shell sales facility and Maxim Crane Works yard to the north, and an industrial facility and the Signal Hill Business Park in the City of Signal Hill to the east. The adjacent property to the south and west of the project site is zoned Park (P) and designated for Open Space/Parks (expansion of Willow Springs Park).
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): The City of Long Beach (City) is the California Environmental Quality Act (CEQA) lead agency. The California Department of Transportation (Caltrans) is a responsible agency as it relates to off-site signal improvements located within Caltrans facilities.
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, has consultation begun? The City initiated Assembly Bill 52 consultation by mailing letters on July 23, 2018, to six Native American tribes that have requested project information under Assembly Bill 52. To date, one request for consultation on this project has been received from the Gabrieleno Band of Mission Indians.

Project Summary

Project Location

The Spring Street Business Park (project) site is approximately 7.5 acres of land and consists of a single parcel (Assessor's Parcel Number 7212-009-021) located within the City of Long Beach along the City boundary with the adjacent City of Signal Hill to the east. The project site is vacant and immediately bounded by Spring Street on the north, Willow Springs Park on the south, Orange Avenue on the east, and undeveloped property on the west (Figure 1). The project site can be accessed via Spring Street and Orange Avenue.

Surrounding land uses include:

- North – Spring Street: The land across Spring Street is occupied by a MySnug camper shell sales facility and Maxim Crane Works yard.
- East – Orange Avenue: The land across Orange Avenue is occupied by a Signal Hill Petroleum facility and Signal Hill Business Park in the City of Signal Hill.
- South: The land south of the project site is part of Willow Springs Park. A property with oil wells is also located south of the project site.
- West: The land west of the project site is vacant.

Project Description

The project is a proposed business park complex with off-site street improvements along Spring Street and Orange Avenue and park enhancements consistent with the Willow Springs Park Master Plan. Project improvements are consistent with the land use and development standards of Medium Industrial zoning district.

The project includes the following primary components.

Business park complex: The project includes development of three new concrete "tilt-up" buildings for new industrial with accessory office uses. Table 1 summarizes the key elements associated with the three buildings, and Figure 2 depicts the proposed site plan. Figure 3 depicts the visual simulations prepared for the project site.

Off-site street improvements: The project includes off-site improvements to adjacent city streets. Orange Avenue would be widened adjacent and east of the project site. This includes demolition and reconstruction of the sidewalk pavement, curb, curb gutter, bus pad, and roadway. Orange Avenue would have a 100-foot public right-of-way 40-foot wide roadway, and 10-foot wide sidewalk located on both sides of the roadway. An additional 2 feet of sidewalk would be provided in the vicinity of the bus stop on Orange Avenue adjacent to the project site, achieving a 12-foot wide public sidewalk. Unused driveways and curb cuts would be replaced with full-height curb, curb gutter, and sidewalk.

Off-site improvements for Spring Street, adjacent and north of the project site, would include reconstruction of cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, as well as the curb and curb gutter. Additional improvements include resetting to grade of manholes, pull boxes, meters, and other existing facilities in conjunction with the required street improvements.

New crosswalks at project site entrances would also be constructed. As well as new bicycle facilities along Orange Avenue and Spring Street in accordance with the City's Bicycle Master Plan (or contribution of a fair share fee to the City for future implementation).

Off-site park improvements: The project includes grading, planting, and irrigating of the property west and south of, and immediately adjacent to, the project site to create a park buffer zone, consistent with future plans for the City's Willow Springs Park.

Table 1. Business Park Building and Site Characteristics

Project Element	Building 1	Building 2	Building 3	Total
Site Area				
Square feet				339,027
Acres				7.783
Gross Building Area				
Footprint (square feet)	36,812	45,745	68,116	150,673
Mezzanine (square feet)	3,000	3,000	4,000	10,000
Total (square feet)	39,812	48,745	72,116	160,673
25% office area allowable (square feet)	9.953	12,186	18,029	40,168
Coverage	—	—	—	47.4%
Building Clear Height (Feet)	28	28	30	
Auto Parking Required (Stalls)				
Office and Warehouse: 1/1,000 square feet (office area greater than 25% calculated separately)	40	49	73	162
Auto Parking Provided (Stalls)				
Standard (8.5 feet x18 feet)	32	41	60	133
Americans with Disabilities Accessible (9 feet x18 feet)	2	2	2	6
Van accessible (12 feet x18 feet)	1	1	1	3
Clean air vehicle (8.5 feet x18 feet)	3	3	6	12
Electric vehicle charging (8.5 feet x18 feet)	2	2	4	8
Total	40	49	73	162
Trailer Parking Required (Stalls)				
0 – 3,000 @ not applicable	—	—	—	—
3,001 – 10,000 @ 1 space	1	1	1	3
10,001 – 40,000 @ 1 space	1	1	1	3
Above 40,000 @ 1 space per 40,000	0	1	1	2
Total	2	3	3	8
Trailer Parking Provided (Stalls)				
Trailer (14 feet x 60 feet)	2	3	3	8

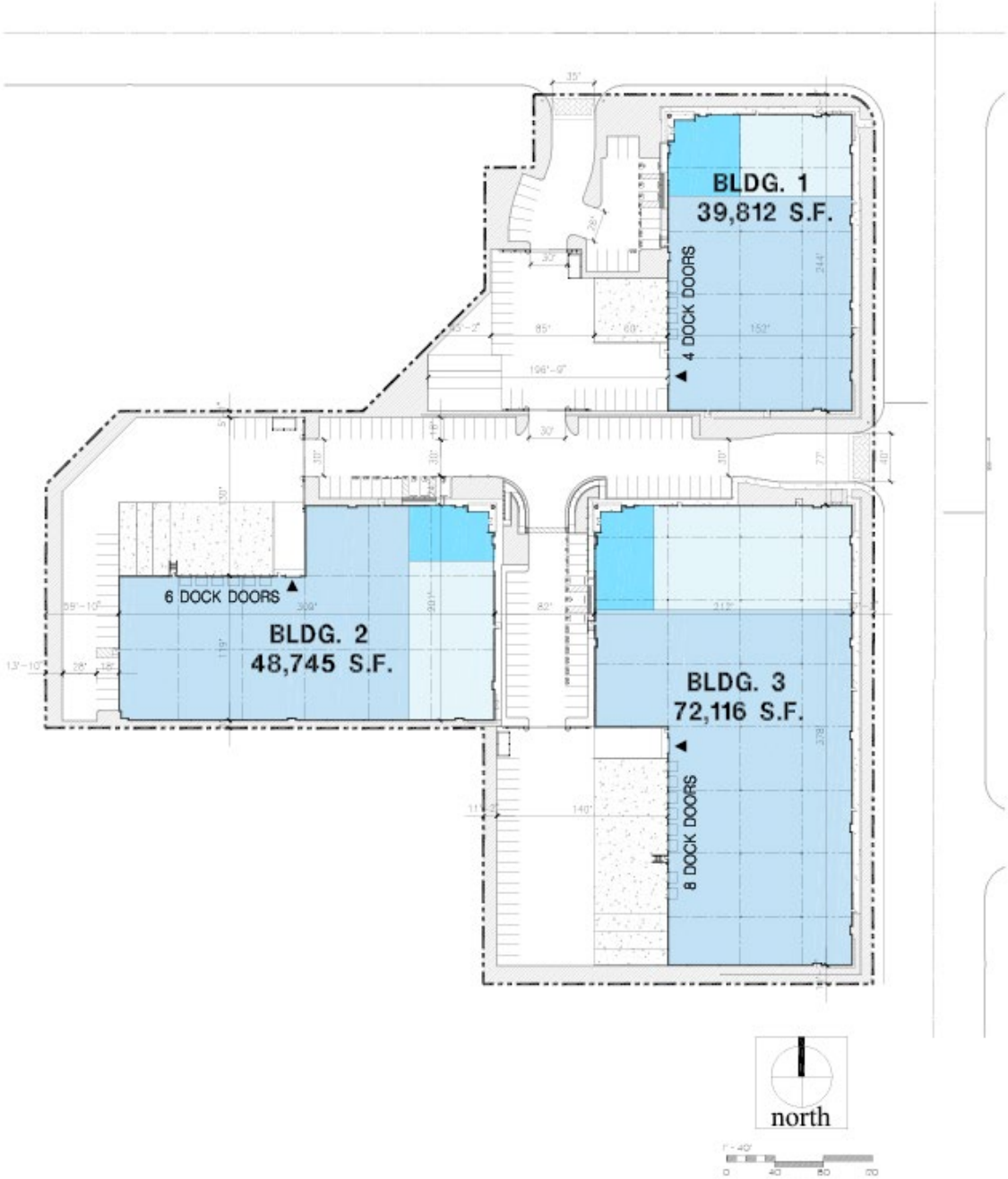
Table 1. Business Park Building and Site Characteristics

Project Element	Building 1	Building 2	Building 3	Total
Maximum Building Height Allowed				
Height – 45 feet				
Maximum Lot Coverage				
Coverage – 60%				
Setbacks				
Arterial street – 10 feet				
Local street – none				
Yard abutting alley – 10 feet from centerline				
Parking fronting street – 5 feet				
Zoning Designation				
Medium Industrial				

Figures

Figure 1. Regional Vicinity and Project Location

Figure 2. Project Site Plan



Source: Signal Hill Petroleum 2018

Figure 3. Visual Simulations – Project Site

Source: Signal Hill Petroleum 2018

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

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the project would 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.

Scott Kinsey, AICP

Signature

10/15/19

Date:

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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
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 Analysis 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.

I. Aesthetics

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized 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 publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact Analysis:

The project site is vacant with dirt-covered lots. A camper shell sales facility called “MySnug” and Maxim Crane Works yard are located north of the site; Orange Avenue is located east of the site with Signal Hill Petroleum facility and Signal Hill Business Park beyond Orange Avenue in the City of Signal Hill; Willow Springs Park, a property with oil wells is located south of the site; and a vacant site is located west of the site.

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

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

No Impact – The City General Plan Scenic Routes Element (City of Long Beach 1975a) identifies areas within the City that are considered scenic assets, of which there are none identified within the project area. Therefore, no impact is identified for this issue area, and no further analysis in the environmental impact report (EIR) is warranted.

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

No Impact – The project site is not within a state scenic highway, therefore, the project would not damage any scenic resources, including trees, rock outcroppings, or historic buildings (Caltrans 2011). Therefore, no impact is identified for this issue area, and no further analysis in the EIR is warranted.

c) *In non-urbanized 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 publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact – The project is located in an urbanized area. The project site is vacant, surrounded by commercial, residential, parks, and industrial areas. The project proposes a business park complex with off-site improvements. Although the project would introduce new elements to the site, these elements would not degrade the visual quality or substantially change the visual character of the project area. The General Plan designation for the site is 9G (General Industry), and the site is zoned Medium Industrial, which allows a wide range of industries, including office and commercial uses. Long Beach Municipal Code (LBMC) 21.33.090 regulates development standards in industrial districts to govern the scenic quality based on lot size, lot coverage, building and structure height, setbacks, landscaping requirements, signs, and other built-environment standards that affect the scenic quality of an urbanized area. The project, as designed, complies with applicable development standards for a Medium Industrial zone. Additionally, the proposed off-site improvements are consistent with the Willow Springs Park Master Plan that calls for revitalizing the Willow Springs Park property, which would improve the scenic quality in the area. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

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

Less than Significant Impact – The project site is currently vacant and is surrounded by an urbanized environment, with nighttime lighting.

The project involves the development of three new buildings for new industrial with accessory office uses, as well as off-site street improvements. Light and glare from the proposed buildings would be similar to the light and glare currently produced from the existing residential, commercial, and manufacturing uses. The project would be required to comply with the lighting requirements for parking of the LBMC, including Section 21.41.259, which requires all light introduced by the project to be directed and shielded and not create a new source of substantial light or glare. The project would not create a new source of light or glare that would adversely affect day or nighttime view in the area. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

II. Agricultural Resources

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Department 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Analysis:

The project site is located in an urban setting and characterized as an area that is located outside of the National Resource Conservation Service soil survey and is therefore not mapped by the Farmland Mapping and Monitoring Program (California Department of Conservation 2016).

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 – The project site is vacant and is surrounded by commercial, residential, parks, and industrial areas where agricultural operations are not feasible. The project site is not mapped as a prime, unique or farmland of statewide importance according to the Farmland Mapping and Monitoring Program (California Department of Conservation 2016). No farmland is present that could be converted; therefore, no impact is identified for this issue area, and no further analysis in the EIR is warranted.

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

No Impact – The project site is not zoned for agriculture and is not under a Williamson Act contract (California Department of Conservation 2017). Therefore, no impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 – The project site is not zoned for forest use or timberland production (City of Long Beach 2018). Therefore, no impact is identified for this issue area, and no further analysis in the EIR is warranted.

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

No Impact – See II. Agriculture and Forestry Resources: Environmental Issue Area c).

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

No Impact – See II. Agriculture and Forestry Resources: Environmental Issue Area b) and II. Agriculture and Forestry Resources: Environmental Issue Area c).

III. Air Quality

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. ***Would the project:***				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
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?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Impact Analysis:

Would the project:

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

Potentially Significant Impact – An Air Quality Management Plan (AQMP) describes air pollution control strategies to be taken by a city/county or region classified as a nonattainment area. The main purpose of an AQMP is to bring the area into compliance with the requirements of federal and state air quality standards. CEQA requires that certain proposed projects be analyzed for consistency with AQMP. For a project to be consistent with the 2016 AQMP, the pollutants emitted from the project should not exceed the South Coast Air Quality Management District daily threshold or cause a significant impact on air quality. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, the project is deemed consistent with AQMP. If the project exceeds the South Coast Air Quality Management District daily threshold, impacts would be significant. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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?

Potentially Significant Impact – Air pollutant emissions would occur over the short term from construction activities and would be generated by fugitive dust from site preparation and grading and emissions from equipment exhaust. The short-term air emissions associated with construction activities are expected to be below the South Coast Air Quality Management District's threshold of significance; however, fugitive dust emissions generated during construction may cause significant impacts if not properly managed, especially on sensitive receptors near the project site. This potential impact would be considered significant. Long-term regional emissions are associated with project-related vehicular trips and stationary source emissions. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact – Sensitive populations are more susceptible to the effects of air pollution than the general population. Sensitive populations (sensitive receptors) in proximity to localized sources of toxics, particulate matter, and carbon monoxide are of particular concern. The closest sensitive receptors to the project are homes located 1,200 feet north, across Interstate 405. The Calvary Chapel – Signal Hill Church is located east of the project site across Orange Avenue. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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

Less than Significant Impact – Construction of the project could result in emission of odors from construction equipment and vehicles (e.g., diesel exhaust). It is anticipated that these odors would be short term, limited in extent at any given time, and distributed throughout the project site throughout construction, and, therefore, would not affect a substantial number of individuals. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

IV. Biological Resources

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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 wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Analysis:

The project site consists of a vacant lot surrounded by urban development. Although the project site supports no native habitat, several ornamental trees provide potential suitable habitat for nesting birds. The following analysis is based on a desktop analysis, including database searches of California Department of Fish and Wildlife's California Natural Diversity Database and U.S. Fish and Wildlife Service's Information for Planning and Consultation database.

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 Game or U.S. Fish and Wildlife Service?*

Less than Significant with Mitigation Incorporated – The project site is disturbed and surrounded by commercial and industrial uses. The project site does not provide suitable habitat for any other candidate, sensitive, or special-status species. The project site appears to support a variety of ornamental shrubs that provide suitable nesting habitat for avian species protected by the Migratory Bird Species Act (16 United States Code 703-712). Take of an active nest would be significant. Implementation of Mitigation Measure BIO-1 is proposed to reduce potential impacts to a less than significant level.

Mitigation Measure BIO-1: Migratory Bird Treaty Act-Covered Species

Should clearing and grubbing be required during the avian breeding season (February 15 through August 15), a qualified biologist shall conduct a pre-construction nest survey (in suitable areas) for migratory birds 10 days prior to construction. Should an active nest of any Migratory Bird Treaty Act-covered species occur within or adjacent to the project impact area, an appropriate buffer, as determined by a qualified biologist, shall be established around the nest, and no construction shall occur within this area until a qualified biologist determines the nest is no longer active or the young have fledged.

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

No Impact – As noted above, the project site does not support native habitat. The project site does not contain any riparian habitat or sensitive vegetation communities identified in local or regional plans, policies, or regulations or by California Department of Fish and Wildlife and U.S. Fish and Wildlife Service. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 – As noted above, the project site is located in an urban area. The project site does not contain any natural hydrologic features or state or federally protected wetlands. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 wildlife nursery sites?*

No Impact – The project site is vacant and does not provide nursery habitat. The project is situated in an urban area and is enclosed by fencing; therefore, it provides no wildlife movement function. The conversion of the project to a business park complex does not impact wildlife movement. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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

No Impact – The project site does not provide significant biological resource value identified for conservation and is not located within the Local Coastal Program Planning Areas (City of Long Beach 1973, 1980, respectively). Therefore, the project is consistent with both the Conservation and Local Coastal Program elements of the General Plan. The project site does not support trees subject to City ordinance. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 – There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plans in the City of Long Beach; therefore, the project would not conflict with any such plans. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

V. Cultural Resources

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Impact Analysis:

The following analysis is based on Archival Research and a Pedestrian Archeological survey performed by HDR in August 2018, the results of which are described below, and consultation with the South Central Coastal Information Center by HDR in August 2018.

Would the project:

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

Less than Significant with Mitigation Incorporated – Southern California is home to a number of Native American tribes, with Gabrieleno groups having occupied the Long Beach area prior to the arrival of Europeans. The project area has been subject to extensive development related to both oil and gas extraction and urban growth over the last century.

The project site is a vacant dirt lot bordered to the north and east by major streets, to the west by a vacant property, and to the south by a portion of Willow Springs Park and a property with oil wells. Ground disturbance during the project would occur only in areas that have already been heavily disturbed by prior development and land use activities. A review of historic aerial photographs and topographic maps show that the project area has been heavily developed for oil and gas production since at least the early 1940s. Most recently, the project area was occupied by a gas plant run by the Lomita Gas Company. The South Central Coastal Information Center was consulted regarding the project. Its response indicated that one historical resource—the Lomita Gas Company compressor house, located west of Orange Avenue between 29th Street and Spring Street—has been previously identified in the project area. This resource was identified in a historic property survey in 1989, and, although it has been assigned a primary number (P-19-187156) by South Central Coastal Information Center, it was not formally recorded on California Department of Parks and Recreation 523 forms; therefore, details on the resource are lacking.

The historic property survey report recommended the compressor house eligible for inclusion in the National Register of Historic Places under Criterion A at the local level of significance and the State Historic Preservation Officer concurred in a letter dated November 7, 1989. However, aerial imagery indicates all buildings, structures, foundations, etc., on the property were razed between 2010 and 2012. This was confirmed during the pedestrian archaeological survey of the project area. No evidence of the compressor house was found during this survey. The resource has been completely destroyed, and its structural remains have been removed. No other cultural resources were identified during the survey. A prehistoric shell deposit was recorded in the early 1970s, approximately 1,000 feet southeast of the project area, but was destroyed by construction in 1976. The inadvertent discovery of cultural materials or human remains during project-related ground-disturbing activities could result in significant impacts if not properly managed. Implementation of Mitigation Measures CULT-1, CULT-2, and CULT-3 are proposed to reduce potential impacts to a less than significant level.

Mitigation Measure CULT-1: Archaeologist and Monitor

An archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall be retained by the project applicant and approved by the City to oversee and carry out the archaeological mitigation measures set forth in this document. The archaeologist shall conduct a pre-grading meeting and develop an appropriate monitoring program and schedule. As part of this program, the archaeologist shall select a qualified archaeological monitor to be retained by the project applicant and approved by the City.

Mitigation Measure CULT-2: Archaeological Monitoring

The qualified archaeological monitor shall monitor excavation and grading activities on the project site within native soils that have not been previously disturbed. In the event archaeological or cultural resources are unearthed during ground-disturbing activities, the archaeological monitor shall halt or redirect such activities away from the area of the find to allow evaluation. Work may continue outside of the vicinity of the find, at a sufficient distance to be determined by the archaeological monitor, as necessary, to provide compliance with the mitigation measures and the archaeological monitoring program. Deposits shall be treated in accordance with applicable federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archaeological site is a historic resource, the provisions of Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5 shall be implemented.

The archaeologist shall evaluate the discovered resource(s) and, if significant, notify the project applicant, the City, and the representative of any Native American tribe that is a consulting party to the project under Assembly Bill 52/Senate Bill 18, and then develop an appropriate treatment plan. Treatment plans shall consider preservation of the resource(s) in place as a preferred option. The archaeologist shall then prepare a report to be reviewed and approved by the City and file it with the project applicant, the City, and the South Central Coastal Information Center located at California State University, Fullerton. The report shall describe any resource(s) unearthed, the treatment of such resource(s), and the evaluation of the resource(s) with respect to the California Register of Historic Resources and the National Register of Historic Places. If the resource(s) are found to be significant, a separate report detailing the results of the recovery and evaluation process shall be prepared. The City shall designate one or more appropriate repositories for any cultural resources that are uncovered.

Mitigation Measure CULT-3: Unanticipated Discovery of Human Remains

If human remains are discovered during ground-disturbing activities or project construction, work shall be halted within at least 150 feet of the discovery location, and at a greater distance if determined necessary by the archaeological monitor or Native American monitor, and within any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5). The Los Angeles County coroner shall be notified immediately to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American burials, which fall within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097). In this case, the coroner shall contact NAHC. The descendants or most likely descendants (MLD) of the deceased shall be contacted, and work shall not resume until the MLD has made a recommendation to the project applicant regarding appropriate means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

Treatment measures for remains of Native American origin: Prior to the continuation of ground-disturbing activities, the project applicant shall arrange with the MLD a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate movable by heavy equipment shall be placed over the excavation opening to protect the remains. If this arrangement is not available or feasible, a 24-hour guard should be posted outside of construction hours. The Native American monitor and MLD tribal representative shall make every effort to recommend diverting the ground-disturbing activities and keeping the remains in situ and protected. If the ground-disturbing activities cannot be diverted, it may be determined that burials shall be removed. The Native American monitor and MLD tribal representative shall work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the MLD tribal representative, documentation shall be taken, which includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the MLD tribal representative for data recovery purposes. Cremations shall either be removed in bulk or as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the MLD tribal representative and NAHC. No scientific study or utilization of any

invasive diagnostics on human remains is authorized without prior express written permission of the MLD tribal representative.

Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on site, if possible. These items should be retained and reburied within 6 months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the MLD tribal representative and the project applicant at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

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

Less than Significant with Mitigation Incorporated – As discussed in V. Cultural Resources: Environmental Issue Area a), inadvertent discovery of archaeological resources during project-related ground-disturbing activities could result in significant impacts if not properly managed. Implementation of Mitigation Measure CULT-1 and CULT-2 are proposed to reduce potential impacts to a less than significant level.

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

Less than Significant with Mitigation Incorporated – There is no available evidence for the presence of human remains on the project site; however, inadvertent discovery of human remains could result in significant impacts if not properly managed. Implementation of Mitigation Measure CULT-3 (as identified in response Cultural Resources, Environmental Issue Area a) is proposed to reduce potential impacts to a less than significant level.

VI. Energy

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Impact Analysis:

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?*

Less than Significant Impact – The project is a business park with off-site street improvements and park enhancements consistent with the Willow Springs Park Master Plan. Construction and operation of the new business park complex would result in energy consumption.

Construction

Construction activities would consume electricity and fossil fuels and would not require consumption of natural gas. The use of construction vehicles and equipment would consume fossil fuels, such as diesel, gasoline, and oil. Water consumption during construction activities would indirectly consume electricity.

When not in use, electric equipment would be shut off to avoid unnecessary consumption of electricity. Energy consumption during construction would be temporary and cease upon completion of construction activities. Therefore, construction would not result in wasteful, inefficient, or unnecessary consumption of energy resources. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

Operation

Operation of the business park would involve consumption of electricity, natural gas, and fossil fuels related to automobile use. During operation, the project would consume electricity in the form of building energy use, outdoor electricity use, and electricity consumption related to indoor and outdoor water consumption. The project would comply with building energy efficiency standards, including the 2016 Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6), effective January 1, 2017, which is mandatory statewide for new residential and nonresidential buildings. The 2016 Title 24 standards align the lighting and efficiency improvements to the nonresidential standards with the American Society of Heating and Air-Conditioning Engineers 90.1 2013 national standards.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), also called the CALGreen Code, went into effect on January 1, 2017, and includes mandatory standards for nonresidential buildings. The project would comply with the CALGreen Code, which includes measures to reduce greenhouse gas emissions from buildings through site development and reducing energy and water consumption.

As the project site is currently vacant, when compared with existing conditions, the project would increase overall energy consumption. However, the project would include solar-ready roofs that can be equipped with solar panels that would provide a source of on-site renewable energy. In addition, the project would provide eight electric vehicle parking spaces for the three buildings (two in Building 1, two in Building 2, and four in Building 3) and thus promote alternative fuel consumption for vehicles operated by building tenants.

Therefore, project operation would not result in wasteful, inefficient, or unnecessary consumption of energy resources and impacts would be less than significant, and no further analysis in the EIR is warranted.

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

Less than Significant Impact – Local regulations and plans that are applicable to the project include the City of LBMC Section 21.45.400 regarding green buildings and the City of Long Beach Climate Action and Adaptation Plan (CAAP).

City of LBMC **Section 21.45.400**

The City of LBMC Section 21.45.00 "Green building standards for public and private development" requires that the following type of project meet the intent of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification: a new mixed use, or nonresidential building, of 50,000 square feet or more of gross floor area. Because the project proposes over 50,000 square feet of gross floor area, the project would be required to meet the intent of LEED at the certified level and achieve LEED silver certification. In addition, the project would also be required to provide required bicycle parking at a ratio of 1 space for each 10,000 square feet of industrial building, in accordance with code requirements, and provide parking spaces (or racks) that can accommodate 17 bicycles. All projects requiring site plan review also need canopy trees for shade coverage, solar-ready roofs, and designated area for the collection of recyclables adjacent to the area for collection of waste.

City of Long Beach CAAP

The City is developing a CAAP that will provide a framework for creating or updating policies, programs, practices, and incentives for Long Beach residents and businesses to reduce the City's greenhouse gas footprint to the future. The CAAP is not adopted yet, and any compliance is strictly voluntary at this time. The project would provide for parking spaces (or racks) to accommodate 17 bicycles, and it will also provide new bicycle facilities along Orange Avenue and Spring Street in accordance with the City's Bicycle Master Plan (or pay an equivalent in-lieu fee). As discussed above in VI. Energy, Environmental Issue Area a), the project would provide eight electric vehicle parking spaces for the project's three buildings and thus promote non-fossil-fuel-related energy consumption for vehicles operated by building tenants. Therefore, as the project would comply with Title 24 and CALGreen, meet LEED certification, and support alternative transportation options, the project would support low carbon development within the City in furtherance of greenhouse gas reduction aspirations included in the City's CAAP.

The project would comply with mandatory green building standards by the state, as described VI. Energy, Environmental Issue Area a). Therefore, as the project would meet state mandates regarding energy efficiency in new nonresidential buildings, as well as the City's Municipal Code and the policies of the City's CAAP, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and impacts would be less than significant, and no further analysis in the EIR is warranted.

VII. Geology and Soils

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☒	☐	☐	☐
iii. Seismic-related ground failure?	☒	☐	☐	☐
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risk to life or property?	☒	☐	☐	☐

VII. Geology and Soils

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Impact Analysis:

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?

No Impact – There are no known active or potentially active faults that have been mapped at the site, and the site is not located within a State of California Earthquake Fault Zone (formerly known as an Alquist-Priolo Special Studies Zone). However, an Earthquake Fault Zone is located about 600 feet southwest of the proposed improvement area. See additional discussion in VII. Geology and Soils: Environmental Issue Area aii) below. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

ii) Strong seismic ground shaking?

Potentially Significant Impact – Although the site is outside of an Earthquake Fault Zone, as described above, it is in relatively close proximity. The site has the potential to be exposed to strong seismic shaking. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

iii) Seismic-related ground failure?

Potentially Significant Impact – Although the site is outside of an Earthquake Fault Zone, as described above, it is in relatively close proximity. The site has the potential to be exposed to strong seismic shaking that could lead to ground failure. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

iv) Landslides?

No Impact – California Geological Survey (1998) maps the area outside of a landslide zone. Due to the relatively flat topography of the existing and proposed conditions, landslide risk is considered low. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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

No Impact – Due to the relatively flat topography described above and the lack of exposed slopes, the risk of substantial erosion or loss of topsoil is considered low. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 – The site is partially within an area mapped by California Geological Survey as liquefiable. Liquefaction could occur during a predicted site event, which assumes a magnitude of 6.8 and a distance of 4.6 miles from the seismic source. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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

Potentially Significant Impact – Changes in volumetric soil changes can cause excessive movement in foundations, pavement, and flatwork. If soils on site have expansive potential this would be considered a significant impact. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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

No Impact – The alluvial geologic deposits described at the site are not generally considered incapable of supporting alternative wastewater disposal systems. The project site would be connected to the Long Beach Water Department's sanitary sewer system and would not require the use of septic tanks or alternative wastewater disposal. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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

No Impact – Review of the California Geological Survey map of the region (Saucedo et al. 2016) and field observations indicate that sediment in the project site consists of artificial fill underlain by the geologic unit Qom (old shallow marine deposits on wave-cut surface, undivided [late to middle Pleistocene]). These poorly consolidated marine deposits are composed mostly of fine- to coarse-grained sand and may locally carry common late Pleistocene molluscan fauna (Addicott 1964). Following Caltrans paleontological sensitivity scale (Caltrans 2018), these units are considered to have low potential to contain significant vertebrate, significant invertebrate, or significant plant fossils. Rock units designated as having low potential generally do not require monitoring and mitigation. Based on review of previous studies (e.g., DeLong 1939; Smith 2013), the project would not impact any unique paleontological resources or unique geologic features. No impact is identified for this issue area, and no further analysis is in the EIR is warranted.

VIII. Greenhouse Gas Emissions

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Impact Analysis:

Climate change refers to long-term changes in temperature, precipitation, wind patterns, and other elements of the earth's climate system. The analysis of greenhouse gas emissions, unlike air quality analysis, which is a 'per day' threshold, is an aggregate quantity requiring summation over the total estimated number of work days (i.e., the total number of days that any construction grading vehicle would have an engine running).

Would the project:

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

Potentially Significant Impact – Construction activities would generate greenhouse gas emissions from equipment use and transportation of workers travelling to and from the project site. The amount of greenhouse gas emissions that would be generated is not anticipated to be substantial due to the temporary nature of construction. Operation of the project could directly or indirectly contribute to the generation of greenhouse gas emissions with the following activities: gas, electricity, and water use, solid waste disposal, and motor vehicle use. Implementation of the project may have a potentially significant impact on greenhouse gas emissions, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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

Less than Significant Impact – As discussed in VI. Energy, Environmental Issue Area b), the project is in compliance with the LBMC Section 21.454.400 and the proposed CAAP. Therefore, the project does not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gas. This impact is considered less than significant, and no further analysis in the EIR is warranted.

IX. Hazards and Hazardous Materials

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Impact Analysis:

The following analysis is based on the *Phase II Environmental Site Assessment* prepared by Mearns Consulting LLC. (Appendix A) and the *Human Health Risk Assessment* prepared by Mearns Consulting LLC. (Appendix B).

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 project would involve the construction of a business park complex and off-site improvements, which do not typically use or store large quantities of hazardous materials. During construction, the use of potentially hazardous materials, such as fuels, lubricants, and solvents, would occur. However, the transport, use, and storage of hazardous materials would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Under the Zoning Regulations 21.33, the project would be required to ensure that any materials or wastes that could cause fumes, dust, create fire hazards, or may be edible/attractive to rodents or insects would be kept outdoors in closed and containers approved by the Director of Planning and Building. Adherence to these requirements would reduce impacts to a less than significant level, and no further analysis in the EIR is warranted.

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

Less than Significant Impact – See IX Hazards and Hazardous Materials: Environmental Issue Area a).

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

No Impact – The nearest schools are the Burroughs Elementary School approximately 0.4 mile north and Signal Hill Elementary School located approximately 0.77 mile southeast of the site. The project involves the construction of a business park complex and off-site improvements, which do not typically use or store large quantities of hazardous materials. These types of uses do not typically emit or involve the handling of hazardous materials; therefore, the project would not emit hazardous materials within 0.25 mile of a school. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 – Pursuant to Government Code Section 65962.5, the following databases were checked for known hazardous materials contamination at the project site:

- Comprehensive Environmental Response, Compensation, and Liability Act Information System
- Geotracker (leaking and underground storage tanks [LUST])
- The Department of Toxic Substances Control's Site Mitigation and Brownfields Database

The Comprehensive Environmental Response, Compensation, and Liability Act database showed no evidence of toxic substances at the project site.

Geotracker shows that there are no LUSTs or hazardous waste deposits on the project site; however, there are two LUST sites and one cleanup program site in the immediate vicinity of the project site, as follows:

- LUST Site (Case #19130099), Signal Hill Business Park (2896 Orange Avenue): Geotracker shows that the cleanup status is "Open" as of a site assessment on March 16, 1988. The site has gasoline as a potential contaminant of concern, with the media of concern being soil.
- LUST Site (Case #I-12001), Signal Hill Petroleum Facility (1215 29th Street East): Geotracker shows that the cleanup status is "Open" as of a site assessment on March 16, 1988. The site has Stoddard solvent, mineral spirits, and distillates as contaminants of concern, with the media of concern being aquifer used for drinking water supply. The cleanup status for the facility is completed-closed.
- Cleanup Program Site (Case #0716), Hill Top Sports Park (Spring Street and California Avenue): Geotracker shows that this cleanup program site is immediately south of the project site. As of May 4, 2012, the cleanup status is complete. The site had potential contaminants of concern, including metals/heavy metals, petroleum/fuels/oils, polynuclear aromatic hydrocarbons, and volatile organic compounds.

The Department of Toxic Substances Control's Site Mitigation and Brownfields Database showed no evidence of cleanup programs on the project site. This is considered less than significant, and no further analysis in the EIR is warranted.

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?*

No Impact – The project site is located approximately 0.75 mile west of the Long Beach Airport. The site is not within the airport land use planning area for the airport. The proposed business park complex would have a maximum height of 30 feet and would not interfere with airport operations, alter air traffic patterns, or in any way conflict with established Federal Aviation Administration flight protection zones. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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

Less than Significant Impact – The project would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project includes design features that would maintain access for emergency vehicles. The design features would be reviewed and approved by the Long Beach Fire Department to ensure that emergency access meets City standards. This is considered less than significant, and no further analysis in the EIR is warranted.

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

No Impact – The City is an urbanized community, and there are no wild lands in the project site vicinity. There would be no risk of exposing people or structures to a significant risk of loss, injury, or death involving wild land fires. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

X. Hydrology and Water Quality

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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 substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-offsite;	☐	☐	☒	☐
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	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Impact Analysis:

Would the project:

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

Less than Significant with Mitigation Incorporated – Construction-related activities, such as site preparation, grading, and paving, associated with the project would occur and could result in temporary soil erosion that could subsequently degrade water quality. During a storm event, soil erosion could occur at an accelerated rate. Additionally, construction-related pollutants; such as chemicals, petroleum products, and

concrete-related waste; could leak, spill, or be transported via storm runoff into drainages. This is considered a significant impact.

During construction, the project would disturb more than 1 acre of soil; therefore, the project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, which requires the preparation of a Stormwater Pollution Prevention Plan and implementation of construction best management practices (BMP). Additionally, the project would comply with all requirements of the City of LBMC related to stormwater management, the City's *Stormwater Management Plan* (City of Long Beach 2001), and the City's *Waste Discharge Requirements for Municipal Separate Storm Sewer System Discharges from the City of Long Beach* (City of Long Beach MS4 Permit) (City of Long Beach 2001). Due to the increase in impervious surfaces, the project would be required to implement post-construction BMPs to mitigate stormwater pollution during operation and prepare a low impact development (LID) plan or equivalent, in compliance with the City LID BMPs Design Manual (Long Beach Development Services 2013).

Implementation of Mitigation Measure HWQ-1 would require compliance with NPDES requirements and local regulations and is proposed to reduce potential impacts to a less than significant level.

Mitigation Measure HWQ-1: NPDES Compliance and LID Plan

The contractor shall prepare a Stormwater Pollution Prevention Plan in accordance with the NPDES as part of Section 402 of the Clean Water Act. The Stormwater Pollution Prevention Plan shall include, but not be limited to (1) methods to minimize the footprint of the disturbed area; (2) construction-related erosion and sediment control BMPs; (3) controls to prevent tracking on and off the site; (4) materials management (delivery and storage); (5) spill prevention and control; (6) and waste management (e.g., concrete washout/waste management; sanitary waste management, etc.).

The City of Long Beach Development Services Director, or appropriate designee, shall prepare an LID Plan, or equivalent, in compliance with LID Ordinance (Section 18.74.040 LBMC) and LID BMPs Design Manual (Long Beach Development Services 2013). Section 18.74.040 of LBMC requires runoff to be infiltrated, captured and reused, evapotranspired, and/or treated on site through stormwater BMPs listed in the LID BMPs Manual.

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

Less than Significant Impact – The City of Long Beach Water Department would provide water service to the project site, and the project would not deplete groundwater supplies. Groundwater depths have varied significantly over time; however, groundwater levels have not risen to a depth of less than about 20 feet below the proposed grades. Therefore the project would not interfere with groundwater recharge. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

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 substantial erosion or siltation on- or off-site?

Less than Significant Impact – The project area is a heavily urbanized area, and the project site has been previously developed. The project is located within the Los Angeles River Watershed. As discussed in X. Hydrology and Water Quality: Environmental Issue Area a), the project would be required to comply with NPDES requirements and local regulations, which would reduce both the amount and concentration of pollutants from the sites runoff. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

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 – See X. Hydrology and Water Quality: Environmental Issue Area ci).

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?

Less than Significant Impact – See X. Hydrology and Water Quality: Environmental Issue Area ci).

iv) Impede or redirect flood flows?

Less than Significant Impact – See X. Hydrology and Water Quality: Environmental Issue Area ci).

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

Less than Significant Impact – The project site is in the Federal Emergency Management Agency Flood Zone X, Minimal Flood Hazard, which is outside the 100-year flood plain (Federal Emergency Management Agency 2008). There are three flood control dams that lie more than 30 miles upstream from the City,

including Sepulveda Basin, Hansen Basin, and Whittier Narrows Basin. In the unlikely event that these damns fail, the waters would be expected to dissipate before reaching the City of Long Beach. (City of Long Beach1975a). The project site is located in a low hazard area for tsunamis, seiches, or mudflow and would not risk release of pollutants (City of Long Beach 1975b).The project site is located approximately 3 miles from the coastline and 1.5 mile from the Los Angeles River. Therefore, the potential for hazards associated with direct wave action in the event of a tsunami is low. Conditions under the project would be similar to the existing conditions and would not increase the potential of site inundation. Although unlikely, if it were to occur during construction, people would be given sufficient warning to evacuate the project site by the West Coast and Alaska Tsunami Warning Centers, which monitor earthquakes and issue tsunami warnings when anticipated to occur. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

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

Less than Significant Impact – The project would comply with all requirements of the City of LBMC related to water quality, the *2015 Urban Water Management Plan* (City of Long Beach 2015), the City's *Stormwater Management Plan* (City of Long Beach 2001), and the City's *Waste Discharge Requirements for Municipal Separate Storm Sewer System Discharges from the City of Long Beach* (City of Long Beach MS4 Permit). Due to the increase in impervious surfaces, the project would be required to implement post-construction BMPs to mitigate stormwater pollution during operation and prepare an LID Plan or equivalent, in compliance with the City of Long Beach LID BMPs Design Manual (Long Beach Development Services 2013). This is considered a less than significant impact, and no further analysis in the EIR is warranted.

XI. Land Use and Planning

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Analysis:

Would the project:

a) *Physically divide an established community?*

No Impact – The project is between the communities of Memorial Heights and Signal Hill in Long Beach and is surrounded by industrial and commercial uses and Willow Springs Park immediately to the south. The project would improve connectivity through off-site improvements along Spring Street and Orange Avenue, and park enhancements consistent with the Willow Springs Park Master Plan. These improvements are consistent with the land use and development standards of a Medium Industrial zoning district. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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?*

No Impact – There are no proposed changes to applicable land use plans, policies, or regulations. The General Plan designation for the site is 9G (General Industry) and the site is zoned Medium Industrial, which allows a wide range of industries, including office and commercial uses that serve nearby industries and employees. Additionally, the proposed off-site improvements would be consistent with the Willow Springs Park Master Plan that calls for revitalizing the Willow Springs Park property, which would improve public accessibility in the area. However, the project site is located within the proposed Globemaster Corridor Specific Plan under preparation by the City. Adoption of the specific plan would update the zoning from Medium Industrial to Light Industrial zoning. Additionally, the anticipated approval of revisions to the Land Use Element of the City's General Plan would change the site's designation from 9G to Neo-Industrial. The project would still maintain consistency with the proposed updates.

The project site is not located in a coastal zone and is not subject to the Local Coastal Program. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

XII. Mineral Resources

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Analysis:

Would the project:

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

No Impact – There are no known mineral resources at the project site. The project site is located on the San Gabriel Production-Consumption Region but is not in an area where significant Portland Cement Concrete-Grade aggregate resources are located (a Mineral Resource Zone-2 area) (Kohler 2010). Additionally, there are no active mine operations in the project area (Division of Mine Reclamation 2017). Therefore, the project site does not contain significant mineral resources that would cause a loss of value to the region. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 City of Long Beach is located in Oil and Gas District 1. The Division of Oil, Gas, and Geothermal Resources well finder indicates that the project site is located in the Long Beach Oil Field. The project site does not contain any wells (California Department of Conservation 2018). The project would not require abandonment of any wells. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

XIII. Noise

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
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?	☐	☐	☒	☐

Impact Analysis:

Would the project:

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 – Noise generated by the project would consist of short duration noise resulting from construction activities and long-term noise from on-site stationary sources and off-site traffic noise from vehicles operated by employees using the proposed industrial buildings. Airborne noise dissipates with increasing distance from the noise source.

Construction noise, although temporary, can potentially affect nearby sensitive receptors, such as residences closest to the project site. Project construction would require the use of heavy equipment that may be periodically audible at off-site locations. Received noise levels would fluctuate, depending on the construction activity, equipment type, and distance between noise source and receiver. Additionally, noise from construction equipment would vary dependent on the construction phase and the number and type of equipment at a location at any given time.

In addition, after implementation of the project, noise would be generated by truck movements; parking lot vehicle activity; and on-site stationary noise, including building heating, ventilation, and air conditioning systems; parking lot usage, including door closing/slamming, horn honking, and car alarms; and on-site truck movements. Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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

Potentially Significant Impact – Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Vibration-related problems generally occur due to resonances in the structural components of a building because structures amplify ground-borne vibration. The nearest sensitive receptor would be approximately 200 feet from the nearest construction activity.

Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

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?*

Less than Significant Impact – The project site is located approximately 1 mile west of the Long Beach Airport. Although located within 2 miles of the airport, based on the airport's influence area map, the project site would be located outside of the 65 A-weighted decibels community noise equivalent level noise contour. Therefore, aircraft noise levels would be less than significant, and no further analysis in the EIR is warranted.

XIV. Population and Housing

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Impact Analysis:

Would the project:

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

Less than Significant Impact – The project consists of a business park complex with off-site improvements. The project would not directly impact population growth through the increase in office and parking space. Additionally, the project would not indirectly add population since the facilities would service employees from the existing community. This impact is considered less than significant, and no further analysis in the EIR is warranted.

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

No Impact – There are no existing people or housing on the project site, and the project would not cause displacement or necessitate construction of replacement housing elsewhere. No impact is identified for this issue area, and no further analysis in the EIR is warranted.

XV. Public Services

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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:				
i. Fire Protection?	☐	☐	☒	☐
ii. Police Protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

Impact Analysis:

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:

i) Fire Protection?

Less than Significant Impact – The project site is within the jurisdiction of the Long Beach Fire Department and the Los Angeles County Fire Department, which would provide fire protection, medical, paramedic and other first aid rescue services. The Long Beach Fire Department fire station nearest to the site is Fire Station 9, located at 3917 Long Beach Boulevard, approximately 0.90 mile southwest of the project site. The Los Angeles County Fire Department station nearest to the site is Station 60, located approximately 0.70 mile southeast at 2300 E 27th Street. Prior to project approval, Long Beach Fire Department would be required to review and approve project activities. Applicable Fire Code requirements, California Fire Code, and the Uniform Building Code requirements would be relevant to the project. The project would not affect community fire protection services or result in the need for construction of additional fire protection facilities. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

ii) Police Protection?

Less than Significant Impact – Police protection is provided by the Long Beach Police Department. The Long Beach Police Department nearest to the project site is Long Beach Police North Division, located at 3800 Willow Street, approximately 1.7 mile southeast of the project site. Although the project would increase the number of buildings and individuals on site during daytime working hours, it would be an incremental increase that would not require additional police presence or demand on site. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

iii) Schools?

Less than Significant Impact – The project does not include any housing that would directly add students to the Long Beach Unified School District. The applicant would be required to pay school impact fees. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998). Payment of development fees would fulfill mitigation requirements for potential project impacts under CEQA. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

iv) Parks?

Less than Significant Impact – The project consists of business park complex and parking lot, which would not directly add residents to the area and increase the demand for parks (for additional discussion see XVI. Recreation: Environmental Issue Area a). This is considered a less than significant impact, and no further analysis in the EIR is warranted.

v) Other public facilities?

Less than Significant Impact – The closest public library branch is the Signal Hill Public Library, approximately 1 mile southeast at 1780 E Hill Street. Of equal distance to the north, the Long Beach Public Library – Dana Branch, located at 3680 Atlantic Avenue is also nearby. The project would develop a business park complex, which would not generate a significant demand for libraries. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

XVI. Recreation

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Impact Analysis:

Would the project:

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?*

Less than Significant Impact – The project includes development of a new business park complex and off-site park improvements to the Willow Springs Park. Due to the project including off-site improvements to the Willow Springs Park, it is likely that the park would experience an increase in overall use. However, the increase of use would be related to the park being improved. The project would provide additional recreational opportunities; the project itself would not cause accelerated deterioration by introducing an increase in users to the park. Impacts are considered less than significant, and no further analysis in the EIR is warranted.

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?*

Less than Significant Impact – The project includes improvements to existing recreational facilities owned by the City. The facilities would not be expanded and, therefore, would not result in adverse physical effect on the environment. Impacts are considered less than significant, and no further analysis in the EIR is warranted.

XVII. Transportation

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

Impact Analysis:

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 – The project would involve the construction of a business park complex that could include manufacturing and warehousing buildings. During construction, construction-related traffic, such as deliveries of equipment and materials and construction worker traffic, would be generated. However, construction traffic would be temporary and would not substantially interfere with the existing traffic load and capacity of the street system.

During operation, the project would generate traffic that could include employee trips and commercial delivery trips. These trips could generate traffic that would increase enough traffic that would conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Operation of the project could increase level of service at multiple intersections, which may conflict with the thresholds adopted by the City of Long Beach and City of Signal Hill. Additionally, Caltrans has different thresholds for level of service at signalized intersections, and operation of the project may conflict with these thresholds. This would be a significant impact.

As part of the project, a new sidewalk along Orange Avenue is proposed. Currently, pedestrian access is insufficient due to the lack of continuous sidewalk along Orange Avenue. Pedestrian circulation would be provided via existing public sidewalks along Spring Street and Orange Avenue within the vicinity of the project frontage, which would connect to the new sidewalk on Orange Avenue.

Potentially significant impacts have been identified, and the EIR will fully evaluate the potential impact and identify mitigation, when applicable.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact – CEQA Guidelines Section 15064.3, subdivision (b) provides criteria for analyzing transportation impacts. For Land Use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within 0.5 mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant impact.

The project does not propose a general plan amendment. The project site is zoned for Medium Industrial land use, which is consistent with the City's General Plan. The project was designed to be consistent with the Mobility Element of the City's General Plan (City of Long Beach 2013). The Mobility Element includes policies to reduce vehicle miles traveled and vehicle and implementation measures to promote pedestrian, bicycle, and transit use.

A Class II Bikeway is currently in place along Spring Street and the Mobility Element includes plans for a bicycle route along Orange Avenue. Bus route 71 runs along Orange Avenue with a bus stop near the project site. A multimodal hub is located at Long Beach Boulevard and East 27th Street, approximately 1 mile from the project site. The Mobility Element highlights multimodal transportation, the importance of promoting a bicycle and pedestrian-friendly city, and overcoming the first and last mile barrier, all with the overall intent to reduce vehicle miles traveled in the region. The project is consistent with provisions of the Mobility Element as applicable to the type of use proposed and in the context of the project location. Therefore, this land use project has a less than significant impact, and no further analysis in the EIR is warranted.

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

No Impact – The project is located adjacent to existing roadways that do not contain sharp curves or dangerous intersections. The project does not include major modifications to the street system or any dangerous design features. The project would not result in any incompatible uses. Therefore, no impacts related to an increased hazard due to a geometric design feature or incompatible use would occur, and no further analysis in the EIR is warranted.

d) *Result in inadequate emergency access?*

Less than Significant Impact – Project construction is anticipated to be confined on site; however, if some construction activities are required in adjacent streets, no street closures would be required. Any lane closures would be temporary, and both directions of travel on area roadways would be maintained as not to physically impair emergency access. Therefore, impacts would be less than significant, and no further analysis in the EIR is warranted.

XVIII. Tribal Cultural Resources

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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:				
a) 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)?	☐	☒	☐	☐
b) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

Impact Analysis:

The analysis provided in this section is based on the results of the Assembly Bill 52 consultation process completed in support of the project. Consultation letters and responses are included in Appendix C of this document.

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:

a) 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)?

Less than Significant with Mitigation Incorporated – Assembly Bill 52 consultation letters were sent to six tribes based on a list provided by NAHC. The letters were sent via email and certified mail on July 23, 2018. Copies of the letters are on file with the City of Long Beach Planning Bureau. A response letter was received from Andrew Salas of the Gabrieleno Band of Mission Indians on August 1, 2018. The letter requested consultation under Public Resources Code Section 21080.3.1. The City of Long Beach responded by email on March 7, 2019, requesting a meeting to initiate consultation. On March 7, 2019, Salas responded to the City by email and indicated the project site is within the ancestral land of the Gabrieleno Band of Mission Indians - Kizh Nation. Implementation of Mitigation Measures TCR-1 and TCR-2 are proposed to reduce potential impacts to a less than significant level.

Mitigation Measure TCR-1: Native American Monitoring

Prior to issuance of any Grading Permit for the project, the project applicant shall retain a Native American monitor approved by both the local tribal representative of the consulting party to the project under Assembly Bill 52/Senate Bill 18 and listed under the NAHC's Tribal Contact list for the area of the project location. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response certification. In addition, the monitor(s) shall be required to provide insurance certificates, including liability

insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in CEQA, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The monitor(s) shall be present on site during the construction phases that involve ground-disturbing activities. Ground-disturbing activities may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the project area. The Tribal Monitor/consultant shall complete daily monitoring logs that provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. If evidence of any tribal cultural resources is found during ground-disturbing activities, the monitor(s) shall have the capacity to halt or redirect construction in the vicinity of the find in order to recover and/or determine the appropriate plan of recovery for the resource. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Native American monitor has indicated that the site has a low potential for impacting tribal cultural resources.

Professional Standards: Archaeological and Native American monitoring and excavation during construction projects shall be consistent with generally accepted current professional standards for these disciplines. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and are preferred to have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Mitigation Measure TCR-2: Recovery Procedures

All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Native American monitor. If the resources are Native American in origin, the tribal representative shall coordinate with the Project Applicant regarding treatment and curation of these resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.

b) *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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less than Significant with Mitigation Incorporated – See XVI. Tribal Cultural Resources, Environmental Issue Area: a).

XIX. Utilities and Service Systems

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Impact Analysis:

The Los Angeles County Sanitation District, Joint Water Pollution Control Plant receives the City's wastewater, providing both primary and secondary treatment for approximately 260 million gallons of wastewater per day. The remaining portion of the City's wastewater is delivered to the Long Beach Water Reclamation Plant of the Sanitation Districts of Los Angeles County. The Long Beach Water Reclamation Plant provides primary, secondary, and tertiary treatment for 25 millions of gallons per day of wastewater (Sanitation Districts of Los Angeles County n.d.a.).

Generation rates based on the project uses is based on wastewater generation rates developed by the Sanitation Districts of Los Angeles County (Sanitation Districts of Los Angeles County n.d.b.). As shown in Table 2, the project would generate an estimated net total of 11,246 gallons of wastewater per day.

Table 2. Wastewater Generation Rates

Land Use	Quantity (square feet)	Generation Factor	Amount (gallons per day)
Office building	40,168	200 gallons per day/1,000 square feet	8,233
Warehouse	120,505	25 gallons per day/1,000 square feet	3,013
Total	—	—	**11,246**

Source: Sanitation Districts of Los Angeles County 2006
Notes:
Parking lot uses are not included as a facility that would generate wastewater.

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?*

Less than Significant Impact – The project would require standard utilities for supporting the facilities that would be on site. However, the project's contribution to the wastewater capacity would be less than 0.1 percent. The increase associated with the percent of the available daily capacity would not cause the wastewater treatment limits to be exceeded. Energy consumption for operation of the project would occur but would not be large enough to trigger the construction or relocation of electric power, natural gas, or telecommunication facilities. Therefore, the project would not require or result in the relocation or construction of water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

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

Less than Significant Impact – According to the City's *2015 Urban Water Management Plan* (City of Long Beach 2015), the total citywide water demand for 2015 was 55,206 acre feet and would increase by 3,900 acre feet in 2040. The *2015 Urban Water Management Plan* identifies water supply as adequate to meet these needs. Efforts for water conservation in California localities remain; in June 2016, the Long Beach Board of Water Commissioners declared a Stage 1 Water Supply Shortage for the City of Long Beach. This declaration put into place regulations that limit the use of water in the City, including when outdoor watering can occur and limits to use and practice for residential, business and commercial facilities. Due to the project's incremental contribution to the future demand, new sources of water supply would not be required to meet the anticipated project water needs. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

c) *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?*

Less than Significant Impact – See XIX. Utilities and Service Systems: Environmental Issue Area a).

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?*

Less than Significant Impact –The project involves construction of a business park complex, and approximately 15 individuals would be employed per building. California Department of Resources Recycling and Recovery maintains a waste characterization list of waste generation rates. The most recent information for employee disposal rates indicates a waste generation rate of 11.4 pounds of waste per employee per day (California Department of Resources Recycling and Recovery 2016). Based on this rate, the 45 employees would generate 513 pounds of solid waste per day. This increase would be within the capacity of Scholl Canyon Landfill, which currently receives 1,400 tons per day, with 2,000 tons per day of capacity available (City of Glendale 2014). Based on the disposal capacity of landfills serving the project site, this incremental increase in solid waste generation would not affect the availability of solid waste disposal capacity. This is considered a less than significant impact, and no further analysis in the EIR is warranted.

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

No Impact – Construction debris would be generated and disposed of in accordance with all federal, state, and local requirements for solid waste disposal. Therefore, no impact is identified for this issue area, and no further analysis in the EIR is warranted.

XX. Wildfire

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Analysis:

California Department of Forestry and Fire Protection adopted Fire Hazard Severity Zone maps for the State Responsibility Areas in November 2007 and posted recommended maps for various Local Responsibility Areas. The City of Long Beach is part of a Local Responsibility Area.

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 – The project site is located in a non-Very High Fire Hazard Severity Zone (California Department of Forestry and Fire Protection 2011). No impact is identified for this issue area, and no further analysis in the EIR is warranted.

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 – See XX, Wildfire: Environmental Issue area a).

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 – See XX, Wildfire: Environmental Issue area a).

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 – See XX, Wildfire: Environmental Issue area a).

XXI. Mandatory Findings of Significance

Environmental Issue Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	☐	☒	☐	☐
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)?	☒	☐	☐	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Impact Analysis:

Would the project:

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?*

Less than Significant with Mitigation Incorporated – As discussed in Section IV, Biological Resources, the project site is currently disturbed and surrounded by commercial and industrial uses. There is no native vegetation on the project site and no open body of water that serves as a natural habitat in which fish could exist. The non-native ornamental vegetation provides suitable nesting habitat for avian species protected by the Migratory Bird Species Act. Direct disturbance of an active nest would be significant. With implementation of Mitigation Measure BIO-1, potential significant impacts would be reduced to a level less than significant; therefore, fish or wildlife species would not drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The project site does not provide suitable habitat for any other candidate, sensitive, or special-status species.

Additionally, as discussed in V. Cultural Resources, ground disturbance for the project would occur only in areas that have already been heavily disturbed by prior development and land use activities. A review of historic aerial photographs and topographic maps show that the project area has been heavily developed for oil and gas production since at least the early 1940s. Most recently, the project area was occupied by a gas plant run by the Lomita Gas Company. The inadvertent discovery of cultural materials or human remains during project-related ground-disturbing activities could result in significant impacts if not properly managed. Implementation of Mitigation Measures CULT-1, CULT-2, and CULT-3 are proposed to reduce potential impacts to a less than significant level. Additionally, Mitigation Measures TCR-1 and TCR-2 would be implemented to reduce impacts on tribal cultural resources that may be present in the project site. With the implementation of the mitigation measures, the project is not anticipated to eliminate important examples of the major periods of California history or prehistory.

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 – The potential for cumulative impacts occurs when the independent impacts of the project are combined with impacts from other development in the surrounding area to result in impacts that are greater than the impacts of the project alone. Located within the project vicinity are other current and reasonably foreseeable projects whose development, in conjunction with that of the project, may contribute to potential cumulative impacts. Impacts of the project on both an individual and cumulative basis will be addressed in an EIR for the following subject areas: air quality, greenhouse gas emissions, geology and soils, noise, and transportation.

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

Potentially Significant Impact – The project site is currently disturbed and located in an urbanized area. The project involves the construction of three warehouse buildings with office space totaling 160,673 square feet. As stated previously, the project would also result in less than significant impacts with respect to biological, archeological, paleontological, and tribal cultural resources with implementation of Mitigation Measures BIO-1, CULT-1, CULT-2, TCR-1, and TCR-2. However, the project could result in potentially significant impacts with regard to air quality, greenhouse gas emissions, geology and soils, noise, and transportation. As a result, these potential effects will be analyzed further in an EIR.

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