CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802 FAX (562) 570-6357

ENVIRONMENTAL PLANNING

$25.00 FILING FEE

For County Clerk Use

NOTICE OF PREPARATION FOR EIR NO. _____

TO:
Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90605

FROM:
Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Date Mailed: Date posted

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for a period of 30 days. Enclosed is the required fee of $25.00 for processing.

Project Location: Project area is located in downtown Long Beach and is bounded by West Broadway on the south, Golden Avenue on the west, West 4th Street on the north and Chestnut Avenue on the east.

Applicant(s): City of Long Beach and multiple developers.

Project Title: West Gateway Redevelopment Project (Case File: EIR-09-04)

Project Description: The City proposes the redevelopment of 9 sites. New uses will consist of residential and neighborhood retail uses. Residential uses will include apartments and condominium totaling approximately 853 units. Approximately 15,000 square feet of ground-floor neighborhood-serving retail uses will be developed along Magnolia Avenue.

Project Contact: Angela Reynolds, Department of Planning and Building
Address: 333 West Ocean Boulevard, 7th Floor, Long Beach, CA 90802
Phone: (562) 570-6357 **Email:** angela_reynolds@longbeach.gov

Pursuant to Section 21080.4 of CEQA, your response must be sent as soon as possible but *not later than 30 days after receipt of this notice. All comments must be submitted in writing to the address above.* Review period during which the Lead Agency will receive comments on the Notice of Preparation:

Starting Date: July 19, 2004 Ending Date: August 18, 2004

The City of Long Beach Department of Planning and Building has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report is necessary. The City of Long Beach will be the Lead Agency for the subject project and will prepare the EIR. In order for the concerns of your agency to be incorporated into the Draft EIR, we need to know the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency must consider the EIR prepared by the City of Long Beach when considering your permit or approval for the project. The project description, location, and an analysis indicating the probable environmental effects of the proposed action are contained in the attached materials. Interested individuals and groups are also invited to comment on the scope of the anticipated EIR.

Copies of the NOP and all referenced documents are available for review by contacting the above listed project contact. The NOP is also available on the web at: **http://www.longbeach.gov/plan/content/environm.htm**

All parties that have submitted their names and mailing addresses will be notified if any significant changes in the proposed project occur. If you wish to be placed on the mailing list, please submit your name and mailing address to the contact person at the address above. If you have any questions or need additional information, please call the Project Contact of the Department of Planning and Building at the phone number listed above.

Attachment: NOP/Initial Study No. EIR-94-04

Notice of Preparation/Initial Study No. EIR-09-04

City of Long Beach
West Gateway Redevelopment Project

July 2004

City of Long Beach
Department of Planning and Building
333 West Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Contact: Angela Reynolds, Project Manager
(562) 570-6357

Cotton/Bridges/Associates
A Division of P&D Consultants

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SECTION 1
PROJECT DESCRIPTION

1.1 INTRODUCTION

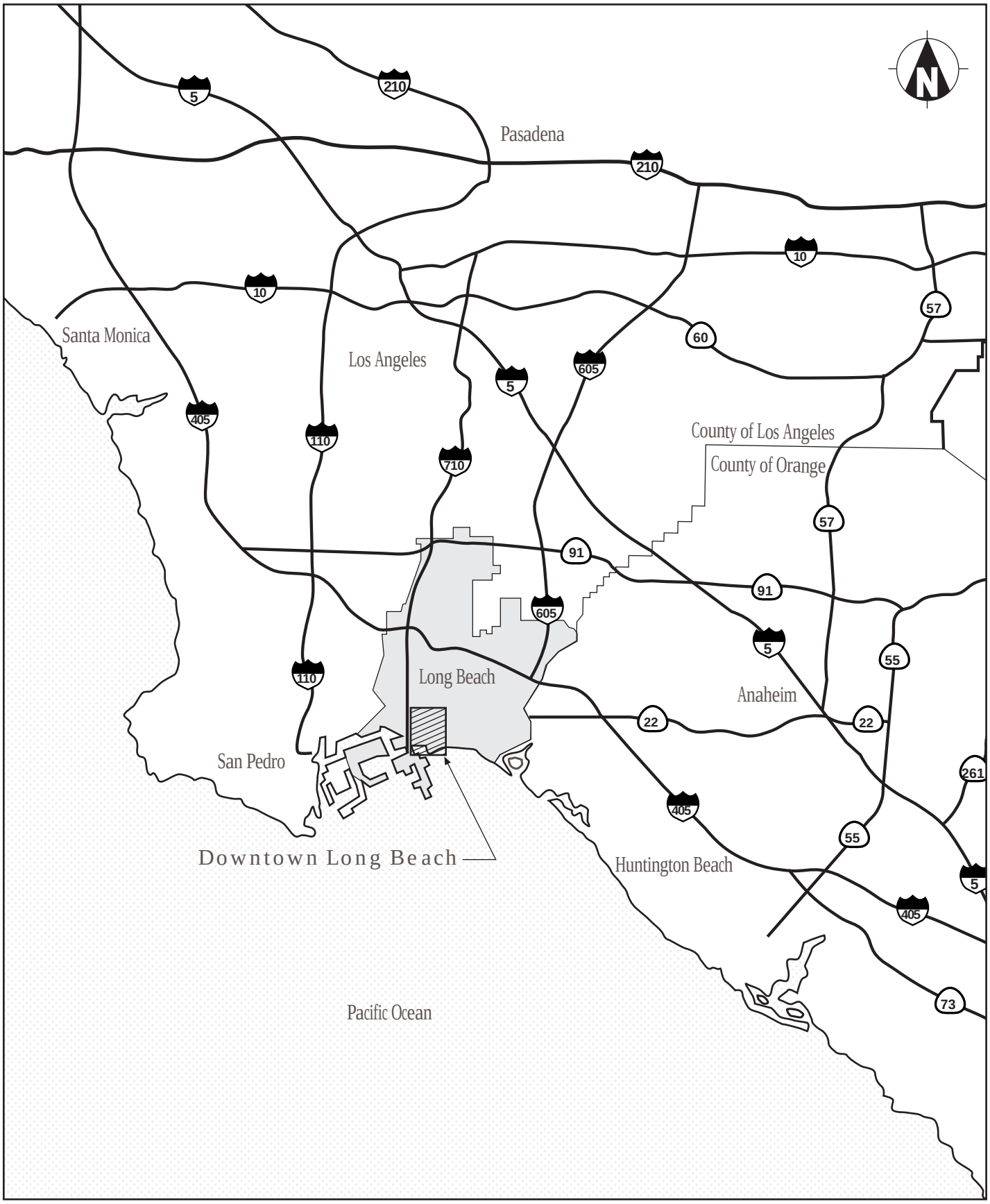
The City of Long Beach will serve as the lead agency for the proposed West Gateway Redevelopment Project. The City proposes the redevelopment of nine sites in the West Gateway area. New uses will consist of residential and neighborhood retail uses. Residential uses will include apartments and condominiums totaling approximately 853 units. Approximately 15,000 square feet of ground-floor neighborhood-serving retail uses will be developed along Magnolia Avenue. The project will be developed in several stages, with the first stage expected to begin in 2005 and the last stage expected to be completed by 2010.

The City will be preparing a single Environmental Impact Report (EIR) to analyze impacts at a project level for the implementation of the redevelopment project for parcels 9, 10 and 11, and at a program level for parcels 2-7. Parcels 2-7 have been planned at the conceptual planning phase and lack specific detail to evaluate impacts at a project level. By contrast, parcels 9, 10 and 11 have proposed site and design plans for their redevelopment. As discussed on the cover page, the purpose of this Notice of Preparation (NOP) is to solicit input and comments regarding the scope of the EIR from public agencies and interested parties.

1.2 PROJECT LOCATION

The proposed project is generally located in Southern California in the City of Long Beach in Los Angeles County. The project involves 9 land parcels in a seven block area of downtown redevelopment areas of Long Beach. The redevelopment sites encompass approximately 11.66 acres within Redevelopment Areas in downtown Long Beach. The project area is located approximately .3 miles west of the Long Beach (SR 710) Freeway and approximately 2.32 miles west of the Harbor (SR 110) Freeway and approximately 3.57 miles south of the San Diego Freeway (I-405, see Figure 1, Regional Location Map). More specifically, the project area is bounded by West Broadway on the south, Golden Avenue on the west, West 4th Street on the north and Chestnut Avenue on the east (see Figure 2, Vicinity Map).

Surrounding land uses in the immediate project area include a variety of residential, commercial and parks/open space uses. Cesar Chavez Park is located immediately west of the project area. The Los Angeles River is west of the project area, west of Cesar Chavez Park. The Long Beach City Hall, Municipal Court and the Chamber of Commerce are located to the south of the project area. In addition, the Long Beach Police Department and Fire Station No.1 (temporarily relocated to Parcel 10 until renovation of the existing fire station is complete is complete) are located directly south of the project area.



Source: Long Beach Redevelopment Agency and Downtown Long Beach Associates (9/03).

Figure 1

Regional Map

Source: Long Beach Redevelopment Agency and Downtown Long Beach Associates (9/03).

Figure 2
Vicinity Map

1.3 BACKGROUND

1.3.1 General Redevelopment Objectives

The purpose of redevelopment is to revitalize areas that are either deteriorating or underutilized. Redevelopment in California started in 1945 with the enactment of the California Redevelopment Act, which gave cities and counties the authority to establish redevelopment agencies. In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law under Health and Safety Code Section 33000, et seq. Most importantly, the authority for tax increment financing was added. In 1976, the State Legislature imposed a requirement that 20% of the tax increment generated from project areas must be used to improve the community's supply of affordable housing. The State Legislature enacted AB 1290 in 1993, known as the "Community Redevelopment Law Reform Act of 1993," which significantly revised California redevelopment law by addressing alleged abuses and adding restrictions on redevelopment. The Act also restricted redevelopment activities to predominately urbanized areas. The City of Long Beach has had ongoing redevelopment of some form in the Downtown area since 1961 when the Long Beach Redevelopment Agency was formed.

1.3.2 Redevelopment Plan for the Central Long Beach Redevelopment Project

The Long Beach City Council adopted the Redevelopment Plan for the Central Long Beach Redevelopment Project (Redevelopment Plan) on March 6, 2001. That action was a continuation of a series of actions contemplated regarding the redevelopment of Central Long Beach. The proposed project is located in the Redevelopment Plan "Project Area" as shown on Figure 7 of the Plan originally designated Mixed Use (7) in 1991 Redevelopment Plan. The Introduction of the Redevelopment Plan states:

> "This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the Project Area. Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does the Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, project, and solutions.
>
> A fundamental purpose of this Plan is to improve the quality of life for residents and business enterprises within the Project Area. That purpose and the purposes of the Community Redevelopment Law will be attained through, and the major goals of the Plan are:

A. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, obsolete and aged building types, shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities.

B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.

C. The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized.

D. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.

E. The strengthening of retail and other commercial functions in the Project Area.

F. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial, and light industrial expansion, employment, and social and economic growth.

G. The provision of adequate land for parking and open spaces.

H. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.

I. The expansion, improvement, and preservation of the community's supply of housing, particularly housing available to low- and moderate-income persons and families.

J. The preservation of governmentally-designated historic structures."

1.3.3 Other Relevant Plans

It should be noted that Parcel 11 (Lyon) is part of the Downtown Redevelopment Project, adopted in June 1975, and is not part the Central Redevelopment Project. This plan has very similar goals as the Central Redevelopment Project pertaining to this parcel. The Downtown Redevelopment Project has been amended several times.

1.3.4 Current Status of Downtown Development

Since the adoption of the Downtown and Central Redevelopment plans, several actions relating to the West Gateway Project Area have occurred:

1. New district regulations amending design standards for PD-30 were adopted by the Long Beach City Council on November 4, 2003;
2. The *Strategy for Development, Greater Downtown Long Beach, California (Field Paoli Architects, May 2000)* was formulated as a proactive strategy for three Redevelopment Project areas including the West Gateway area; and
3. The *Downtown Long Beach Strategic Action Plan, Downtown Long Beach Associates and the City of Long Beach (Moore Iacofano Goltsman, Inc. (July 2000)* was formulated as an implementation program and schedule for the strategies identified in the Strategy for Development. This action plan was developed by a 31-member ad hoc task force created for the oversight of the redevelopment of Downtown Long Beach.

The West Gateway area is included in all three of these documents. The project objectives for this project are derived from goals and objectives identified in these documents.

1.3.5 Previous Actions in the Project Area

Jamboree Parcel (Parcel 1)

On January 26, 2004, the City of Long Beach approved a plan for affordable housing located at the corner of Golden Avenue and West Third Street known as Parcel 1 of the West Gateway project area. The City adopted Mitigated Negative Declaration No. 29-03 analyzing the impacts of the proposed affordable housing project on Parcel 1 (Jamboree).

School Site

Plans for a two-story, 800-student elementary school were approved in April 2002 and construction is currently underway at the site located on the southwest corner of Maine Avenue and Third Avenue. The project was a joint effort between the City and the Long Beach Unified School District. An EIR was prepared by the City's Community and Environmental Planning Division titled "Broadway Golden Elementary School" (SCH No. 2001051107). The EIR concluded that impacts would be less than significant for all environmental parameters with the proposed mitigation implemented.

1.4 PROJECT OBJECTIVES

City objectives for the project site are those expressed in the Redevelopment Plan for Downtown Long Beach. The Plan's objectives and policies include accommodating future growth, including residential development; encouraging mixed use development including low-income housing, and neighborhood-serving retail; and increasing the total number of housing units within the City.

The West Gateway project objectives implement the Plan's objectives and are as follows:

1. Provide additional housing opportunities by replacing deteriorated existing housing unit with new housing units.

2. Provide new opportunities for neighborhood serving retail.
3. Promote appropriate urban densities in the project area as provided in the Downtown Strategy for Development.
4. Enhance opportunities and incentives for private financial investment in the project area.
5. Improve the quality of affordable housing in the project area.
6. Expand and integrate quality residential uses into the Greater Downtown area (Goal No. 9 from the Strategy for Development).
7. Enhance job/housing balance in Downtown Long Beach.
8. Concentrate a mix of uses near the light rail station to improve air quality, reduce vehicular congestion and enhance the quality of life in the community.

1.5 SITE DESCRIPTION

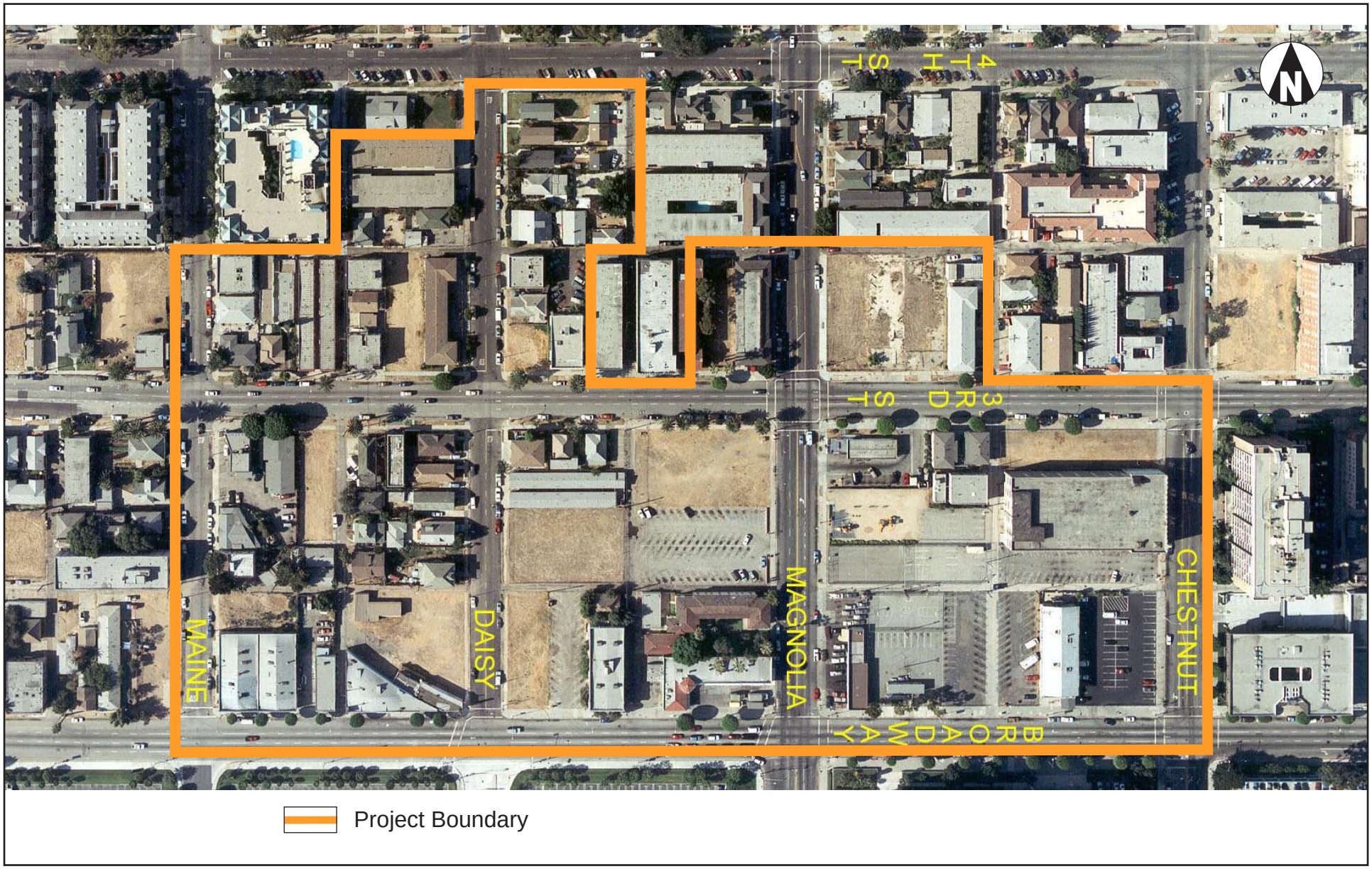
The West Gateway area has a mixture of uses including residential, commercial, parking and vacant lots (see Figure 3, Existing Conditions Aerial Photograph). The entire West Gateway area includes 11 parcels fronting Broadway and West Third Street between Golden Avenue and Chestnut Avenue. Of particular note is the under-utilization of many of these parcels. Parcel 1 (also referred to as the Jamboree Parcel) located along Golden Avenue and West Third Street has been approved for affordable housing. Parcel 8 located on the west side of Chestnut Avenue and West Third Street and Parcel 12 located on the southwest corner or Cedar Avenue and West Broadway have since been dropped from the West Gateway project area because the owner indicated they had pre-existing plans for expansion.

The entire project area is designated Mixed Use (LUD 7) by the City's General Plan Land Use District Maps. The purpose of this designation is to allow a variety of uses supporting the redevelopment goals of the area. According to Downtown Planned Development District (PD-30) Regulations, Parcel 9, 10 and 11 are included in the Downtown Mixed Use District, which allows a higher intensity of uses and higher building heights (80' limit), while Parcels 2 through 7 are included in the West End Residential District which allows medium-high intensity residential development with a lower building height limit (50').

Part of Parcel 10 is being used as the temporary location of the Civic Center Fire Station which is being renovated. Fire station operations will resume at the Civic Center Fire Station once the renovation is completed.

1.6 PROPOSED PROJECT/SITE PREPARATION

Project development will occur in several stages, with the short term stage of development expected to begin in 2005 on parcels 9, 10 and 11, and the later long-term stages involving Parcels 2 through 7 expected to be completed in 2010.



Source: Long Beach Redevelopment Agency and Cotton Bridges/Associates (7/04).

Figure 3

Existing Conditions Areal Photograph

Project Characteristics

Phase 1 Development, Parcels 9, 10 and 11 (Short-Term)

As shown in Figure 4 (Developer Assignments), it is anticipated that the first stage will include the development of the Olson, Lennar (formerly "Greystone") and Lyon sites (Parcels 9, 10 and 11) and will begin in 2005. Development will include up to 699 apartment and condominium units and up to 15,000 square feet of neighborhood-serving retail along Magnolia Avenue.

Phase 2 Development, Parcels 2 through 7 (Long-Term)

Subsequent phases of development include projects consisting of an estimated 154 condominium units on Parcels 2 through 7 in the area north of West Third Street. The level of development shown in Table 1-1 is anticipated although there are no concrete plans proposed.

Table 1-1
West Gateway Redevelopment Statistical Table

Parcel No.	Area (acres)	Density (Units/Acre)	Residential Units	Type	Retail (sf)
2-7	3.22	47	154	Owner	0
9	2.42	79	190	Owner	0
10	2.64	68	164	Owner	0
11	3.38	102	345	Owner	15,000
Total	11.66	--	853	--	15,000
Average	--	44.5	--	--	--
Previously Approved Parcels in the West Gateway Area					
1	1.01	63	64	Rental	0
Total	12.67	--	917	--	15,000
Average	--	72.3	--	--	

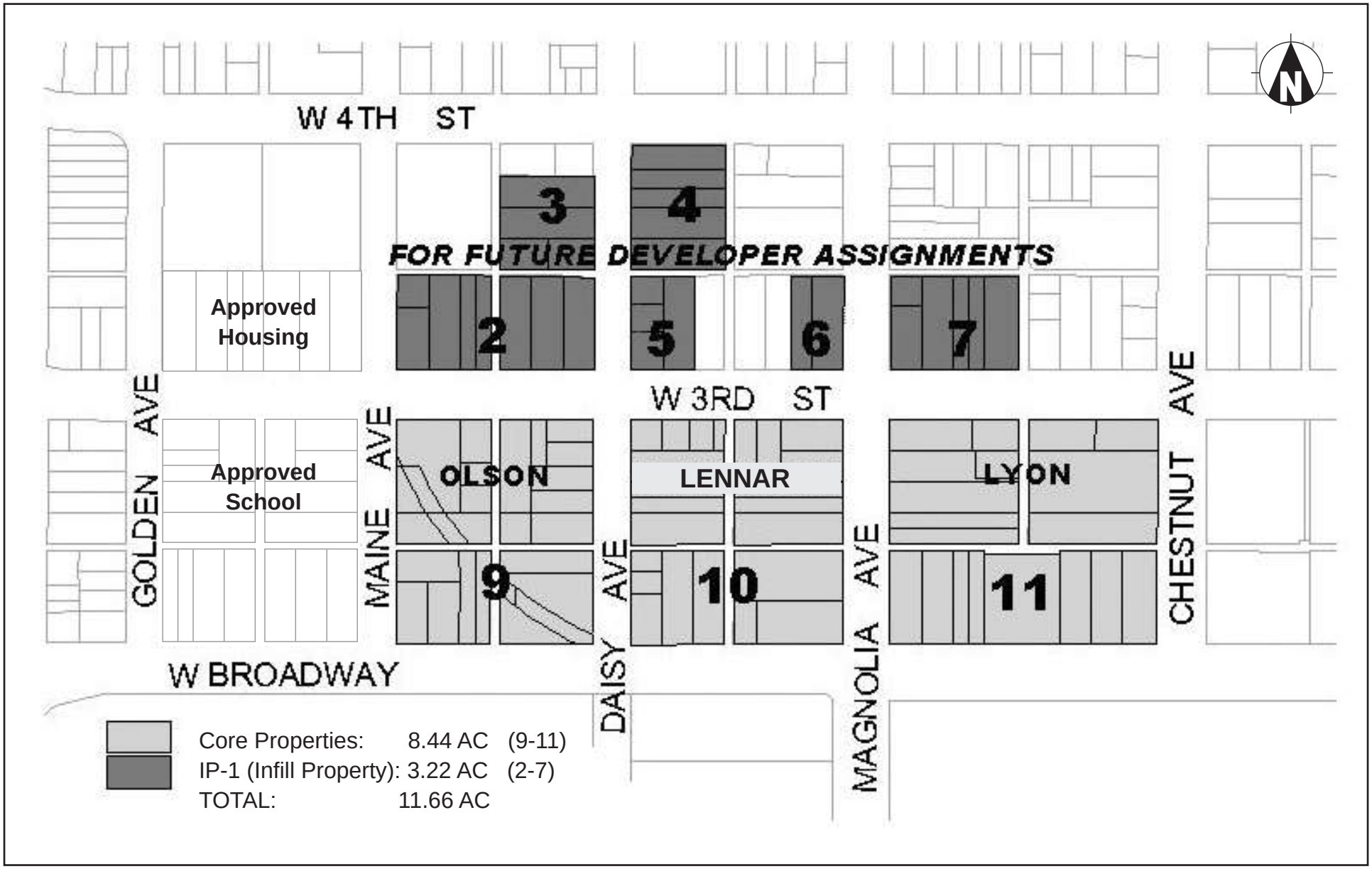
Source: City of Long Beach Redevelopment Department (2004).

Physical Characteristics

Because it is located in the PD-30 Area, the proposed project will conform to the City's zoning standards which will ensure its compatibility with the Strategy for Development. Building materials and design will be consistent with the architecture and scale of the area. Street-facing structures will maintain a human-scale, pedestrian friendly aesthetic, including appropriate lighting and signage for the retail portions of the project.

Operational Characteristics

In addition to providing residential and retail opportunities within Long Beach's Redevelopment Project Areas, the proposed project will contribute to a pedestrian friendly environment by providing a range of uses in a concentrated area within walking distance to Pike at Rainbow Harbor, the East Village area, Pine Avenue and other downtown activity centers. The operational characteristics of the West Gateway area would be similar to the current characteristics, except more intensified due to the higher residential density.



Source: Long Beach Redevelopment Agency and Cotton Bridges/Associates (7/04).

Figure 4

West Gateway Project Developer Assignments

Construction

Site preparation will include excavation, grading, building construction, paving and landscaping. The proposed project will consist of multi-story, mixed use buildings. Landscaping, paving and utility/infrastructure improvements and replacements will occur in an area bounded by Chestnut Avenue, Maine Avenue, West Fourth Street and Broadway. Normal construction activities will occur during weekdays between the hours of 7:00 a.m. and 8:00 p.m. and on Saturdays, if necessary. Construction activities will not occur on Sundays or major holidays.

1.7 PROCESS, DISCRETIONARY ACTIONS AND OTHER ACTIONS

A number of discretionary approvals will be required from the City of Long Beach and/or the Long Beach Redevelopment Agency as part of the project's approval and implementation. In addition, several state and federal agency approvals may be required for work associated with this project, including, but not limited to the South Coast Air Quality Management District, and the Regional Water Quality Control Board.

These actions are anticipated to include the following:

City of Long Beach and/or the Long Beach Redevelopment Agency Discretionary Actions:

- General Plan Amendments to Elements: Land Use, Circulation (Mobility), Housing, Open Space
- Zone Change for PD-30
- Approval of the Development Applications for Site Plans for Parcels 9, 10, and 11
- Subdivision Maps (for condos/town homes)
- Development Agreements and/or Disposition and Development Agreements
- Design Review
- Eminent Domain Process
- Adoption of a master streetscape/infrastructure plan for the West Gateway area.

Other Actions

- Certification of the Environmental Impact Report
- Grading permits
- Demolition permits
- Building permits
- Subsequent development applications for Parcels 2 through 7

Reviews Boards and Commissions

The Project will require review by the following bodies:

- Redevelopment Agency Board or Subcommittees of the Board
- City of Long Beach Planning Commission
- Long Beach City Council

1.8 PROJECT ALTERNATIVES

Section 15126.6(a) of the CEQA Guidelines indicates that "…an EIR shall describe a reasonable range of alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Further, Section 15126(c) of the CEQA Guidelines notes: "…the range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects." The project alternatives will meet most of the redevelopment program objectives except for the No Project Alternative, which is required under CEQA. Preliminary alternatives identified are: Alternative Land Use Plan (reduced density) and Big Box Retail. These will be investigated in the EIR.

1.9 SUMMARY OF FINDINGS

Based on the findings of the preliminary environmental analysis in Section 3.0 of this Initial Study, the proposed West Gateway Redevelopment Project has the potential for creating potentially significant adverse impacts related to the following environmental parameters: air quality, cultural resources, hazardous materials, noise, population and housing, transportation/traffic, public services and utilities. The remaining environmental issues which were analyzed were found to have less than significant impacts. These were aesthetics, agricultural resources, biological resources, geology and soils, hydrology/water quality/NPDES, land use and planning, mineral resources, and recreation. It has been determined through this Initial Study that the impacts of the activities from the proposed West Gateway Redevelopment Project on the surrounding environment and adjacent uses may have a significant adverse impact on the environment, and an EIR is required.

SECTION 2
INITIAL STUDY CHECKLIST

The Environmental Checklist and discussion of potential significant adverse impacts was completed in accordance with Section 15063(d)3 of the California Environmental Quality Act Guidelines to determine if the proposed project may have any significant adverse impact on the environment.

A brief explanation is provided for all determinations. A "No Impact" or "Less Than Significant Impact" determination is made when the project will not have any impact or will not have a significant effect on the environment for that issue area, based on a project-specific analysis. 24 conclusions of "Potentially Significant Impact" are identified as a result of the proposed project. Seven conclusions of "Less Than Significant With Mitigation Incorporation" were identified for this project; therefore, mitigation measures would be required. 55 conclusions of "Less than Significant Impact" or "No Impact" determinations were identified, which will not be analyzed in the forthcoming EIR.

Two of the three Mandatory Findings of Significance are noted as Potentially Significant.

CEQA ENVIRONMENTAL CHECKLIST FORM AND INITIAL STUDY

1. Project Title:	West Gateway Redevelopment Project
2. Lead Agency Name and Address:	City of Long Beach Community & Environmental Planning
3. Contact Person and Phone Number:	Angela Reynolds Acting Environmental Officer (562) 570-6357
4. Project Location:	The project site is located in the City of Long Beach in Los Angeles County. The project area is bounded by West Broadway on the south, Golden Avenue on the west, West 4th Street on the north and Chestnut Avenue on the east.
5. Project Sponsor's Name and Address:	City of Long Beach and various private developers.
6. General Plan Designation:	Mixed Use (LUD 7) by the City's General Plan Land Use District Maps.
7. Zoning Designation:	PD-30
8. Description of Project:	The proposed project involves the redevelopment of nine sites in the West Gateway area of Downtown Long Beach. The first phase of development will include up to 699 apartment and condominium units on Parcels 9, 10 and 11, and up to 15,000 square feet of neighborhood-serving retail along Magnolia Avenue. Subsequent phases of development include an estimated 154 condominium units on Parcels 2 through 7 in the area north of West Third Street.
9. Surrounding Land Uses and Setting:	Developed mixed urban uses - residential and commercial.
10. Other agencies whose approval is required:	None.

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 page.

☐ Aesthetics	☐ Agriculture Resources	☑ Air Quality
☐ Biological Resources	☑ Cultural Resources	☐ Geology/Soils
☑ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☑ Noise	☑ Population/Housing
☑ Public Services	☐ Recreation	☑ Transportation/Traffic
☑ Utilities/Service Systems	☐ National Pollution Discharge Elimination System	
☑ Mandatory Findings of Significance		

Determination: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Signature July 16, 2004 Date

Angela Reynolds

Printed Name For

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
II. Agriculture Resources. In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. Air Quality: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	X			

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
VI. Geology and Soils. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
VIII. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?			X	
IX. Land Use and Planning. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. Mineral Resources. 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?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. National Pollution Discharge Elimination System. Would the project :				
a) Result in a significant loss of pervious surface?			X	
b) Create a significant discharge of pollutants into the storm drain or water way?			X	
c) Violate any best management practices of the National Pollution Elimination System permit?			X	
XII.Noise. Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. Population and Housing. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	X			

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?		X		
e) Other public facilities?			X	
XV. Recreation.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XVI. Transportation/Traffic. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Results in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?		X		

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	
XVII. Utilities and Service Systems. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the 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?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVIII. Mandatory Findings of Significance.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		

Potential Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			
NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Section 21001 and 21068, Public Resources Code.				

SECTION 3
DISCUSSION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

This section explains all answers checked in the Initial Study and Environmental Checklist Form regarding the proposed project in the City of Long Beach. Twenty-five (25) environmental impacts in the Initial Study and Environmental Checklist Form were identified as "potentially significant."

3.1 AESTHETICS

Would the project:

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

No Impact. The proposed project is located in a highly developed, urban area and there are no designated scenic vistas or scenic highways within the immediate vicinity of the project site. The redevelopment of the West Gateway area will enhance the scenic value of the project area over current conditions and as envisioned in the Downtown Long Beach Strategic Plan. One of the primary goals of redevelopment is the elimination of blighting influences such as deteriorated buildings and vacant lots. Redevelopment of the project area will not adversely impact the aesthetics of the project area; redevelopment of the project site will compliment and improve scenic views in the project area. Therefore, no significant adverse impacts to scenic vistas will occur. This issue will not be addressed in the EIR.

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

No Impact. There are no state designated scenic highways in the immediate vicinity. The project site is void of any trees or rock outcroppings. Although there are several older buildings in the project area, none are within a scenic highway. No adverse impacts to scenic resources or historic buildings within a state scenic highway will result and this issue will not be addressed in the EIR.

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

Less than Significant Impact. The proposed project is located in a highly developed urban area in downtown Long Beach. The project site currently contains existing residential, retail and civic uses with structures of varying age and condition interspersed with vacant lots. The project site is located within the Long Beach Downtown area. The redevelopment of the West Gateway area will enhance the existing visual character of the project area over current conditions. In addition, implementation of a streetscaping plan will enhance the visual character of the streets and encourage pedestrian use of the area. Although the proposed project will change the visual character of the site, it will not

substantially degrade the existing quality of the surrounding area. No significant adverse impacts will occur and this issue will not be addressed in the EIR.

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

Less than Significant with Mitigation. The project site is located in a highly urbanized area which is well illuminated. The sources and intensities of light and glare from the proposed project are anticipated to be similar to the sources and intensities of light and glare from existing development adjacent to the project site. However, development of the project area and conversion of vacant lots and buildings into residential and retail uses will create new sources of light, including nighttime lighting. Building surfaces are anticipated to consist of non-reflective building materials to reduce glare. Lighting impacts and mitigation measures will be addressed further in the EIR.

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agriculture 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. 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 located in a highly urbanized area and is not located in an area designated as farmland. The site is in an area not mapped on the State's Important Farmland Map due to its level of urban development. There are no agricultural resources or operations located at the project site or in the immediate area. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site is not located in an area zoned for agricultural uses nor would it conflict with a Williamson Act contract since none exists for the site. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. The site is not designated as farmland and there are no agricultural resources or operations located on the site or in the immediate area due to the highly urbanized nature of the area. The proposed project will not introduce any changes that would result

in conversion of farmland. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.3 AIR QUALITY

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

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

Potentially Significant Impact. Refer to "d" below.

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

Potentially Significant Impact. Refer to "d" below.

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

Potentially Significant Impact. Refer to "d" below.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The proposed project would replace vacant lots and residential and retail buildings with up to 853 residential units and up to 15,000 square feet of ground-floor neighborhood serving retail. The project will be developed in three stages, with the first stage expected to begin in 2005 and the last stage expected to be completed in 2010. To ensure consistency and rule out any conflicts with applicable air quality management plans set forth by the South Coast Air Quality Management District (SCAQMD), the EIR will evaluate project trips against SCAQMD operational thresholds. In addition, development will increase vehicle trips and associated vehicle exhaust emissions, relative to the present use and status of the vacated buildings and lots. This impact may be significant given that the South Coast Air Basin is a non-attainment area with respect to achieving federal and State air quality standards. Traffic at the 37 intersections identified in the Traffic Study may lead to elevated carbon monoxide concentrations (CO hot spots) that may affect sensitive receptors within and along the periphery of the project area. Also, nitrogen oxide and dust will be elevated during construction activities. The EIR will address these air quality issues.

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

Less Than Significant Impact. The proposed project will not create unusual or objectionable odors. The proposed development will be predominantly residential.

Residential uses do not typically generate objectionable odors. Some odors may be associated with the operation of diesel engines during construction. However, these odors are typical of urbanized environments and are subject to construction and air quality regulations, including proper maintenance of machinery to minimize engine emissions. These emissions are also of a short duration and are quickly dispersed into the atmosphere. Compliance with existing regulations will ensure that any potential odor impact is less than significant; therefore, this issue will not be addressed in the EIR.

3.4 BIOLOGICAL RESOURCES

Would the project:

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

No Impact. The project site is within a highly urbanized area and has been previously disturbed. Existing development consists of vacant residential and retail buildings as well as occupied residential and retail uses. On-site vegetation consists mainly of decorative plants and trees. No candidate, sensitive or special status species occupy the project site. There is no appropriate habitat for threatened and endangered species on the project site or in the immediate vicinity. Therefore, the proposed project will not result in any significant adverse impacts to federal or state listed or other sensitive designated species; therefore, this issue will not be addressed in the EIR.

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

No Impact. There are no riparian habitats or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service on the site. Therefore, there is no potential for adverse impacts on riparian habitat or other sensitive natural communities and this issue will not be addressed in the EIR.

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

No Impact. There are no defined wetlands on the project site. No impacts related to federally protected wetlands will occur. Therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site does not provide habitat suitable for use as migratory corridors or nurseries for any native resident or migratory fish or wildlife species. The project will not result in any permanent disruption to wildlife movement, migration or nurseries. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. Because of the urban nature of the site, there are no protected biological resources on the project site. The project will not conflict with local policies or ordinances protecting biological resources. All landscaping affected is non-native decorative landscaping that can readily be replaced. No impacts will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. There are no sensitive habitats on site, and the site is not covered by a federal Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or any other habitat conservation plan. The proposed project will not result in any conflicts with conservation plans. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.5 CULTURAL RESOURCES

Would the project:

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

Potentially Significant Impact. Given the age and style of some of the buildings in the West Gateway project area, it is possible that several structures may be historically important and possibly eligible for listing on the City's or state historic registers. These structures will be evaluated for their historic significance along with possible mitigation measure in the EIR.

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

Less Than Significant Impact. The project site is within a highly urbanized area and has been previously graded. No prehistoric or historic archaeological sites are known to exist within the project site. The project site has already been subject to extensive

disruption and any surficial archaeological resources, which may have existed at one time, are assumed to have been previously disturbed. Although there is a possibility that archaeological resources exist at deep levels, the uncovering of such resources would be remote due to previous surface disruption of the site and the extremely developed nature of the area. Therefore, implementation of the proposed project will not significantly affect archaeological resources. Impact will be less than significant; therefore, this issue will not be addressed in the EIR.

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

Less Than Significant Impact with Mitigation. The project site is within a highly urbanized area and has been previously graded. Any surfical paleontological resources which may have existed at one time on the project site have likely been previously unearthed or disturbed. However, there is a possibility that paleontological resources exist at subsurface levels, the uncovering of such resources could occur during some of the deeper excavation activities. Standard mitigation for subsurface paleontological resources includes a variety of methods including grading monitoring and archive review. Implementation of the proposed project will not adversely affect paleontological resources with standard mitigation applied. This will reduce the risk to a less than significant; therefore, this issue will not be addressed in the EIR.

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

No Impact. No human remains are known to exist on the project site, and any remains likely would have been removed during the original grading of the project site. The proposed project is not expected to encounter any human remains as a result of grading activities. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.6 GEOLOGY AND SOILS

Would the project:

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

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

Less Than Significant Impact. Refer to "iii" below.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Refer to "iii" below.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. As is common to much of Southern California, the project site is located in a seismically active region. Although implementation of the proposed project has the potential to result in the exposure of people and structures to strong ground shaking during a seismic event, this exposure is no greater than exposure present in other areas throughout the City of Long Beach. All new construction will be designed in compliance with earthquake-resistance standards required and existing codes established by the City of Long Beach Building and Safety Department, which will minimize the potential for damage or collapse of the new structures. As a result, seismic ground shaking will not present a significant hazard; therefore, this issue will not be addressed in the EIR.

The west side of the project area is in an area that is prone to liquefaction according the City's Seismic Safety Element (1988) Fault Impact Map With Special Study Zones (Plate 2). Therefore, buildings on the west side of the project area in the special study zones will be required to comply with reinforcement requirements as prescribed by the required geotechnical and Uniform Building Code. These requirements address liquefaction risks of the proposed structures and liquefaction risks are less than significant. Therefore, this issue will not be addressed in the EIR.

iv) Landslides?

No Impact. The project site is highly developed and characterized by flat topography. Implementation of the project will not alter the existing topography that could expose people to landslides or mudslides. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

Less than Significant Impact. The project site is relatively flat, with very little variation in topography. The project area is developed with occupied and vacant residential and retail structures, the remainder of the project area is primarily covered with paved surfaces. Alteration to project area will not result in substantial changes in topography or create erosion or unstable conditions. Due to the use of similar impervious surfaces for the proposed project, the potential for erosion and/or unstable soils is remote. The proposed project will result in a minimal amount of soil erosion during construction activities; however, this impact will be reduced by implementation of stringent erosion control measures imposed via grading and building permits. Impacts related to soil erosion will be less than significant with the application of standard erosion control measures. Therefore, this issue will not be addressed in the EIR.

c) Be located on a geological 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?

Less Than Significant Impact. Refer to "d" below.

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

Less Than Significant Impact. Future development will be subject to site-specific geotechnical investigations in compliance with City regulations that will identify which specific engineering techniques will be used on the site(s) to overcome on-site geologic constraints, if any are present. The site(s) have been previously developed without incident; all new development will be designed in compliance with applicable building codes, including current seismic safety standards. Compliance with these City requirements will ensure that impact will be less than significant; therefore, this issue will not be addressed in the EIR.

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. All development in the project area will be connected to the municipal sewer system for the disposal of wastewater (the same system to which the current buildings are connected). No septic tanks or other alternative wastewater disposal systems will be required. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.7 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

Less Than Significant Impact. The storage, transport, use and disposal of a substantial amount of hazardous materials will not occur as part of the proposed project. Development anticipated to occur will be predominantly residential. Residential developments typically do not generate hazardous emissions, nor do they involve the routine use, transport, or disposal of hazardous materials. Hazardous materials used on site will consist of common commercial cleansers, solvents, paints and other janitorial materials. Hazardous materials used in construction and operation of the proposed project will be transported, used, stored and disposed according to City, state and federal regulations. All new development will adhere to the Long Beach Fire Department's Hazardous Materials Response Plan to ensure impacts will be less than significant; therefore, this issue will not be addressed in the EIR.

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

Potentially Significant Impact. Refer to "c" below.

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

Potentially Significant Impact. Implementation of the proposed project could result in an increase in the risk of upset and accident conditions involving the release of asbestos and/or lead into the environment. In addition, at-risk populations at Edison Elementary and International Elementary School are located within a one-quarter mile radius of the project site. The potential for a significant release involving these materials is relatively remote. However, several buildings on the project site are older and may contain lead-based paints (LBP) and asbestos-containing materials (ACM). In addition, there have been land uses that in the project area which used hazardous materials. Therefore, these issues will be addressed in the EIR.

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

Potentially Significant Impact. The project site is located within an urbanized area and is currently developed with residential, retail and commercial uses. There is an automotive shop in the project boundary. Implementation of the proposed project could potentially create a significant hazard to the public or environment. This issue will be further analyzed in the EIR.

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 not located within an airport land use plan or within two miles of the closest airport. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site is not located near a private airstrip. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

Less Than Significant Impact. The project site is served by existing public streets and the proposed project will not block access to any of those streets. The proposed project will not result in any interference with existing emergency response or emergency evacuation plans for local, state or federal agencies. In addition, project related emergency procedures will be implemented within local, state and federal guidelines. Impacts to emergency response or evacuation plans will be less than significant; therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site is located in an urbanized area that is not considered to be a high fire hazard area. Development of the proposed project, will comply with the applicable fire and safety provisions of the City's Uniform Building Code and Uniform Fire Code and will not result in an increased fire hazard. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.8 HYDROLOGY AND WATER QUALITY

Would the project:

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

Less than Significant Impact. The proposed project is a mixed use development consisting of residential and retail uses. These are typical urban uses that do not discharge hazardous materials or other substances that could violate water quality standards or discharge requirements. In addition, stormwater runoff from the project site and the surrounding area currently drains to the local public storm drain system and then is deposited into the regional drainage channels. The relatively flat project site is located in a highly urbanized area and comprises mostly impervious surfaces. Since the construction and ongoing use of the proposed project would not substantially alter the amount of impervious surfaces on the project site, the potential for erosion resulting in changes to surface water quality would not significantly increase relative to the existing conditions. Although the proposed project has the potential to result in erosion of soils during project construction activities, erosion and any resulting effects to surface water quality would be reduced by implementation of stringent erosion controls measures imposed via grading and building permit regulations. With implementation of these existing regulations, the proposed project would not impact surface water quality; therefore, this issue will not be addressed in the EIR.

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

No Impact. Groundwater supplies will not be significantly affected by the proposed project. The proposed project does not involve the use of water from a well or aquifer. Because the existing amount of impervious surfaces, the site is not a substantial source of recharge for any groundwater. No significant adverse impacts are anticipated; therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site does not contain any watercourses or drainages that could be affected by the proposed project. The proposed project will not change the course or direction of water movements on or near the project site or result in substantial erosion or siltation on or near the project site since local street drainage will remain the same. No significant adverse impacts related to the alteration of existing drainage patterns will occur; therefore, this issue will not be addressed in the EIR.

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

Less than Significant Impact. The project consists of redevelopment on a site currently developed with residential and retail/commercial uses. The Los Angeles River is located west of the project site. No significant changes in the drainage pattern and course of surface runoff is expected with development of the proposed project. A significant increase in the rate and amount of surface runoff is not expected to occur since there is no significant change in the amount of impervious ground surface at the site. Impacts related to alteration of the existing drainage pattern of the site or area will be less than significant; therefore, this issue will not be addressed in the EIR.

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

Less Than Significant Impact with Mitigation. Construction and operation of the proposed project will not significantly alter the amount of impervious surfaces on the project site relative to existing conditions. Runoff from the site is not expected to increase substantially. Existing stormwater drainage facilities will be evaluated as to current capacity and utilization and will be upgraded if necessary to accommodate the project. As stated above, during construction activities, there is a potential for temporary minor discharges of sediment into local storm drains.

The County of Los Angeles issues permits to cities to discharge stormwater runoff under National Pollutant Discharge Elimination System (NPDES) Permit CAS614001, issued by the Regional Water Quality Control Board (RWQCB). The RWQCB requires new development, such as the proposed project, to incorporate features to filter or retain the

first ¾ inches of stormwater on site. Since most pollutants are carried away by the first ¾ inches of rainfall (first flush), compliance with these requirements will ensure that long-term impact is less than significant.

Compliance with NPDES permit requirements includes the use of Best Management Practices (BMPs) to reduce the extent of runoff during construction activities. BMPs may include the following:

- Scheduling excavation and grading work for dry weather.
- Using as little water as possible for dust control.
- Never hosing down dirty pavement or impermeable surfaces where fluids have spilled.
- Maintaining all vehicles and heavy equipment.
- Using gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Utilizing vegetation, if feasible, for erosion control after clearing, grading, or excavating.
- Avoiding excavation and grading activities during wet weather, and covering stockpiles and excavated soil with tarps or plastic sheeting.
- Removing existing vegetation only when absolutely necessary.

Compliance with existing requirements will ensure that impact on water quality, both during construction and operation, will be less than significant.

The project will include all necessary on-site drainage to convey runoff from the site to local drainage facilities. The project does not include any unusual features that will result in substantial polluted runoff from the site or otherwise degrade water quality. During construction, compliance with applicable NPDES requirements will ensure that substantial amounts of polluted runoff will not be generated. Impact will be less than significant; however these issues will be addressed in the EIR in order to provide additional detail of the specific mitigation measures included in the project.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. Refer to "e" above.

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

No Impact. The Los Angeles River is the major flood hazard in the vicinity. The Los Angeles River is a concrete lined channel in this area and extends as such for a very long distance inland. This channel is designed to reduce flood threat along the river and protect developed properties from being in a 100-year flood hazard area. Flood hazard and flood insurance do not affect the project area. Therefore, this issue will not be addressed in the EIR.

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

No Impact. Refer to "g" above.

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

No Impact. As discussed above, the project area benefits from the flood channel improvements to the Los Angeles River. In the event that the channel were to fail, the flooding would not occur because the channel is at grade and the water level in the channel is at sea level. Since, the proposed project is a redevelopment project, no elevation in risk is associated with redeveloping the area. That is, the risk is the same without the project. Therefore, this issue will not be addressed in the EIR.

j) Inundation by seiche, tsunami, or mudflow?

Less than Significant Impact. The City of Long Beach is located coast and the project area is approximately one mile inland. Implementation of the proposed project would not elevate the risk of loss or injury due to tidal flooding because of the inland location of the site and the breakwaters and harbor which provide some protection. Therefore, this issue will not be addressed in the EIR.

3.9 LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

No Impact. The project is designed to integrate the area by providing a better mix of uses and housing selection to encourage economic development in the Downtown Long Beach area. The project will replace existing development in the redevelopment area with the same uses, residential and retail. The project does not include any new roadways or other physical features which could disrupt or divide an established community. The project is consistent with surrounding land uses. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

Less Than Significant with Mitigation. The West Gateway Redevelopment area is designated as Mixed Use (LUD 7) by the City's General Plan Land Use District Maps. The project will involve a series of General Plan amendments to the Mobility, Housing, Land Use Elements. The proposed use is consistent with the City's Redevelopment Plan

for this area. The West Gateway area falls under PD-30 Planned Development zoning. The planned uses are not entirely consistent with the density limits of PD-30. Therefore, a zone change is proposed to amend PD-30 to allow the West Gateway Redevelopment Project. This is included as part of the project description. Land Use and planning analysis will be analyzed in the EIR.

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

No Impact. The project site is not located in an area that is subject to any HCP or NCCP. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.10 MINERAL RESOURCES

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. No mineral resources are known to exist on or adjacent to the project site. The proposed project will not result in loss of availability of any mineral resource that could be of future value to the region. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site does not contain any locally important mineral resources. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.11 NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM

Would the project:

a) Result in a significant loss of pervious surface?

Less than Significant Impact. Refer to 3.8 (a) and (e) regarding drainage, impervious surfaces, and water pollution. Water quality issues will be addressed in the EIR to provide additional detail as discussed in 3.8 (a).

b) Create as significant discharge of pollutants into the storm drain or water way?

Less than Significant Impact. Refer to 3.8 (a) and (e) regarding drainage, impervious surfaces, and water pollution.

c) Violate any best management practices of the National Pollution Discharge Elimination System permit?

Less than Significant Impact. Refer to 3.8 (a) and (e) regarding drainage, impervious surfaces, and water pollution.

3.12 NOISE

Would the project result in:

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

Potentially Significant Impact. The project site is located in a residential/commercial area of the City of Long Beach. There are several schools located within a one-mile radius of the project site. In addition, a future elementary school is located at the north east corner of Broadway and Golden Avenue. The proposed project will increase ambient noise levels during construction. This increase is not expected exceed the limits enumerated in the County's Noise Ordinance. No construction would occur at night or on weekends when noise receptors would be more sensitive to the nuisance aspect of construction noise. Potential adverse impacts construction and operational noise impacts associated with this issue will be further addressed in the EIR.

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

Potentially Significant Impact. Short-term groundborne vibration and noise from construction and heavy equipment operation could potentially adversely affect the project site and the immediate surrounding area. Potential adverse impacts associated with this issue will be further addressed in the EIR.

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

Potentially Significant Impact. Refer to "a and b" above.

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

Potentially Significant Impact. Implementation of the West Gateway Redevelopment project will result in additional vehicular noise along the City's major arterial streets. Noise from stationary sources may increase with new developments in the project area. These issues will be addressed in the EIR.

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

No Impact. The project site is not located within an airport land use plan. The Long Beach Airport is located over four miles from the project area. Therefore, the project will not be impacted by excessive noise levels from an airport. No impact will occur; therefore, this issue will not be addressed in the EIR.

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

No Impact. The proposed project is not located in the vicinity of any private airstrips. No impact will occur; therefore, this issue will not be addressed in the EIR.

3.13 POPULATION AND HOUSING

Would the project:

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

Potentially Significant Impact. The proposed project will result in the development of up to 853 residential units consisting of apartments and condominiums and up to 15,000 square feet of neighborhood-serving retail uses. Implementation of the proposed project will introduce new housing and employment-generated development. The potential direct and indirect impacts of this population growth will be addressed in the EIR.

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

Potentially Significant Impact. The project area consists of many vacant parcels, single-family and multi-unit residential structures. These uses will be replaced by the proposed project. Implementation of the proposed project will displace existing residents and businesses. The EIR will a provide discussion of relocation and other assistance to be provided to displaced residents and businesses.

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

Potentially Significant Impact. Refer to "b" above.

3.14 PUBLIC SERVICES

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

a) Fire protection?

Potentially Significant Impact. Implementation of the proposed project is expected to increase demand for fire and police protection. The project proposes an additional 853 residential units which may increase the demand for schools, parks and other public facilities. The EIR will provide an analysis of the potential impacts of the proposed project with respect to public services.

b) Police protection?

Potentially Significant Impact. Refer to "a" above.

c) Schools? Refer to "a" above.

Potentially Significant Impact. Refer to "a" above.

d) Parks?

Less Than Significant with Mitigation. Cesar E. Chavez Park is located immediately west of the project site. This Park consists of approximately 23 acres and offers a community center, basketball court, playground, and weight room. Facility programs include tot lot, youth and recreation. In addition, there are over 50 park facilities distributed throughout the City. Amenities consist of active and passive uses including, but not limited to, play areas, picnic areas, sports fields and swimming pools; residents of the City and surrounding area can use these park facilities. However, overall this area falls short of the City's service ratio goal of 8.0 acres of public owned recreation open space per 1,000 residents. These impacts to park facilities can be mitigated. Impacts and mitgation to the provision of parks will be addressed in the EIR.

e) Other public facilities?

Less Than Significant Impact. No new public or government facilities or services will be required as a result of the proposed project. The proposed project will result in incremental increases in demand for other public facilities, such as roadway maintenance. However, the revenue to the City derived from impact fees, increased property taxes, sales taxes and development fees from the project is anticipated to offset road maintenance costs. Impacts to other facilities will be less than significant; therefore, this issue will not be addressed in the EIR.

3.15 RECREATION

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

Less Than Significant with Mitigation. As discussed in Checklist Response 3.14 (f) above, the City has sufficient parks and recreation facilities including City-owned golf courses. Development of the project area will not require the construction or expansion of recreation facilities. Impacts to neighborhood parks, regional parks and regional facilities will fall short of goals for park ratios in the Downtown area. This issue will be addressed in the EIR.

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 does not include any proposed public recreational facilities. Refer to "a" above regarding recreation requirements.

3.16 TRANSPORTATION/TRAFFIC

Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Potentially Significant Impact. The project will generate additional vehicle trips that may impact intersections and/or street segments in the project vicinity. The development of 853 residential units and approximately 15,000 square feet of retail uses may result in additional vehicles trips that will have the potential to contribute to local peak-hour traffic congestion. This impact is potentially significant and will be analyzed in the EIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. Refer to "a" above.

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

No Impact. Long Beach Airport is located over four miles from the project area. Due to the relatively low height of proposed buildings, the project will not affect air traffic passing over the site. The project will result in new businesses in Long Beach. However, this increase will be relatively small on a regional scale and will not result in substantial increases in air traffic to the region. No adverse impact will result; therefore, this issue will not be addressed in the EIR.

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

No Impact. The project site is located in an urban environment with a well established street system. No major changes to the street network that could result in hazardous traffic conditions will occur as a result of the project. The project includes improvements to the existing internal circulation system on the site to enhance pedestrian and vehicular safety. No adverse impact will result; therefore, this issue will not be addressed in the EIR.

e) Result in inadequate emergency access?

No Impact. The project has been designed to maintain full public access to all streets serving the project area. Project plans will be reviewed by the City's Public Works Department and the Fire Department to ensure safety. Compliance with these existing standard requirements will ensure a less than significant impact; therefore, this issue will not be addressed in the EIR.

f) Result in inadequate parking capacity?

Less than Significant Impact with Mitigation. The proposed project is not expected to generate a substantial number of employees, through the retail development, that would affect existing parking. Parking plans are proposed to accommodate the residential and commercial development as required by development regulations of PD-30. Parking plans are required to meet the development regulations for PD-30 regarding the provision of on site parking. Parking plans for the residential and retail uses of the proposed project will be included in the EIR.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact. The project will incorporate the existing public transit stops into its design and its operations will comply with existing City transportation policies and programs. This impact will be less than significant; therefore, this issue will not be addressed in the EIR.

3.17 UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Less than Significant Impact. The project involves standard residential development (medium to high density) that have no special wastewater treatment requirements. Impact will be less than significant and no mitigation is required. Improvements will be consistent with the RWQCB's policies on new multi-family residential construction. Therefore, this will not be analyzed in the EIR.

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

Less than Significant Impact. The project may require upgrades to the existing water and wastewater conveyance system in the project area. However, it is not anticipated that the proposed project will require either the City or sanitation district to expand their facilities. Therefore, this will not be analyzed in the EIR.

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

Potentially Significant Impact. Existing drainage facilities may not be sized appropriately for the level of development proposed. Improvement o existing facilities or upgrades may be required which have the potential to have significant impacts. This will be discussed along with mitigation measures in the EIR.

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

Potentially Significant Impact. Refer to "e" below.

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

Potentially Significant Impact. The project site is located within an urbanized area with existing water infrastructure. Implementation of the proposed project will result in the alterations in the demand on local or regional water supplies.

Also, the proposed project is anticipated to increase demand on treatment facilities. Implementation of the proposed project is not anticipated to require the construction of new water or wastewater treatment facilities. However, water supplies or wastewater treatment services may be adversely affected by the proposed project by the increase in demand. The EIR will provide an analysis of the potential impacts of the proposed project with respect to local and regional water supplies and wastewater treatment facilities.

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

Potentially Significant Impact. The project will generate additional solid waste. Since landfill space is in short supply within the County of Los Angeles, impact will be potentially significant and impact will be potentially significant. The EIR will provide an analysis of the potential impacts of the project project with respect to solid waste disposal needs and landfill capacity.

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

No Impact. Solid waste generated during construction and operation of the proposed project would comply with all federal, state and local statues and regulations to reduce and recycle solid waste. Therefore, compliance with federal, state, and local solid waste statutes and regulations will not be analyzed further in the EIR.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

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

Less than Significant with Mitigation. The project site has been developed and disturbed by past activities. Development of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal. There may be buildings on the site which have historic significance which will analyzed for their importance and mitigated appropriately in the EIR. There are no known important examples of major periods of California 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 project will increase residential uses in the project area and increase retail use along Magnolia Avenue. The area is already highly urbanized and developed with a combination of residential, retail/commercial and civic uses. Implementation of the proposed project will further add traffic, noise and air quality impacts. These impacts will be potentially significant and analyzed further in the EIR. In addition, the EIR will examine cumulative impacts of concurrent development projects occuring in the project area.

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

Potentially Significant Impact. Construction and operation of the proposed project could have the potential to generate significant adverse impacts on human beings, either directly or indirectly. The EIR will provide analyses of the potential impacts of the proposed project with respect to population growth, air quality, noise and transportation.

SECTION 4
REFERENCES

City of Long Beach Zoning Map Book, City of Long Beach Departments of Planning & Building and Technology Services (April 2004).

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City of Long Beach Ordinance No. C-7884 An Ordinance of the City Council of the City of Long Beach Amending and Restating the Downtown Planned Development District (PD30), (Adopted June 30, 2000).

Strategy for Development, Greater Downtown Long Beach, Field Paoli Architects (May2000).

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