

# TABLE OF CONTENTS

Section	Page
Executive Summary.....	ES-1
I. Introduction .....	I-1
II. Project Description .....	II-1
III. Environmental Setting .....	III-1
IV. Environmental Impact Analysis.....	IV-1
A. Aesthetics .....	IV.A-1
B. Air Quality.....	IV.B-1
C. Biological .....	IV.C-1
D. Cultural .....	IV.D-1
E. Energy.....	IV.E-1
F. Geology and Soils .....	IV.F-1
G. Greenhouse Gas Emissions .....	IV.G-1
H. Hazards and Hazardous Materials.....	IV.H-1
I. Hydrology and Water Quality.....	IV.I-1
J. Land Use & Planning .....	IV.J-1
K. Noise.....	IV.K-1
L. Recreation .....	IV.L-1
M. Transportation.....	IV.M-1
N. Tribal.....	IV.N-1
O. Utilities .....	IV.O-1
V. Alternatives.....	V-1
VI. Other CEQA Considerations.....	VI-1
VII. References .....	VII-1
VIII. Organizations and Persons Consulted .....	VIII-1

## List of Appendices

- I. Summary
  - I.1: Initial Study (IS)
  - I.2a: Notice of Preparation (NOP)
  - I.2b: Revised Notice of Preparation (Revised NOP)
  - I.3: Comment Letters on the NOP and IS
- IV.B Air Quality
  - B.1 CalEEMod Output Sheets
  - B.2 Health Risk Assessment Data
  - B.3 Cancer Risk Assessment Data
- IV.C Biological Resources
  - C.1 Biological Resources Constraints Analysis
  - C.2 Biological Resources Technical Report
  - C.3 Biological Resources Supplemental Survey
- IV.D Cultural Resources
  - D.1 Cultural Resources Inventory Search
  - D.2 Cultural Resources Technical Report
- IV.E Energy Calculations
- IV.F Geology and Soils
  - F.1 Geohazards Report
  - F.2 Paleontological Resources Analysis
  - F.3 Paleontological Resources Assessment
- IV.G GHG Calculation Worksheets
- IV.H Hazards
  - H.1 Remedial Action Plan
  - H.2 Document Review—Remedial Action Plan
  - H.3 Hazards Document Review
  - H.4 Draft Remedial Action Plan
- IV.I Hydrology
  - I.1 Preliminary Drainage Report
  - I.2 Conceptual LID BMP Calculations
  - I.3 Supplemental Assessment for Origin of LNAPL Impacts
  - I.4 Draft Remedial Action Plan
  - I.5 Document Review – Remedial Action Plan
- IV.K Noise
  - K.1 Traffic Impact Analysis
  - K.2 Construction Noise Worksheets
  - K.3 Construction Vibration Worksheets
  - K.4 Roadway Noise Worksheets
- IV.M Transportation
  - M.1 Traffic Impact Analysis prepared by Fehr & Peers dated March 2021
- IV.N Tribal Cultural Resources
  - N.1 Letters of Formal Tribal Notification
  - N.2 Response to AB52 Consultation Letter - Gabrieleno Band of Mission Indians – Kizh Nation
  - N.3 Kizh Nation Mitigation Measures

## List of Figures

Figure		Page
II-1	Regional Location Map .....	II-4
II-2	Project Site Location Map .....	II-5
II-3	Former Water Treatment Facility Diagram .....	II-6
II-4	Long Beach General Plan 2040 Place Types and Height Standards .....	II-9
II-5	Zoning Map .....	II-10
II-6	Site Plan .....	II-14
II-7	Single Family Architectural Style Plan One .....	II-15
II-8	Single Family Architectural Style Plan Two .....	II-16
II-9	Single Family Architectural Style Plan Two .....	II-17
II-10	Rowtowns 4-Unit Architectural Style .....	II-18
II-11	Rowtowns 5-Unit Architectural Style .....	II-19
II-12	Rowtowns 6-Unit Architectural Style .....	II-20
II-13	Half-Back Towns 4-Unit Architectural Style .....	II-21
II-14	Half-Back Towns 5-Unit Architectural Style .....	II-22
II-15	Half-Back Towns 8-Unit Architectural Style .....	II-23
II-16	Half-Back Towns 10-Unit Architectural Style .....	II-24
II-17	Open Space Conceptual Landscape Plan .....	II-27
II-18	Residential Conceptual Landscape Plan .....	II-28
IV.A-1	Existing Land Use Within 500 feet .....	IV.A-3
IV.A-2	Viewpoint Map Key .....	IV.A-4
IV.A-3	Viewpoint 1 .....	IV.A-5
IV.A-4	Viewpoint 2 .....	IV.A-6
IV.A-5	Viewpoint 3 .....	IV.A-7
IV.A-6	Viewpoint 4 .....	IV.A-8
IV.A-7	Viewpoint 5 .....	IV.A-9
IV.A-8	PlaceType Uses, and Density and Intensity Levels .....	IV.A-17
IV.B-1	O <sub>3</sub> Trends in the Air Basin .....	IV.B-19
IV.B-2	PM <sub>10</sub> Trends in the Air Basin .....	IV.B-20
IV.B-3	PM <sub>2.5</sub> Trends in the Air Basin .....	IV.B-21
IV.B-4	CO Trends in the Air Basin .....	IV.B-22
IV.B-5	NO <sub>2</sub> Trends in the Air Basin .....	IV.B-23
IV.B-6	DPM and Diesel Vehicle Miles Trend .....	IV.B-24
IV.B-7	Average Cancer Risk Trends at MATES Monitoring Sites .....	IV.B-25
IV.B-8	Sensitive Receptor Map .....	IV.B-26
IV.C-1a	Tree Location Map (Northern) .....	IV.C-3
IV.C-1b	Tree Location Map (Central) .....	IV.C-4
IV.C-1c	Tree Location Map (Southern) .....	IV.C-5
IV.F-1	Geologic Map .....	IV.F-4

## List of Figures (cont.)

IV.F-2	Seismic Hazards Zone Map.....	IV.F-5
IV.H-1	Former Water Treatment Facilities Diagram .....	IV.H-2
IV.H-2	SVE Area .....	IV.H-7
IV.H-3	TPH in Soil.....	IV.H-8
IV.H-4	Lead and Arsenic in Soil.....	IV.H-9
IV.H-5	TPH in Groundwater .....	IV.H-10
IV.H-6	Benzene in Groundwater .....	IV.H-11
IV.H-7	Arsenic in Groundwater .....	IV.H-12
IV.I-1	Proposed Hydrology Map.....	IV.I-22
IV.J-1	Common Noise Levels .....	IV.J-3
IV.J-2a	Noise Monitoring Location (Site 1).....	IV.J-10
IV.J-2b	Noise Monitoring Location (Site 2).....	IV.J-11
IV.J-2c	Noise Monitoring Location (Site 3).....	IV.J-12
IV.J-2d	Noise Monitoring Location (Site 4).....	IV.J-13
IV.J-2e	Noise Monitoring Location (Site 5).....	IV.J-14
IV.J-2f	Noise Monitoring Location (Site 6).....	IV.J-15
IV.J-2g	Noise Monitoring Location (Site 7).....	IV.J-16
IV.J-3	Sensitive Receptor Map .....	IV.J-17
IV.J-4	City of Long Beach Noise District Map .....	IV.J-22
IV.K-1	Project Site and Neighboring Parkland.....	IV.K-3
IV.K-2	Open Space Conceptual Landscape Plan.....	IV.K-13
IV.L-1	Project Site and Neighboring Parkland.....	IV.L-4
IV.M-1	Local Highway and Roadway Connections .....	IV.L-2
IV.M-2	Project Study Area Intersection Locations .....	IV.L-7
IV.M-3	Existing Transit Routes .....	IV.L-8
IV.M-4	Existing and Proposed Bikeways .....	IV.L-11
IV.M-5	Trip Distribution .....	IV.L-20
VI-1	Students Generated by the Project.....	VI-18
VI-2	Projected Student Enrollment from Future Single-Family Units (2035) .....	VI-18
VI-3	Existing School Facilities Capacity and Student Enrollment .....	VI-18
V-1	Alternative 2 Relationship to Project Objectives .....	V-8
V-2	Alternative 3 Relationship to Project Objectives .....	V-9
V-3	Comparison of Alternative Impacts to the Proposed Project .....	V-12

## List of Tables

Table	Page
ES-1	Summary of Findings ..... ES-3-16
II-1	Summary of Proposed Development ..... II-12
II-2	Material List by Building Type ..... II-13
II-3	Construction Phasing ..... II-30
IV.B-1	Ambient Air Quality Standards and Attainment Status ..... IV.B-3
IV.B-2	South Coast Air Basin Attainment Status (Los Angeles County) ..... IV.B-13
IV.B-3	Air Quality Monitoring Summary ..... IV.B-18
IV.B-4	Mass Daily Emissions Thresholds ..... IV.B-35
IV.B-5	Localized Significance Thresholds ..... IV.B-37
IV.B-6	Ambient Air Quality Significance Thresholds for Criteria Pollutants ..... IV.B-38
IV.B-7	Project Construction Schedule ..... IV.B-41
IV.B-8	Project Construction Diesel Equipment Inventory ..... IV.B-41
IV.B-9	Unmitigated Maximum Regional Construction Emissions ..... IV.B-45
IV.B-10	Unmitigated Maximum Regional Operational Emissions ..... IV.B-46
IV.B-11	Unmitigated Localized Construction and Operational Emissions ..... IV.B-46
IV.B-12	Mitigated Localized Construction Emissions ..... IV.B-47
IV.B-13	Estimated Inhalation Cancer Risk and Chronic Hazards ..... IV.B-48
IV.B-14	Reduced Estimated Inhalation Cancer Risk ..... IV.B-56
IV.B-15	Reduced Estimated Inhalation Cancer Risk ..... IV.B-57
IV.C-1	Sensitive Species Evaluation ..... IV.C-15-16
IV.E-1	Summary of Energy Use During Construction ..... IV.E-14
IV.E-2	Summary of Annual Energy Use During Operation ..... IV.E-17
IV.F-1	Paleontological Sensitivity Categories ..... IV.F-12
IV.G-1	Description of Identified Greenhouse Gases ..... IV.G-3
IV.G-2	California GHG Inventory 2010-2018 ..... IV.G-4
IV.G-3	Construction Annual Greenhouse Gas Emissions ..... IV.G-22
IV.G-4	Area Source Greenhouse Gas Emissions ..... IV.G-23
IV.G-5	Energy Source Greenhouse Gas Emissions ..... IV.G-24
IV.G-6	Mobile Source Greenhouse Gas Emissions ..... IV.G-25
IV.G-7	Solid Waste Source Greenhouse Gas Emissions ..... IV.G-25
IV.G-8	Water Source Greenhouse Gas Emissions ..... IV.G-26
IV.G-9	Operational Greenhouse Gas Emissions ..... IV.G-27
IV.G-10	Climate Change Scoping Plan Project Consistency Analysis ..... IV.G-28-29
IV.G-11	SCAG 2020-2045 RTP/SCS Project Consistency Analysis ..... IV.G-30-36
IV.G-12	Sustainable City Action Plan Project Consistency Analysis ..... IV.G-37
IV.H-1	Proposed COC Mitigation Measures ..... IV.H-5
IV.I-1	Site-Specific RBGs for Soil ..... IV.I-10
IV.I-2	MCL for Drinking Water ..... IV.I-10

## List of Tables (cont.)

IV.I-3	Construction Phasing.....	IV.I-18
IV.J-1	SCAG RTP/SCS Consistency Analysis.....	IV.J-11-12
IV.J-2	Long Beach General Plan Consistency Analysis.....	IV.J-13-20
IV.K-1	Noise Descriptors .....	IV.K-3
IV.K-2	Outside-to-Inside Noise Attenuation .....	IV.K-4
IV.K-3	Existing Noise Measurements .....	IV.K-5
IV.K-4	Estimated Existing Roadway Noise Levels.....	IV.K-14-15
IV.K-5	Permissible Noise Exposures .....	IV.K-16
IV.K-6	Construction Vibration Damage Criteria .....	IV.K-17
IV.K-7	Ground-borne Vibration Sensitivity Criteria.....	IV.K-17
IV.K-8	City of Long Beach Interior Noise Levels Standards .....	IV.K-21
IV.K-9	City of Long Beach General Plan Noise Level Standards .....	IV.K-22
IV.K-10	Typical Maximum Noise Levels for Project Construction Equipment .....	IV.K-29
IV.K-11	Construction Maximum Noise Estimates .....	IV.K-31
IV.K-12	Off-Site Roadway Traffic Noise Impacts—Existing Baseline Plus Project.....	IV.K-33-34
IV.K-13	On-Site Construction Vibration Impacts—Building Damage.....	IV.K-35
IV.K-14	On-Site Construction Vibration Impacts—Human Annoyance .....	IV.K-36
IV.K-15	Off-Site Roadway Traffic Noise Impacts—Cumulative .....	IV.K-38-39
IV.M-1	Intersection Level of Service Thresholds.....	IV.M-17
IV.M-2	Existing Baseline Conditions Intersection Levels of Service .....	IV.M-19
IV.M-3	Opening Year (2026) With and Without Project Intersection Levels of Service .....	IV.M-22
IV.O-1	Existing and Future Water Supplies (AFY) .....	IV.O-1
IV.O-2	Estimated Water Usage Based on 2020 Demand .....	IV.O-21
IV.O-3	LEED Baseline Water Consumption of Fixtures and Fittings .....	IV.O-22
IV.O-4	Estimated Wastewater Generation.....	IV.O-22
IV.O-5	Estimated Solid Waste Generation .....	IV.O-24
IV.O-6	Summary of Electricity Use During Operation .....	IV.O-26
IV.O-7	Summary of Natural Gas Use During Operation .....	IV.O-27
VI-1	Students Generated By the Project.....	VI-17
VI-2	Projected Student Enrollment from Future Single-Family Units (2035) .....	VI-18
VI-3	Existing School Facilities Capacity and Student Enrollment .....	VI-18