CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802 FAX (562) 570-6753

ENVIRONMENTAL PLANNING

$25.00 FILING FEE

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

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

Date Delivered: January 27, 2006

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of $25.00 for processing.

Notice is hereby given that the City of Long Beach Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. **Project Location:**

   2930 E. 4th Street

2. **Project Title:**

   Ralph's at 4th Street & Orizaba Avenue

3. **Project Description:**

   The proposed project would be the exterior remodel and expansion of an existing Ralph's grocery store at the southwest corner of 4th Street and Orizaba Avenue. The project would include a redesigned parking lot and requested standards variances.

4. Review period during which the Lead Agency will receive comments on Mitigated Negative Declaration ND-27-05:

   Starting Date: January 27, 2006 Ending Date: February 15, 2006

5. Public Meeting of the Planning Commission

   Date: February 16, 2006

   Time: 1:30 p.m.

   Location: City Council Chambers
   Long Beach City Hall
   333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned,or on the web at: **www.longbeach.gov/plan/pb/epd/er.asp.** .

7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.

8. The Initial Study may find adverse impacts to occur to the following resource areas:

   Land Use, NPDES, Noise, Transportation

9. The Negative Declaration has no significant impacts.

For additional information contact:

Jill Griffiths
Planner
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

CITY OF LONG BEACH
PLANNING COMMISSION

MITIGATED
NEGATIVE DECLARATION

PROJECT:

I. TITLE:

Ralph's at 4th Street & Orizaba Avenue

II. PROPONENT

Perkowitz & Ruth Architects
111 W. Ocean Blvd., 21st Floor
Long Beach, CA 90802

III. DESCRIPTION

The proposed project would be the exterior remodel and expansion of an existing Ralph's grocery store at the southwest corner of 4th Street and Orizaba Avenue. The project would include a redesigned parking lot and requested standards variances.

IV. LOCATION

2930 E. 4th Street

V. HEARING DATE & TIME

February 16, 2006

VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: _____ Date: _____

* If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

Ralph's at 4th Street & Orizaba Avenue

INITIAL STUDY

Prepared by:

City of Long Beach
Community and Environmental Planning
333 West Ocean Boulevard, Fifth Floor
Long Beach, California 90802

INITIAL STUDY

1. Project title:

Ralph's at 4th Street & Orizaba Avenue

2. Lead agency name and address:

Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802

3. Contact person and phone number:

Jill Griffiths
Planner
City of Long Beach

4. Project location:

2930 E. 4th Street

5. Project sponsor's name and address:

Perkowitz & Ruth Architects
111 W. Ocean Blvd., 21st Floor
Long Beach, CA 90802

6. General Plan:

Land Use District #8R: Mixed Retail - Residential Strip District. Defined in the Land Use Element as where "residential uses predominate on the frontage of certain main streets" and retail uses "may occupy the ground floors of the residential buildings, or may be in free-standing retail buildings."

7. Zoning:

Neighborhood Automobile-Oriented Commercial District (CNA). Defined in the Zoning Code as "auto-oriented with buildings set back from the front property line and the parking located between the building and the street."

8. Description of project:

The proposed project at the southwest corner of 4th Street and Orizaba Avenue is the interior and exterior remodel and expansion of an existing Ralph's grocery store. The project site is approximately 1.57 acres. The 19,230 square foot store, originally constructed in 1964, would be expanded by approximately 7,568 square feet. The remodeled store would feature new deli/bakery, meat and produce areas and a new loading dock. The project proposes a redesigned parking lot with 101 parking spaces provided on-site. Required applications include a Site Plan Review, a Lot Merger, a General Plan Conformity for an alley vacation and dedication and three Standards Variances, one for a setback issue and two related to parking. Please refer to Attachments 1 through 4.

9. Surrounding land uses and setting:

The project site is located in the Bluff Heights Historic District. The Ralph's grocery store is located in a CNR commercial zone along the south side of 4th Street between Gladys Avenue and Orizaba Avenue. The store is surrounded by attached and detached residential properties, both ownership and rental. The north side of 4th Street is zoned R-3-T and the internal residential properties north and south of 4th Street are zoned R-2-A. The neighborhood is considered "Parking Impacted". Although the store has a 4th Street address, the front of the store is oriented towards Orizaba Avenue with the rear of the store facing Gladys Avenue. The project site is located outside of any designated Redevelopment area.

10. Other public agencies whose approval is required:

City of Long Beach City Council (only on Appeal).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

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

_____ January 27, 2006

Jill Griffiths
Planner

EVALUATION OF ENVIRONMENT IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the score of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	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?	☐	☐	☐	☑
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☑
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☑
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☑	☐
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☑
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?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☑	☐
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)?	☐	☐	☑	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☑
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☑	☐
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☑
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☑
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	☐	☐	☐	☑
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	☐	☐	☐	☑
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☑
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☑
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.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including Liquefaction?	☐	☐	☐	☑
iv) Landslides?	☐	☐	☐	☑
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☑
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑
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 wastewater?	☐	☐	☐	☑
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?	☐	☐	☑	☐
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?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☑	☐
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
f) 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?	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
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?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☑	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☑
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?	☐	☐	☐	☑
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☑
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?	☐	☐	☐	☑
f) Otherwise degrade water quality?	☐	☐	☑	☐
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?	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☑
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?	☐	☐	☐	☑
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☑
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?	☐	☐	☑	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:				
a) Result in a significant loss of pervious surface?	☐	☐	☐	☑
b) Create a significant discharge of pollutants into the storm drain or water way?	☐	☐	☑	☐
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	☐	☑	☐	☐
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?	☐	☑	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	☐	☐	☑	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
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)?	☐	☐	☐	☑
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
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?	☐	☐	☑	☐
b) Police protection?	☐	☐	☑	☐
c) Schools?	☐	☐	☐	☑
d) Parks?	☐	☐	☐	☑
e) Other public facilities?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which 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)?	☐	☐	☑	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☑
c) Result 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?	☐	☐	☐	☑
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☑
e) Result in inadequate emergency access?	☐	☐	☐	☑
f) Result in inadequate parking capacity?	☐	☐	☑	☐
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☑
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	☐	☐	☐	☑
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?	☐	☐	☐	☑
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☑
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☑

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?	☐	☐	☐	☑
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☑	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☑

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

No Impact.

The project site is located along the south side of 4th Street between Orizaba Avenue and Gladys Avenue in the Bluff Heights Historic District. The neighborhood around the project site is fully built out rather than consisting of natural scenic vistas. The change in the appearance of the existing grocery store building would not be negative, nor would it be adverse. There would be no impact to a scenic vista or to the surrounding area.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact.

The project site is located in an urbanized area that does not contain any natural scenic resources. While there are historic buildings in the historic district where the project site is located, the structure to be remodeled and expanded is not a registered historic building. The project site is also not located on a State Scenic Highway.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact.

On the contrary, the proposed project would be an upgrade to the visual character of the site. No degradation of the surroundings is anticipated as a result of the project.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact.

The project site is located in an area that is urbanized with nighttime light sources. While the proposed project would introduce additional light

sources into the vicinity over that which currently exists, the light sources would not be expected to adversely affect views in the immediate area.

II. AGRICULTURE RESOURCES

No Impact. (for a, b and c)

The project site is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located in a sector of the city that has been built upon for over half a century. Development of the proposed project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides,

reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The project is within the growth forecasts for the sub-region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less than Significant Impact.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO_x	100	55
CO	550	550
PM_{10}	150	150
SO_x	150	150

Construction emissions would involve interior and exterior improvements and expansion of the footprint of an existing structure. Construction emissions would be estimated to be below threshold levels. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-1 Screening Table for Estimating Total Construction Emissions. The table below indicates the results.

	ROC	**NO_x**	**CO**	**PM_{10}**
Construction Emissions	14.37	17.55	29.22	37.92
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

The primary long-term emission source from the proposed project would be deliveries and customers at the grocery store. Estimated automobile emissions from the project are listed in the table below. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-7 Screening Table for Estimating Mobile Source Operation Emissions. Based upon these estimates, the proposed project would not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	**NO_x**	**CO**	**PM_{10}**
Project Emissions	16.71	35.16	61.39	24.72
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

c. Would the project 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)?

Less than Significant Impact.

Please see III (a) and (b) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project would not be located next to any of the defined groups. The project would not be anticipated to produce significant levels of any emission that could affect sensitive receptors.

e. Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact.

The proposed project is not a land use that would be anticipated to create objectionable odors. There could be occasional temporary odors associated the exhaust from delivery trucks and the project would be required to comply with City requirements applicable to the maintenance of trash areas to minimize potential odors, including the storage of refuse and frequency of refuse collection at the site.

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The proposed project site is located within an urbanized portion of the city, and is near to other existing residential and commercial structures. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity is limited to that typically found in highly populated and

urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominately located in the southeast sector of the city. No substantially adverse impacts are anticipated to cultural resources.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

No Impact.

The proposed project would be the remodel and expansion of an existing grocery store building. Originally constructed in 1964, the structure is not considered an historical resource as defined in CEQA.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

No Impact.

The project site is located outside the area of the City expected to have the higher probability of latent artifacts. While the proposed project would involve minor excavation, it would not be expected to affect or destroy any archaeological resource due its geographic location.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

Please see V. (b) above for discussion.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact.

Please see V. (b) above for discussion.

VI. GEOLOGY AND SOILS

a. Would the project 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.

According to Plate 2 of the Seismic Safety Element of the General Plan, no faults are known to pass beneath the site, and the area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact could be anticipated.

ii) Strong seismic ground shaking?

Less Than Significant Impact.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at and near the proposed site if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a specific location. Given these variables it is not possible to determine the level of damage that may occur on the site during a seismic event. Improvements to the project structure would be constructed in conformance to all current state and local building codes relative to seismic safety. A less than significant impact would be anticipated.

iii) Seismic-related ground failure, including Liquefaction?

No Impact.

The proposed project is outside the area where liquefaction could potentially occur, based upon Plate 7 in the Seismic Safety Element of the City's General Plan. Therefore, no Impact is anticipated.

iv) Landslides?

No Impact.

Per the Seismic Safety Element, the project site is outside the area where landslides would be anticipated to occur. Therefore, no impact would be expected.

b. Would the project result in substantial soil erosion or the loss of topsoil?

No Impact.

The proposed project would not result in any soil erosion. The project site is currently covered with the existing grocery store building and parking lot and hardscape. No impact would be anticipated.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

According to the Seismic Safety Element, the project site is located on soil made up of predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. There is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

d. Would the project 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?

No Impact.

Please see VI. (d) above for discussion.

e. Would the project 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 wastewater?

No Impact.

Please see VI. (d) above for discussion. Also, sewers are in place in the vicinity of the project site. Therefore, the use of septic tanks or an alternative waste water disposal system would not be necessary.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact.

The proposed project would be the exterior and interior remodel and expansion of an existing grocery store. During construction, equipment at the project site would emit some emissions. However, such equipment would be required to have filters and shields in place that control the amount of emissions emitted. The function of the completed project would not involve the transport, use or disposal of hazardous materials. The proposed project would not be anticipated to create any significant hazard to the public or the environment via the use, transport or disposal of hazardous materials.

b. Would the project 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?

No Impact.

Please see VII (a) above for discussion.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact:

The proposed project is located within one half mile of an elementary school. The function of the project, however, would not involve the handling of any hazardous materials.

d. Would the project 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?

No Impact:

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the proposed project site as contaminated with hazardous materials.

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 site of the proposed project is not located within any airport land use plan.

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.

Please see VII (e) above for discussion.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact:

The proposed project would be the remodel and expansion of an existing grocery store. The project would be required to comply with all current Fire and Health and Safety codes regarding emergency access. The project would not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from the building or any adopted emergency response plan.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild

lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact:

The project site is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact:

While development and operation of the proposed project would involve the discharge of water into the system, the project would not be expected to violate any wastewater discharge standards. The project site is in an urbanized area, which is not adjacent to any major water source. The proposed project would be required to comply with all state and federal requirements pertaining to preservation of water quality.

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

No Impact.

The proposed project would be developed in an urban setting with water systems in place that were designed to accommodate development. The operation of the proposed land use would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

c. Would the project 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 is in an urban setting and is not near any stream or river. The project site includes an existing structure, parking area and hardscape. The proposed project would not result in any erosion or siltation on or off the site.

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

No Impact:

The project site is already an impervious surface with drainage infrastructure in place. A situation where runoff would result in flooding or upset is unlikely.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

No Impact:

Please see VIII (c) and (d) above for discussion.

f. Would the project otherwise degrade water quality?

Less Than Significant Impact.

During construction and operation, the project would be expected to comply with all laws and code requirements relative to maintaining water quality. The project would not be expected to significantly impact or degrade the quality of the water system.

g. Would the project 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 proposed project would not include any residential units. Further, per Plate 10 of the Seismic Safety Element, the project site is located outside of the 100-year flood hazard area. There would be no impact.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact.

Please see VIII (g) above for discussion.

i. Would the project 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.

The project site is not located where it would be impacted by flooding, nor is it located within proximity of a levee or dam. There would be no impact.

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact.

According to Plate 11 of the Seismic Safety Element, the project site is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

No Impact.

The proposed project would be located in the Bluff Heights Historic District. The project would be the remodel and expansion of a grocery store that has existed in the neighborhood since 1964. The project would be an upgrade and would be an appropriate and compatible addition for the neighborhood. The project would not be expected to physically divide any established community.

b. Would the project 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 Impact.

The proposed project would be located in the City's General Plan Land Use District, #8R, Mixed Retail – Residential Strip District and in the CAN Zoning District – Neighborhood Automobile-Oriented Commercial. The proposed project would have a Site Plan Review, a Lot Merger, and a General Plan Conformity for an alley vacation and dedication. Three Standards Variances have been requested, one for a setback issue and two related to parking. Although the project would represent an intensification of the retail land use, it would also represent an upgrade and enhancement of the property. If the Standards Variances are granted, the project would not conflict with any land use plans or regulations.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact:

The proposed project would be developed in a built-out, urban environment. No habitat conservation plan or natural communities conservation plan would be impacted by the project.

X. MINERAL RESOURCES

The primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations within the city have diminished over the last century as this resource has become depleted due to extraction operations. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

a. Would the project 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.

The project site is located in an urbanized setting. Development of the proposed project would not impact or result in the loss of availability of any known mineral resource.

b. Would the project 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.

Please see X (a) above for discussion.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project would involve interior and exterior improvements to an existing grocery store and the addition of 7,568 square feet. The project site is already an impervious surface.

a. Would the project result in a significant lose of pervious surface?

No Impact:

The project site is currently covered with the subject structure, parking lot and hardscape. The proposed project would not be creating a significant loss of pervious surface.

b. Would the project create a significant discharge of pollutants into the storm drain or water way?

Less Than Significant Impact.

The proposed project would be a remodeled and expanded grocery store. The project would not be a land use that would be anticipated to create a significant discharge of pollutants into the storm drain system.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

Less Than Significant Impact With Mitigation.

It would be necessary for the applicant to practice Best Management Practices during the remodel and expansion of the existing grocery store.

Due to the urban setting and the nature of the exterior and interior improvements, the following mitigation measures shall apply:

XI-1 Prior to the release of any building permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

XI-2 Prior to the release of any building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."
(Source: Section 18.95.050 of the Long Beach Municipal Code).

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

a. Would the project result in 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?

Less Than Significant Impact With Mitigation:

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During the period of construction, the project may cause temporary increases within the ambient noise levels but it is not expected to exceed established standards. However, project construction must conform to the City of Long Beach Noise Ordinance with regard to when it takes place. Due to the close proximity of the project site to the adjacent residential neighborhood, the following mitigation measure shall apply:

XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	**Sundays**	No work permitted
Saturdays	9:00am to 6:00pm	**Holidays**	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact.

The proposed project could expose persons to periodic ground borne noise or vibration during phases of construction. However, this type of noise would be typical for a site where remodeling and new construction was occurring. It would be expected to have a less than significant impact.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact.

Although the proposed project could result in a permanent increase in ambient noise levels in the neighborhood above existing levels, given the proposed land use, the permanent increase would not be expected to be substantial. Therefore, such an increase would not be expected to require mitigation.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact.

Development of the proposed project would involve temporary noise typically associated with new construction. Such noise could create a temporary increase in the ambient noise level in the surrounding neighborhood. Once the proposed project is completed, the noise levels created by the project would be expected to be similar to the existing grocery store.

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 proposed project is not located within any airport land use plan.

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

No Impact:

The proposed project is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of

6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

No Impact.

The proposed project would be the remodel and expansion of an existing grocery store. It would not include any residential units and would have no impact upon the potential growth of the population in the area.

b. Would the project displace substantial numbers of existing housing , necessitating the construction of replacement housing elsewhere?

No Impact.

The proposed project would not involve the displacement of residential units. There would be no requirement to construction new housing elsewhere.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact.

Please see XIII (b) above for discussion.

XIV. PUBLIC SERVICES

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the

city of Lakewood. The District has been operating at or over capacity during the past decade.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

Less Than Significant Impact.

The proposed project would be the remodel and expansion of an existing grocery store. The project would be plan checked by the Fire Department to ensure compliance with all applicable Fire code requirements, including maximum occupancy and emergency access. As a result, the proposed project would not be expected to have an adverse or increased impact upon Fire services.

b. Police protection?

Less Than Significant Impact.

The project site, an existing grocery store, is already served by the Police Department's East Division. During staff review of the proposed project, the Police Department would have the opportunity to provide written input to the applicant regarding security lighting and locks, defensible design and other related issues. The proposed project would not be expected to have an adverse impact upon Police services.

c. Schools?

No Impact.

The proposed project, improvements to an existing grocery store, would have no impact upon the local schools.

d. Parks?

No Impact.

Similarly to the local schools, the proposed project would have no impact upon the park system.

e. Other public facilities?

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

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?

No Impact.

The proposed project would be the remodel and expansion of an existing grocery store. The project would have no impact upon the City's park system.

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?

No Impact.

The proposed project would not be a land use that would require the construction or expansion of any recreational facilities that would have an adverse physical effect upon the environment.

XVI. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

a. Would the project cause an increase in traffic which 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)?

Less than Significant Impact.

The proposed project, a remodeled and expanded grocery store, could experience a slight increase in volume of customers. Because the project

is an existing land use, the increase would not be expected to have an adverse impact upon the streets and intersections in the area to the point of congestion. The increased impact would be expected to be less than significant.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less than Significant Impact.

Please see XV (a) for discussion. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

c. Would the project result 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.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact.

The proposed project would occur in an established neighborhood at an existing land use. The project would have access from three streets. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any design issues relating to access prior to the issuance of building permits to ensure that any impact would be minimal.

e. Would the project result in inadequate emergency access?

No Impact.

The proposed project would include the expansion and redesign of the grocery store parking lot. During preliminary review and plan check, the Fire Department and Police Department would both have input into the vehicular and pedestrian access at the proposed project. As a result, the project would not be expected to result in inadequate emergency access.

f. Would the project result in inadequate parking capacity?

Less Than Significant Impact.

According to the project plans, the expanded grocery store would require 106 spaces and the redesigned parking lot would provide 101 on-site parking spaces. The project application includes a request for a Standards Variance for the five spaces not provided on-site, which would represent a 5% reduction in the amount of parking. Based upon site observations and given the established nature of the grocery store, staff will be able to support the requested Standards Variance. Further, the grocery store serves a substantial of customers who walk to the store from the surrounding neighborhood. As a result, a less than significant impact would be anticipated with regard to parking capacity.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact:

The proposed project would be located at the southwest corner of 4th Street and Orizaba Avenue. The project would not be expected to conflict with any adopted policies related to Long Beach Transit or any other alternative forms of transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project::

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

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?

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?

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

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?

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

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

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not be expected to place an undue burden on any utility or service system. The project would occur in the Bluff Heights Historic District, a neighborhood that is an urbanized setting with all utilities and services in place. Such development was taken into account when the surrounding utility and service systems were planned. Further, the proposed project would be required to comply with all statutes and regulations related to solid waste.

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?

No Impact.

The proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

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)?

Less Than Significant Impact.

The proposed project would be remodel and expansion of a land use that has existing in the neighborhood for over forty years. The project would not be anticipated to have impacts that would be considered "cumulatively considerable" in their effect upon the environment.

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

No Impact.

The project has no environmental effects that will adversely affect human life, either directly or indirectly. Environmentally, the remodeled structure would comply with more current codes relative to the environment.

MITIGATION MONITORING PLAN
MITIGATED NEGATIVE DECLARATION
RALPH'S GROCERY STORE
2930 E. 4TH STREET
EXTERIOR REMODEL AND EXPANSION

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

XI-1 Prior to the release of any building permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

TIMING: Prior to issuance of building permits.
ENFORCEMENT: Planning & Building Department

XI-2 Prior to the release of any building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."
(Source: Section 18.95.050 of the Long Beach Municipal Code).

TIMING: Prior to issuance of building permits.
ENFORCEMENT: Planning & Building Department

XII. NOISE

XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays 7:00am to 7:00pm **Sundays** No work permitted

Saturdays 9:00am to 6:00pm **Holidays** No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

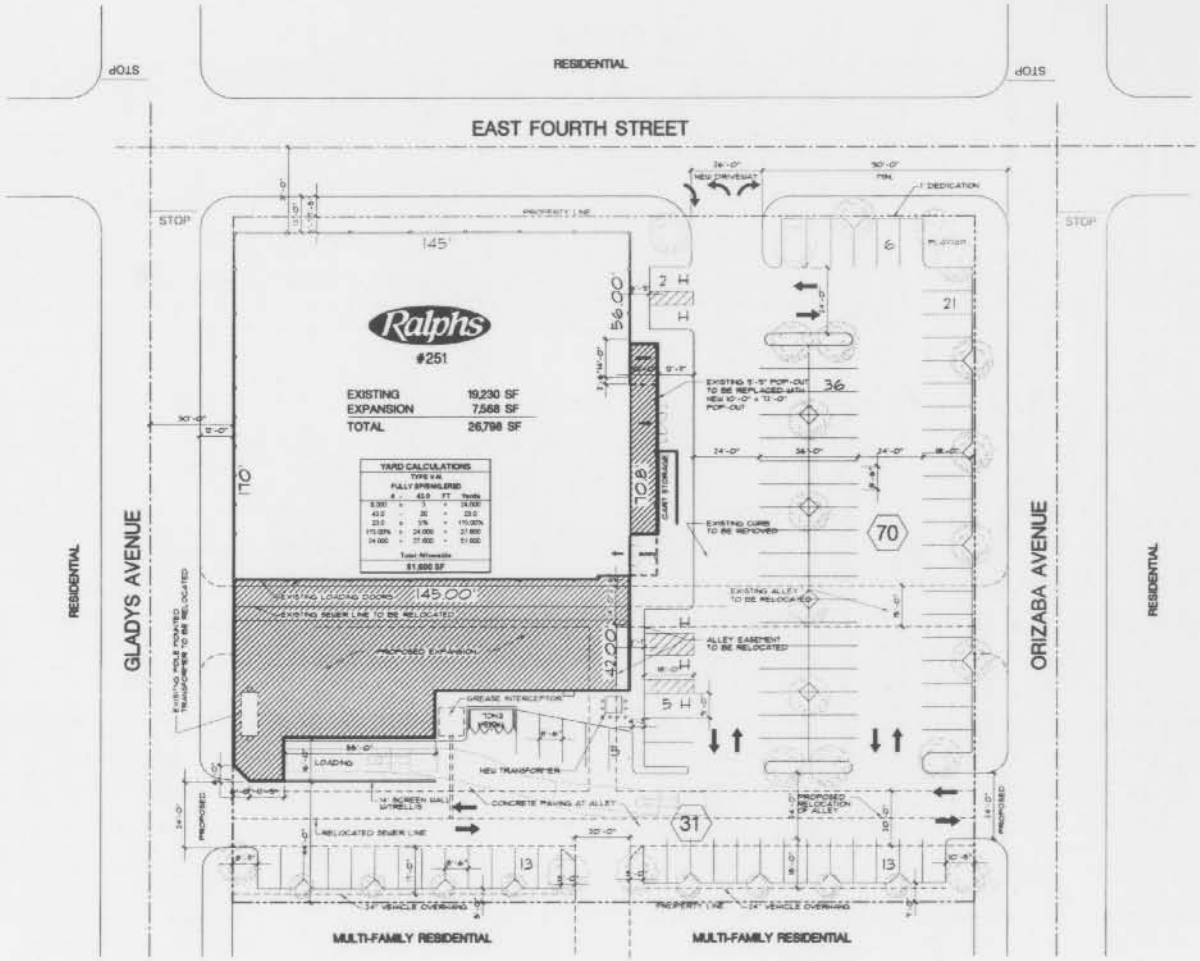
TIMING: During all phases of construction of the project.
ENFORCEMENT: Building Bureau

VICINITY MAP

(map not to scale)

PROJECT	**Remodel and 7,568 square foot expansion of an existing Ralph's grocery store at the southwest corner of 4th Street and Orizaba Avenue.**
PROJECT SITE	**2930 E. 4th Street** **1.57 acres**
BOUNDARIES	**North** **4th Street** **East** **Orizaba Avenue** **South** **Existing residential** **West** **Gladys Avenue**

Attachment 1



Property Information

± 68,237 sf	Land Area
19,230 sf	Existing Building Area
7,568 sf	Additional Building Area
26,798 sf	Total Building Area
101 Stalls	Total Parking Provided
107 Stalls	Total Parking Required
3.92 Stalls/1,000 sf	Parking Ratio

The parking required calculations are based upon the following: 4/1000

Standard Stall: 8'-6"x18'-0"
24'-0" Aisles
2'-0" Overhang Allowed

Vicinity Map

SITE PLAN

THIS PLAN HAS BEEN PREPARED WITHOUT A PRELIMINARY SITE SURVEY. FINAL STRUCTURAL ANALYSIS AND SURVEY MAY IMPACT THE PARKING COUNT.

SCALE: 1" = 20'- 0"

0 5' 10' 15' 20' 30' 40' 50' 70' 100'

north

PR

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Parkowitz Ruth ARCHITECTS

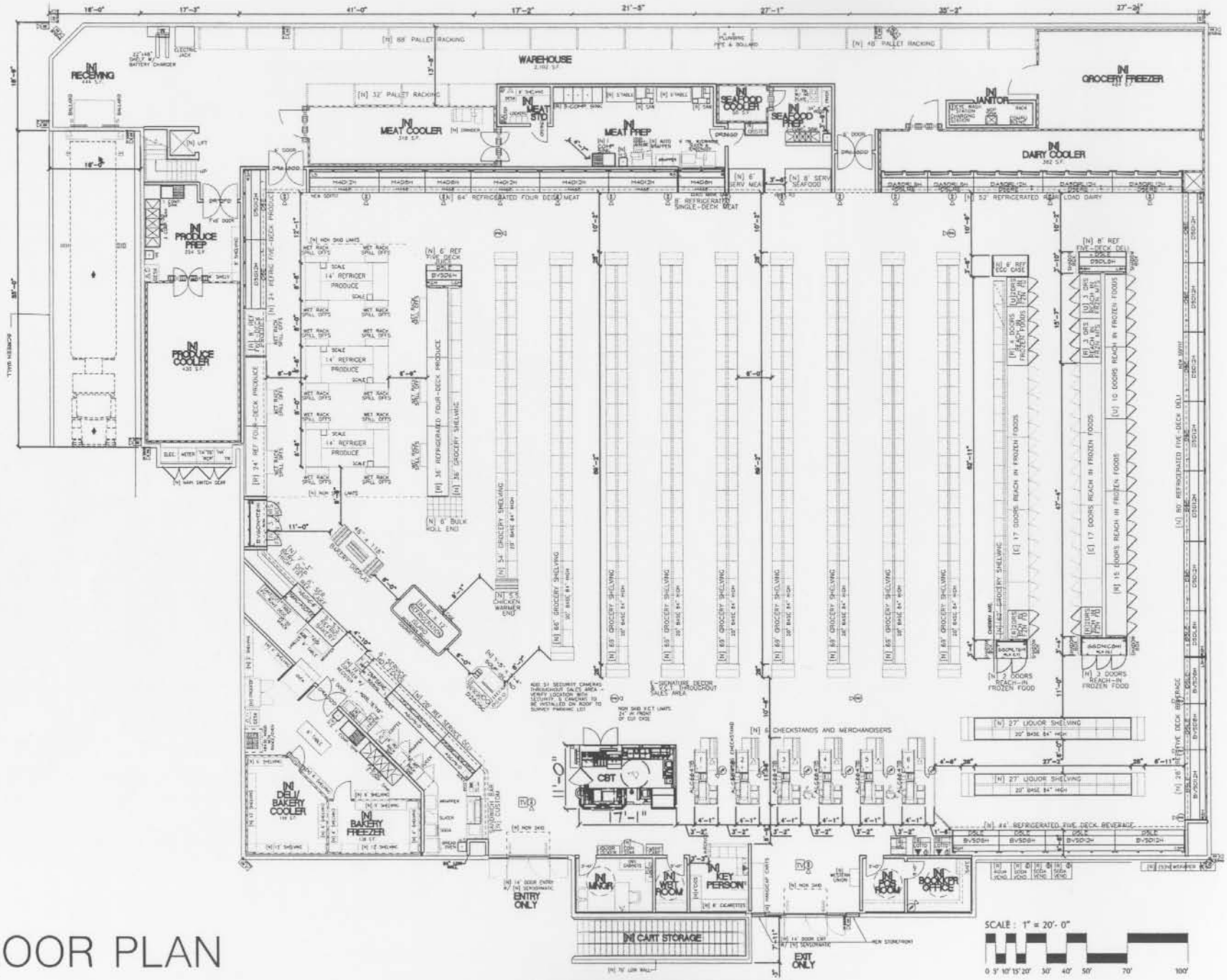
RALPHS #251 2930 EAST FOURTH STREET
Long Beach, California

Revisions

Date	1/26/06
Drawn By	S.B.
Checked By	D.S.
Project No	00-7101
File Name	D0070S10.DWG
Scale	1" = 20'

SITE PLAN
A-1

Attachment 2



FLOOR PLAN

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Perkowitz + Ruth ARCHITECTS

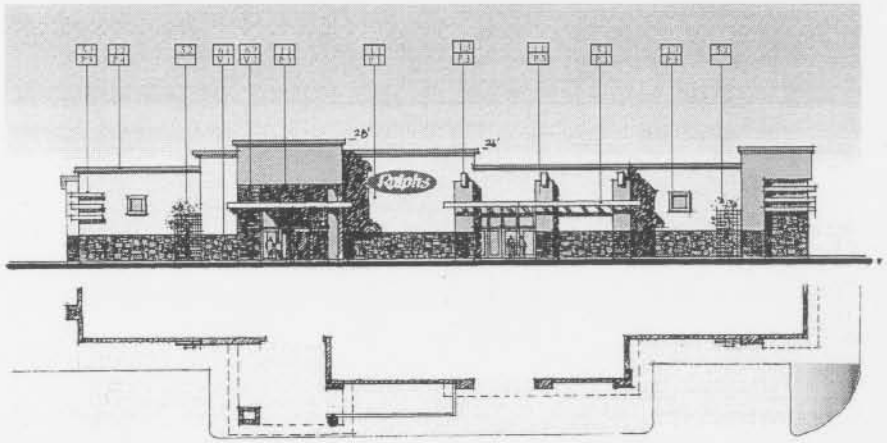
RALPHS #251 2930 EAST FOURTH STREET
Long Beach, California

Revisions

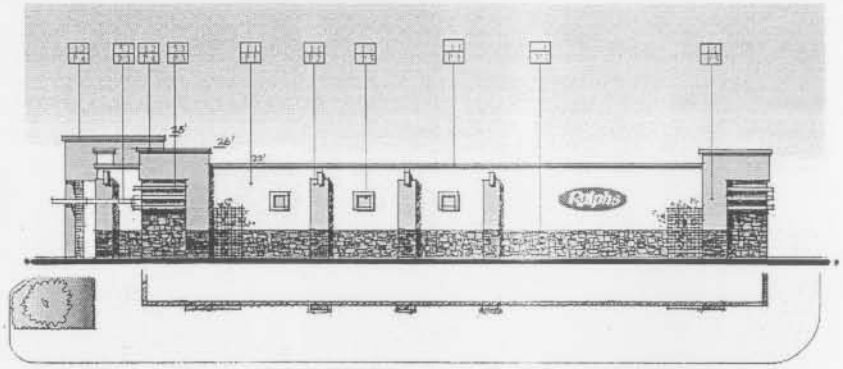
Date	10/5/05
Drawn By	S.B.
Checked By	D.S.
Project No.	00-710.01
File Name	D00710SFLR.DWG
Scale	1" = 20'

FLOOR PLAN
A-3

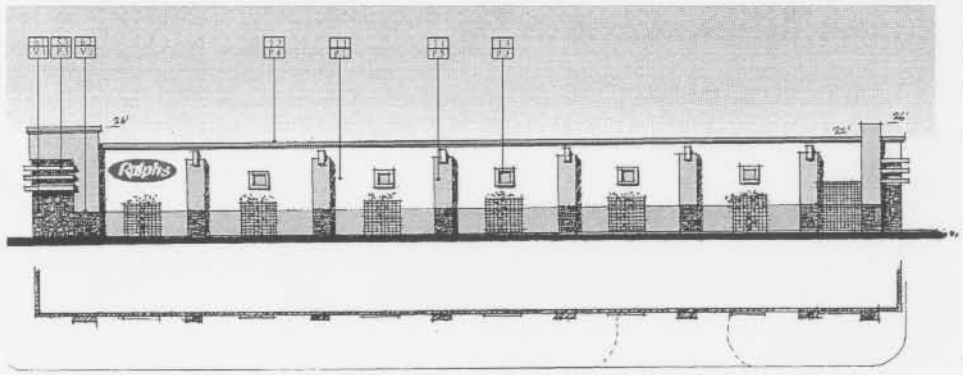
Attachment 3



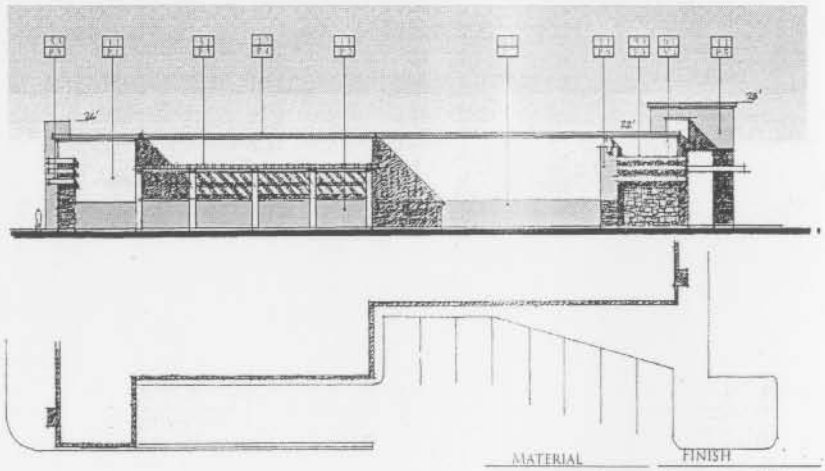
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIAL		FINISH	
[illegible]	[illegible]	F.1 PAINT	FRAZEE 777-M "[illegible]"
[illegible]	[illegible]	F.2 PAINT	FRAZEE 787-D "[illegible]"
[illegible]	[illegible]	F.3 PAINT	FRAZEE "[illegible]"
[illegible]	[illegible]	F.4 PAINT	FRAZEE 417-A "[illegible]"
[illegible]	[illegible]	F.5 PAINT	FRAZEE 436-H "TUSCAN CLAY"
[illegible]	[illegible]	V.1 STONE	CORONADO CAROLINA RUBBLE "BALTIC BROWN"
[illegible]	[illegible]	V.2 STONE	CORONADO WEATHERED FINE "CHARTIF"
[illegible]	[illegible]	L.1 LIGHT FIXTURE	

SCALE : 1/16"= 1'-0"

0'4' 8' 12' 16' 24' 32' 48' 64' 96'

ELEVATIONS

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Long Beach, California

Revisions

Date	10.05.05
Drawn By	RT
Checked By	DS
Project No.	00-710.R
File Name	D00710EL_01DWG
Scale	1" = 16'

ELEVATIONS
A-2

Attachment 4