

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1-1
1.1 Introduction	1-1
1.2 Summary of Location and Setting	1-1
1.3 Summary of Project Description	1-2
1.4 Significant Unavoidable impacts	1-3
1.5 Alternatives	1-6
1.6 Areas of Controversy.....	1-8
1.7 Summary of Impacts and Mitigation Measures.....	1-8
2.0 INTRODUCTION.....	2-1
2.1 OVERVIEW AND PROJECT BACKGROUND	2-1
2.2 ENVIRONMENTAL REVIEW PROCESS	2-1
2.3 FORMAT OF THE EIR.....	2-16
2.4 INCORPORATION BY REFERENCE	2-18
3.0 PROJECT DESCRIPTION	3-1
3.1 Project Location and Setting	3-1
3.2 Community Profile	3-2
3.3 Long Beach General Plan.....	3-3
3.4 Project History.....	3-6
3.5 Proposed Project.....	3-6
3.6 Project Design Features	3-24
3.7 Project Objectives	3-25
3.8 Discretionary Actions, Permits, and Other Approvals.....	3-26
4.0 EXISTING ENVIRONMENTAL SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES	4-1
4.1 Aesthetics.....	4.1-1
4.2 Air Quality	4.2-1
4.3 Global Climate Change	4.3-1
4.4 Land Use and Planning	4.4-1
4.5 Noise.....	4.5-1
4.6 Population and Housing	4.6-1
4.7 Public Services.....	4.7-1
4.8 Transportation	4.8-1
4.9 Utilities	4.9-1
4.10 Energy.....	4.10-1
5.0 ALTERNATIVES	5-1
5.1 Introduction	5-1
5.2 Selection of Alternatives	5-2
5.3 Alternatives Initially Considered but Rejected from Further Consideration	5-4
5.4 Proposed Project.....	5-6
5.5 Alternative 1: No Project Alternative.....	5-9

5.6	Alternative 2: Reduced Project Alternative	5-19
5.7	Identification of Environmentally Superior Alternative	5-25
6.0	LONG-TERM IMPLICATIONS OF THE PROJECT	6-1
6.1	Long-Term Implications	6-1
6.2	Significant Irreversible Environmental Changes.....	6-1
6.3	Significant and Unavoidable Impacts	6-3
6.4	Growth-Inducing Impacts	6-3
6.5	Impacts of Induced Growth	6-4
7.0	MITIGATION MONITORING AND REPORTING PROGRAM	7-1
7.1	Mitigation Monitoring Requirements.....	7-1
7.2	Mitigation Monitoring Procedures.....	7-1
8.0	SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS	8-1
8.1	Introduction	8-1
8.2	Significant Unavoidable Adverse Project Impacts	8-1
9.0	PERSONS CONTACTED	9-1
10.0	LIST OF PREPARERS.....	10-1
10.1	City of Long Beach	10-1
10.2	Long Beach Water Department.....	10-1
10.3	Consultant Team.....	10-1
11.0	REFERENCES	11-1
12.0	LIST OF ACRONYMS AND ABBREVIATIONS	12-1

APPENDICES

- A: NOTICE OF PREPARATION, INITIAL STUDY, & COMMENT LETTERS
- B: AIR QUALITY IMPACT ANALYSIS
- C: LAND USE CONSISTENCY ANALYSIS
- D: NOISE IMPACT ANALYSIS
- E: SOCIOECONOMIC METHODOLOGY MEMORANDUM
- F: PUBLIC SERVICE PROVIDER LETTERS AND RESPONSES
- G: TRAFFIC IMPACT ANALYSIS
- H: PROPOSED LAND USE AND URBAN DESIGN ELEMENTS

FIGURES AND TABLES

FIGURES

Figure 3.1: Project Location.....	3-29
Figure 3.2: Community Plan Areas	3-31
Figure 3.3: Existing General Plan (1989) Land Use Map.....	3-33
Figure 3.4: Proposed PlaceTypes.....	3-35
Figure 3.5: PlaceType Heights	3-37
Figure 3.6: Major Areas of Change.....	3-39
Figure 3.7.a: PlaceTypes Change	3-41
Figure 3.7.b: PlaceTypes Change.....	3-43
Figure 3.7.c: PlaceTypes Change	3-45
Figure 3.7.d: PlaceTypes Change.....	3-47
Figure 3.7.e: PlaceTypes Change	3-49
Figure 3.8.a: Building Heights Change.....	3-51
Figure 3.8.b: Building Heights Change.....	3-53
Figure 3.8.c: Building Heights Change	3-55
Figure 3.8.d: Building Heights Change.....	3-57
Figure 3.8.e: Building Height Changes.....	3-59
Figure 3.9.a: Urban Design Principles in Commercial Areas	3-61
Figure 3.9.b: Urban Design Principles in Residential Areas.....	3-63
Figure 4.1.1: Downtown Aerial View.....	4.1-53
Figure 4.1.2: Key View Location Map	4.1-55
Figure 4.1.3-1: Key View 1	4.1-57
Figure 4.1.3-2: Key View 2	4.1-59
Figure 4.1.3-3: Key View 3	4.1-61
Figure 4.1.3-4: Key View 4	4.1-63
Figure 4.1.3-5: Key View 5	4.1-65
Figure 4.1.3-6: Key View 6	4.1-67
Figure 4.1.3-7: Key View 7	4.1-69
Figure 4.1.3-8: Key View 8.....	4.1-71
Figure 4.1.3-9: Key View 9.....	4.1-73
Figure 4.1.3-10: Key View 10.....	4.1-75
Figure 4.1.3-11: Key View 11	4.1-77
Figure 4.1.3-12: Key View 12	4.1-79
Figure 4.1.3-13: Key View 13	4.1-81
Figure 4.1.3-14: Key View 14.....	4.1-83
Figure 4.1.3-15: Key View 15	4.1-85
Figure 4.1.3-16: Key View 16.....	4.1-87
Figure 4.1.3-17: Key View 17	4.1-89
Figure 4.1.3-18: Key View 18.....	4.1-91
Figure 4.1.3-19: Key View 19.....	4.1-93
Figure 4.4.1: Existing General Plan (1989) Land Use Map.....	4.4-35
Figure 4.4.2: Community Plan Areas	4.4-37

Figure 4.4.3: SCAG High Quality Transit Areas.....	4.4-39
Figure 4.4.4: Local Coastal Zone	4.4-41
Figure 4.4.5: Zoning	4.4-43
Figure 4.4.6: Planned Development Districts	4.4-45
Figure 4.4.7a: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-47
Figure 4.4.7b: Southeast Area Specific Plan Vegetated Habitat Areas.....	4.4-49
Figure 4.4.7c: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-51
Figure 4.4.7d: Southeast Area Specific Plan Vegetated Habitat Areas.....	4.4-53
Figure 4.4.7e: Southeast Area Specific Plan Vegetated Habitat Areas.....	4.4-55
Figure 4.4.7f: Southeast Area Specific Plan Vegetated Habitat Areas.....	4.4-57
Figure 4.4.7g: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-59
Figure 4.4.7h: Southeast Area Specific Plan Vegetated Habitat Areas.....	4.4-61
Figure 4.4.7i: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-63
Figure 4.4.7j: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-65
Figure 4.4.7k: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-67
Figure 4.4.7l: Southeast Area Specific Plan Vegetated Habitat Areas	4.4-69
Figure 4.5.1: Noise Monitoring Locations	4.5-7
Figure 4.8.1: Study Area Intersections.....	4.8-3
Figure 4.8.2: Context Sensitive Street Classification System	4.8-11
Figure 4.8.3: Transit-Priority Streets.....	4.8-15
Figure 4.8.4: Bicycle Master Plan	4.8-17

TABLES

Table 1.A: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance.....	1-9
Table 3.A: PlaceType Densities, Intensities, and Heights.....	3-12
Table 3.B: Anticipated General Plan Build-Out Summary.....	3-21
Table 3.C: 2012 Citywide Housing Units and Non-Residential Square Footage	3-22
Table 3.D: Anticipated General Plan Build-Out (2040) Housing Units and Non-Residential Square Footage.....	3-23
Table 4.1.A: PlaceType Heights.....	4.1-31
Table 4.2.A: Sources and Health Effects of Air Pollutants	4.2-6
Table 4.2.B: Federal and State Ambient Air Quality Standards	4.2-7
Table 4.2.C: Attainment Status of Criteria Pollutants in the South Coast Air Basin	4.2-9
Table 4.2.D: Ambient Air Quality at the Long Beach 2425 Webster Street Monitoring Station ...	4.2-10
Table 4.2.E: Existing City of Long Beach Regional Criteria Air Pollutant Emissions Inventory.....	4.2-11
Table 4.2.F: Construction Emissions (in Pounds Per Day).....	4.2-32
Table 4.2.G: City of Long Beach Regional Criteria Air Pollutant Emissions Inventory	4.2-34
Table 4.2.H: City of Long Beach Regional Criteria Air Pollutant Emissions Summary and Comparison.....	4.2-35
Table 4.2.I: CARB Recommendations for Siting New Sensitive Land Uses	4.2-43
Table 4.3.A: Global Warming Potential of Greenhouse Gases	4.3-5
Table 4.3.B: Potential Impacts of Global Warming and Expected Consequences for California	4.3-8
Table 4.3.C: Sea Level Rise Projections for Los Angeles, California	4.3-10

Table 4.3.D: City of Long Beach 2015 Greenhouse Gas Inventory	4.3-12
Table 4.3.E: Existing City of Long Beach LUE Major Areas of Change Greenhouse Gas Emissions Inventory	4.3-13
Table 4.3.F: Senate Bill 375 Regional Greenhouse Gas Emissions Reduction Targets	4.3-18
Table 4.3.G: Anticipated General Plan Build Out 2040 GHG Emissions Inventory	4.3-26
Table 4.3.H: Statewide GHG Emissions Reduction Strategies	4.3-30
Table 4.4.A: Existing Citywide Land Uses	4.4-3
Table 4.4.B: Existing Citywide Residential Land Uses	4.4-3
Table 4.5.A: Existing Ambient Noise Monitoring Results (dBA)	4.5-9
Table 4.5.B: Meteorological Conditions During Ambient Noise Monitoring	4.5-10
Table 4.5.C: Ground-Borne Vibration and Noise Impact Criteria	4.5-13
Table 4.5.D: Community Noise Exposure L _{dn} or CNEL (dB)	4.5-15
Table 4.5.E: Maximum Exterior Local Noise Criteria	4.5-16
Table 4.5.F: Interior Noise Limits	4.5-16
Table 4.5.G: Noise Emission Reference Levels and Usage Factors	4.5-23
Table 4.5.H: Traffic Noise Levels Assessment for the Proposed Project	4.5-27
Table 4.6.A: Population Forecasts for the City of Long Beach and the County of Los Angeles	4.6-4
Table 4.6.B: Long Beach and Los Angeles County Age Characteristics	4.6-5
Table 4.6.C: Housing Forecasts for the City of Long Beach and the County of Los Angeles	4.6-5
Table 4.6.D: Employment Forecasts for the City of Long Beach and the County of Los Angeles	4.6-7
Table 4.6.E: Long Beach’s Largest Employers (2016)	4.6-7
Table 4.6.F: City of Long Beach Regional Housing Need Allocation (2014–2021)	4.6-10
Table 4.6.G: Affordable Housing Analysis-Anticipated Housing Needs	4.6-11
Table 4.6.H: Projected Future Jobs-to-Housing Ratios	4.6-23
Table 4.7.A: LBUSD Schools	4.7-4
Table 4.7.B: LBUSD Capacity and Student Enrollment (2017–2018)	4.7-6
Table 4.7.C: Long Beach Public Library Statistics	4.7-8
Table 4.7.D: Fire Facilities Impact Fees	4.7-15
Table 4.7.E: Police Facilities Impact Fees (2018)	4.7-17
Table 4.7.F: New Students Generated by the Proposed Project: Single-Family Units	4.7-19
Table 4.7.G: New Students Generated by the Proposed Project: Multi-Family Units	4.7-19
Table 4.7.H: LBUSD Current Facilities Capacity (2017–2018) and Projected Demand at 2040 General Plan Build-Out	4.7-20
Table 4.7.I: LBUSD Current School Developer Fees (2018)	4.7-21
Table 4.8.A: LOS Descriptions	4.8-6
Table 4.8.B: LOS/ICU Value Comparison	4.8-6
Table 4.8.C: LOS/HCM Value Comparison	4.8-6
Table 4.8.D: Existing Intersection Level of Service Summary	4.8-20
Table 4.8.E: Intersection Level of Service Comparison – Proposed Project versus Existing Conditions	4.8-31
Table 4.8.F: Intersection Level of Service Comparison – 2040 Horizon Year: No Project versus Proposed Project	4.8-35
Table 4.8.G: CMP Intersection Summary	4.8-39
Table 4.8.H: Freeway Ramp and State Highway Intersection Level of Service Summary	4.8-42
Table 4.8.I: Potential Mitigation for Impacts to Intersections	4.8-44

Table 4.8.J: Regional Per-Capita VMT Comparison.....	4.8-52
Table 4.8.K: Long Beach VMT.....	4.8-53
Table 4.9.A: Capacity of Landfills Serving the City of Long Beach (2018).....	4.9-4
Table 4.9.B: Water Supplies – Current and Projected (af/yr).....	4.9-7
Table 4.9.C: Current and Projected Water Demand by Sector (in acre-feet).....	4.9-26
Table 4.9.D: Wastewater Demand – Current and Projected (gpd).....	4.9-29
Table 4.9.E: Solid Waste Demand – Current and Projected (lbs/day).....	4.9-34
Table 4.10.A: Citywide Forecasted Energy Demands.....	4.10-13
Table 4.10.B: Proposed Project Comparison to <i>State CEQA Guidelines</i> Appendix F.....	4.10-17
Table 5.A: Summary of Project Alternatives.....	5-3
Table 5.B: Comparison of the Environmental Impacts of the Proposed Project to the Project Alternatives.....	5-26
Table 7.A: Mitigation and Monitoring Reporting Program.....	7-3