

VI. OTHER ENVIRONMENTAL CONSIDERATIONS

1. SIGNIFICANT UNAVOIDABLE IMPACTS

California Environmental Quality Act (CEQA) Guidelines section 15126¹ requires that all phases of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. Further, CEQA Guidelines section 15126.2(a) requires that the evaluation of significant impacts consider direct and reasonably foreseeable indirect effects of the proposed Project over the short-term and long-term. The Environmental Impact Report (EIR) must identify (1) significant environmental effects that cannot be avoided if the proposed Project is implemented, (2) significant irreversible environmental changes that would result from implementation of the proposed Project, (3) effect found not to be significant, and (4) growth-inducing effects of the proposed Project.

CEQA Guidelines section 15126.2(c) requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. Based on the analysis of each section of this Draft EIR, the foreseeable potentially significant environmental effects created by the proposed Project would be feasibly mitigated through implementation of mitigation measures that have been addressed previously in this Draft EIR.

2. REASONS WHY THE PROJECT IS BEING PROPOSED, NOTWITHSTANDING SIGNIFICANT UNAVOIDABLE IMPACTS

In addition to identification of a project's significant unavoidable impacts, CEQA Guidelines Section 15126.2(b) requires that an EIR describe the reasons why a project is being proposed, notwithstanding the effects of the identified significant and unavoidable impacts. Based on the analysis conducted within this Draft EIR document, no significant and unavoidable impacts were identified for any of the environmental topic areas.

The reasons why the Project has been proposed are explained in a comprehensive list of Project objectives included in **Section II: Project Description** of this Draft EIR with further explanation below. The overall purpose of the proposed Project include cleaning up the existing contaminated Project Site, adding public park space, and developing a range of attached and detached single-family residential homes in the area. The proposed Project would help accommodate the need for housing in the area. Included in the proposed Project would be 226 single-family residential homes consisting of approximately 15 acres and 5 acres of public Open Space. Under existing conditions, the Project Site is undeveloped except for remnants of the previous water treatment plant that existed on the property from the 1920's to the 1980's. Prior to development, the contaminated soil and groundwater on the Project Site will be remediated under an

1 CEQA Guidelines sections 15126.2(a), (c-e).

approved Remedial Action Plan (RAP) by the Los Angeles Regional Water Quality Control Board (LARWQCB). The proposed Project would enhance the image of the community through attractive and high-quality development and create additional housing that is next to a major transit stop. A 5-acre public recreational space would also be available with multiple passive and active uses. In addition, the Project would further the goals of the Long Beach General Plan Elements.

3. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Under CEQA, an EIR must evaluate the extent to which the Project primary and secondary effects would generally commit future generations to the allocation of nonrenewable resources and to irreversible environmental damage. Specifically, CEQA Guidelines section 15126.2(d)² states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The proposed Project would necessarily consume limited, slowly renewable, and nonrenewable resources, resulting in irreversible environmental changes. This consumption would occur during construction of the proposed Project and would continue throughout its operational lifetime. The development of the proposed Project would require a commitment of resources that would include: (1) building materials and associated solid waste disposal effects on landfills; (2) water; and (3) energy resources for electricity, natural gas, and transportation and the associated impacts related to air quality and greenhouse gas emissions.

Environmental Hazards

The Project's potential use and treatment of hazardous materials is addressed in **Section IV.H: Hazards and Hazardous Materials**. The Project Site was used for the treatment of oil field production brines, water and wastewater, and other fluid by-products generated by oil production activities in the area from 1926 to 1988. Consequently, chemicals of concern (COCs) were found present on-site including oil, concentrations of lead, and arsenic. Remediation of the residual oil in the settling basins has been ongoing since 2001 and the soil in the settling basins have been regularly tilled as part of the remediation activities. Additionally, vapor extraction systems (VES) were installed to remove volatile and semi-volatile

² CEQA Guidelines sections 15126.2(d).

contaminants from 2012 to the present day. As required by LARWQCB, an approved Remedial Action Plan (RAP) with identified actions to remove on-site contaminants will be approved by LARWQB and implemented prior to the commencement of construction activities. The implementation of an approved RAP will remove and mitigate the existing COCs on site, rendering the potential for creating accidental and significant hazards to the public or the environment to a less than significant level.

During construction, typical, although potentially hazardous, construction materials would be used—including vehicle fuels, paints, mastics, solvents, and other acidic or alkaline solutions—that would require special handling, transport, and disposal potentially hazardous materials. All potentially hazardous materials used during construction would be used and stored in compliance with applicable federal, State, and local regulations. Operation and maintenance of the proposed residential Project would not involve the routine transport, use, or disposal of hazardous materials. As the use and transport of these hazardous materials would be limited, in terms of volume and duration, these materials are not considered a significant hazard to the public or environment. Additionally, the LBFD would have the authority to perform inspections and enforce federal and State laws governing the storage, use, transport, and disposal of hazardous materials and wastes. Compliance with regulations and standards would serve to protect against significant and irreversible environmental changes that could result from the accidental release of hazardous materials.

Building Materials and Solid Waste

Construction of the proposed Project would require the consumption of resources that do not replenish themselves or which may renew so slowly as to be considered nonrenewable. These resources would include certain types of lumber and other forest products, aggregate materials used in concrete and asphalt, metals, and petrochemical construction materials.

During construction and operation of the proposed Project, compliance with the Resource Conservation and Recovery Act (RCRA), which sets national goals for reducing the amount of waste generated and ensures that wastes are managed in an environmentally sound manner. The proposed Project would also comply with the Resource Conservation Challenge (RCC) to prevent pollution and promote reuse and recycling, reduce priority and toxic chemicals in products and waste, and conserve energy and materials. Assembly Bill (AB) 939 would be consistent with the Project through resource conservation efforts such as reduction, recycling, and reuse of solid waste. Long Beach Municipal Code (LBMC) Chapter 8.60 establish standards and guidelines regarding refuse and recycling receptacles, which would be adhered to by the proposed Project during operation. Also, in response to the State-mandated waste reduction goals, the City adopted an ordinance that requires construction projects to divert 65 percent of waste generated during construction. The proposed Project would be consistent with the applicable regulations associated

with solid waste. Specifically, the Project would comply with RCRA, RCC, AB 939, and City goals, as applicable, through measures such as the provision of on-site recycling containers to promote the recycling of paper, metal, glass, and other recyclable materials and adequate storage areas for such containers during construction and after the building is operational. Thus, the consumption of nonrenewable building materials, such as lumber, aggregate materials, and plastics, would be reduced. Furthermore, as discussed in **Section 4.O: Utilities** of this Draft EIR, Project impacts with respect to solid waste generation and compliance with federal, State, and local solid waste regulations would be less than significant.

Water

Water usage during the construction and operation of the proposed Project is presented in **Section IV.O** of this Draft EIR. As discussed, the proposed Project would result in short-term and long-term water demand due to water consumption, building operations, maintenance, and other activities on the Project Site. The Long Beach Water Department (LBWD) would be able to meet the water demand for the Project during both the construction phase and the operation phase. Furthermore, the proposed Project would follow the guidelines according to the Clean Water Act (CWA) and the Safe Drinking Water Act (SDWA) in order to reduce pollution and contaminants in the drinking water supply. The proposed Project has also been designed to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification. This would include certain water efficiency standards such as high-efficiency fixtures; a reduction in aggregate water consumption by 20 percent from established baselines; and a reduction in outdoor water usage by at least 30 percent using specific plants in landscaping and efficient irrigation systems. As such, while Project operation would result in the irreversible consumption of water, the proposed Project would result in a less than significant impact related to water supply. **Section IV.O** further explains the use of water supplies during the construction and operation of the proposed Project and Project consistency with federal, state, and local requirements.

Energy Consumption and Air quality

Project consumption of nonrenewable fossil fuels for energy use during construction and operation of the proposed Project is addressed in **Section IV.E: Energy**. During construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control, and on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment within the Project Site, construction worker travel, haul trips, and delivery trips. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Accordingly, natural gas would likely not be needed to support construction activities; thus, there would be little to no demand generated by construction.

As evaluated in **Section IV.E**, the proposed Project's increase in electricity and natural gas demand would be within the service capabilities of Long Beach Energy Resources Department and Southern California Edison (SCE). In addition to complying with Title 24 and CALGreen, the proposed Project would provide means for indirect energy savings, such as permitting individual solar panels to be applied to the proposed residential uses. This would be installed in compliance with Title 24 Section 110.10, which includes mandatory regulations for solar-ready buildings and would not preclude the use of alternate energy sources. As energy consumption during Project construction activities would be relatively negligible, the proposed Project is not anticipated to affect regional energy consumption in years during the construction period. In sum, energy consumption during Project construction and operations in the context of regional supplies would be relatively negligible and energy requirements are within SCE's and LBER's forecasted supply delivery capacity. Additionally, electricity demand during construction and operation of the proposed Project would have a negligible effect on the overall capacity of SCE's power grid base peak demand conditions and LBER's forecasted demand. Moreover, the proposed Project's gas and diesel fuel demand related to vehicle travel and on-site operations would account for a small percentage of the forecasted gas and diesel consumption. Short-term and long-term impacts associated with the consumption of fossil fuels would not be significant.

Conclusion

As discussed above, the proposed Project would require the commitment of slowly renewable and nonrenewable resources for the construction and operation of the proposed Project. This would in effect limit the availability of these resources and the Project's building site for future generations or for other uses during the life of the proposed Project. At the same time, the Project would contribute LEED certified housing to an area deficient in such, and would reduce the consumption of nonrenewable resources when considered in a larger context. In addition to this, the consumption of such resources would not be considered substantial and would be consistent with regional and local growth forecasts and development goals for the area. These goals are intended to reduce resource consumption by incorporating sustainable design features. The loss of such resources was found to not be highly accelerated when compared to existing conditions and resources would be used efficiently so as to reduce waste. Lastly, actions would be taken to remove COCs existing on the Project Site to reduce the potential of hazardous material exposure to the public. Therefore, although irreversible environmental changes would result from the proposed Project, such changes are concluded to be less than significant.

4. GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines requires that growth-inducing impacts of a project be considered in a Draft EIR. Growth-inducing impacts are characteristics of a project that could directly or indirectly foster economic or population growth or the construction of additional housing, either directly

or indirectly, in the surrounding environment. According to CEQA Guidelines, such projects include those that would remove obstacles to population growth (e.g., a major expansion of a wastewater treatment plant that, for example, may allow for more construction in service areas). In addition, as set forth in the CEQA Guidelines, increases in the population may tax existing community service facilities, thus requiring the construction of new facilities that could cause significant environmental effects. The CEQA Guidelines also require a discussion of the characteristics of projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. Finally, the CEQA Guidelines state that it must not be assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment. Growth can be induced as follows:

- Direct growth associated with a project;
- Indirect growth created by either the demand not satisfied by a project or the creation of surplus infrastructure not utilized by a project.

The proposed Project would construct 226 single-family residential homes and an Open Space area on approximately 886,000 sq. ft. or 20 total acres. The residential development would constitute 15 acres and the Open Space would accommodate 4.8 acres on a parcel just north of the residential development. The Project would introduce a new residential population to the area. According to the United States Census Bureau, the average household size for the City of Long Beach is 2.8 persons per household.³ Based on this average household size, the Project is expected to result in an increase of approximately 624 residents.

Project construction would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized such that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, Project-related construction workers would not be anticipated to relocate to the Project area as a consequence of working on the proposed Project and, therefore, new permanent residents generally would not be generated during Project construction.

The Southern California Association of Governments' (SCAG) 2045 population projections for the City estimates that population would increase from 470,900 residents in 2016 to 489,600 in 2045, an increase of 18,700 residents.⁴ Therefore, the proposed Project would generate approximately 3.3 percent of the anticipated increase in residents within the SCAG region between 2016 and 2045. Operation of the

3 United States Census Bureau, City of Long Beach Quick Facts, <https://www.census.gov/quickfacts/longbeachcitycalifornia>, accessed May 2021.

4 The Southern California Association of Governments, Demographics & Growth Forecast, https://scag.ca.gov/sites/main/files/file-attachments/0903connectsocial_demographics-and-growth-forecast.pdf?1606001579, accessed May 2021.

proposed Project would not induce substantial unplanned population growth in the Project area, either directly or indirectly and would not exceed regional or local growth projections.

With regard to employment, the proposed Project would support an increase in residences within the City. Therefore, the proposed Project would not cause an exceedance of SCAG's employment projections, nor would it induce substantial indirect population or housing growth related to Project-generated employment opportunities.

The surrounding Project Site is currently developed with similar uses. While the proposed Project may require local infrastructure upgrades to maintain and improve water, sewer, electricity, and natural gas lines on-site and in the immediate vicinity, such improvements would be intended primarily to meet Project-related demand and would not necessitate regional utility infrastructure improvements that have not otherwise been accounted for and planned for on a regional level. In addition, proposed Project access improvements would be limited to driveways necessary to provide immediate access to the Project Site.

Overall, the proposed Project would be consistent with the growth forecast for the Los Angeles Subregion, and would be consistent with regional policies to reduce urban sprawl and efficiently utilize existing infrastructure. Therefore, growth inducing impacts would be less than significant.

5. POTENTIAL SECONDARY EFFECTS

CEQA Guidelines Section 15126.4(a)(1)(D) says that:

If a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure shall be discussed but in less detail than the significant effects of the project as proposed.

As described in the CEQA Guidelines Section, the potential impacts which could result from implementation of each mitigation measure proposed as part of the proposed Project was reviewed. The following provides a summary of the potential secondary impacts that might occur as a result of the implementation of the proposed mitigation measures, for those environmental issue areas where mitigation is provided.

Air Quality

Mitigation Measure AQ-1 requires on-site construction equipment fleet must meet Environmental Protection Agency (EPA) Tier 4 Final standards for all off-road diesel-powered construction equipment greater than 50 horsepower (hp) and would require all construction equipment to be outfitted with Best Available Control Technology (BACT) devices certified by California Air Resources Board (CARB). **Mitigation Measure AQ-2** would incorporate the following design features to reduce potential cancer risk: locate

outdoor areas, such as balconies and courtyards, as far from the freeway and roadway segment as possible; plant vegetation between residential receptors and the freeway; install, operate, and maintain an heating, ventilation, and air conditioning (HVAC) system that uses high-efficiency filters of Minimum Efficiency Reporting Value (MERV) 14 or higher for the residential units (suggested use of MERV 16); locate the air intakes for the uses as far from the freeway as possible; and provide a disclosure letter to all new residents that discusses the potential risk from living within close proximity of the freeway and roadway segment, and points out that opening windows reduces the effectiveness of implemented reduction measures and increases individuals' exposure and hence risk. With the implementation of these mitigation measures and project design features, maximum regional emissions would be reduced to a less than significant level. Implementation of these mitigation measures would reduce the construction emissions for all pollutants and would not result in adverse secondary impacts.

Biological Resources

Mitigation Measure BIO-1 requires ground clearing during construction to be conducted in a manner that avoids impacts to birds nesting on site. This mitigation would be incorporated into the construction management process and would not result in other secondary impacts.

Geology

Mitigation Measure GEO-1 would enact the Worker's Environmental Awareness Program (WEAP). Prior to the start of the proposed Project activities, all field personnel will receive a worker's environmental awareness training on paleontological resources. **Mitigation Measure GEO-2** requires that prior to the commencement of ground-disturbing activities, a professional paleontologist will be retained to prepare and implement a paleontological resource mitigation and monitoring plan (PRMMP) for the proposed Project. **Mitigation Measure GEO-3** says that in the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. **Mitigation Measure GEO-4** would require, upon completion of ground disturbing activity (and curation of fossils if necessary), the Project Paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated. As such, implementation of these mitigation measures would not result in adverse secondary impacts.

Noise

Mitigation Measure N-1 requires the Applicant to utilize, without limitation, the following construction best management practices: shroud or shield all impact tools, and muffle or shield all intake and exhaust

port on power equipment to reduce construction noise by 10 dB or more; if feasible, schedule grading activities so as to avoid operating numerous pieces of heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, or rollers) simultaneously in close proximity to the boundary of properties of off-site noise sensitive receptors surrounding the Project Site to reduce construction noise levels by approximately 14 dBA; where feasible, temporary barriers including, without limitation, sound blankets on existing fences and walls, or freestanding portable sound walls, must be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. The noise and vibration from the installation of the temporary sound barrier would be short-term and would be required to comply with City noise thresholds. These requirements would not result in adverse long-term secondary impacts.

Transportation

Mitigation Measure Trans-1 requires the Applicant to install a traffic signal at the entrance to the Project on Wardlow Road. The construction of the signal would be short-term and would be required to comply with City permit requirement for constructions within a right of way. These requirements would not result in adverse long-term secondary impacts.

Tribal Cultural

Mitigation Measure TCR-1 shall require the Applicant to retain and compensate for the services of a Tribal monitor/consultant who is both ancestrally affiliated with the project area and approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the Native American Heritage Commission's (NAHC) Tribal Contact list for the area of the project location. **Mitigation Measure TCR-2** would require upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. **Mitigation Measure TCR-3** requires that any discovered TCRs shall be preserved in place and if this is not feasible, then data may be recovered before removal. **Mitigation Measure TCR-4** says that Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. **Mitigation Measure TCR-5** would require a minimum of 150 foot exclusion zone created around the discovery location of any remains and any work be diverted. **Mitigation Measure TCR-6** states that the Gabrieleño Band of Mission Indians – Kizh Nation shall implement the Koo-nas-gna Burial Policy if human remains are discovered. **Mitigation Measure TCR-7** requires prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. These mitigation measures were included to address concerns raised during consultation with the Gabrieleño Band of

Mission Indians – Kizh Nation and pertain to construction monitoring. Furthermore, these mitigation measures, while implemented, would not result in secondary adverse effects to the physical environment.

6. EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires that an EIR “contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and therefore were not discussed in detail in the EIR.”

The Initial Study (see **Appendix I.1**) was published in February 2021 and determined that an EIR would be prepared in compliance with CEQA to analyze potentially significant impacts that may result from the Project. As such, a Notice of Preparation (NOP) (see **Appendix I.2**) was circulated and comments were received from the public and agencies following a 46-day comment period that begin on February 25, 2021 and concluded on April 12, 2021. The following analysis is based on the findings within the Initial Study.

Impacts determined by the Initial Study to be potentially significant, as well as included in this Draft EIR are addressed in detail in **Section IV: Environmental Impact Analysis**. The discussion below presents the analysis of the effects related to specific thresholds for the impacts identified in the Initial Study that were not found to be significant. All impacts for the issues discussed in this section would be less than significant or have no impact.

Agricultural and Forestry Resources

Would the proposed Project:

- a) **Threshold: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**

Significant impacts would occur if the proposed Project were to adversely impact Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

The Project Site is located on vacant land in the City of Long Beach and does not include any agricultural land. In addition, the Project Site and surrounding area are not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation’s Division of Land Resource Protection. The Project would not convert farmland to a nonagricultural use. No impacts would occur, and no mitigation measures are required.

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

The Project Site is not zoned for agricultural use under the Long Beach Municipal Code, and no agricultural zoning is present in the surrounding area.⁵ The Project Site and surrounding area are not enrolled under a Williamson Act Contract.⁶ Therefore, the Project would not conflict with existing zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required.

c) Threshold: Conflict with existing zoning for, or cause rezoning of, forestland (as defined in PRC section 12220(g)), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The Project Site is located in a developed portion of the City and does not include any forest land or timberland. Additionally, the Project Site is currently zoned R-1-N and CS, and is not zoned for forest land, and is not used as forest land.⁷ Therefore, the Project would not rezone forest land or timberland as defined by the Public Resources Code (PRC). No impacts would occur, and no mitigation measures are required.

d) Threshold: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

As mentioned above, the Project Site is located in a developed area of the City, is not zoned for forest land, and does not include any forest or timberland. Therefore, the Project would not result in the loss or conversion of forest land. No impacts would occur, and no mitigation measures are required.

e) Threshold: Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use, or conversion of forestland to non-forest use?

As noted above, the Project Site is located in a developed area of the City and does not contain any agricultural or forest uses, nor are any agricultural or forest uses located in the Project vicinity. Thus, Project development would not convert any farmland or forest land to nonagricultural or non-forest use. No impacts would occur, and no mitigation measures are required.

5 City of Long Beach, Zoning Map, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/maps/zoning-maps/zoning_color_15, accessed July 2020.

6 California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed May 2020.

7 City of Long Beach, Zoning Map, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/maps/zoning-maps/zoning_color_15, accessed July 2020.

Land Use and Planning

Would the proposed Project:

a) Threshold: Physically divide an established community?

As previously described, the Project Site is located on a vacant site at the western edge of the Wrigley Heights neighborhood. The Wrigley Heights neighborhood is bounded by Wardlow Road to the south, LA River to the West, the 405 Freeway to the north and the Pacific Place Road to the east. Neighborhoods immediately adjacent to the Project Site include Bixby Knolls across Interstate 405 to the north and North Wrigley to the south across Wardlow Road. Majority of the Project Site is surrounded by residential neighborhoods, with commercial and office uses across the Interstate 710 and 405 interchange to the northwest, in the City of Carson.

The Project proposes to develop 226 single-family detached and attached homes with a 5-acre open space recreational area on 20-acres of vacant land on the western edge of the Wrigley Heights neighborhood. Primary access would be provided from W. Wardlow Road at a new signalized intersection. Emergency access would be provided from the intersection of Baker Street and Golden Avenue. Both would be private gated access points. No off-site improvements, including street improvements are proposed that would physically divide or disrupt the Wrigley Heights neighborhood or isolate any of the established surrounding neighborhoods. The Project would add additional residential units to the existing residential Wrigley Heights neighborhood and an open space area that would complement the existing Baker Street Park. Based on the location of the Site and the characteristics of the Project as proposed, on the Project would not physically divide an established community, and no mitigation measures would be required.

b) Threshold: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect?

As previously discussed, the Project Site is located in an urbanized area with a General Plan designation for Founding and Contemporary Neighborhood (FCN). A waiver for the height limitation is requested by the applicant in exchange for providing 5 percent affordable housing on-site. The Project would offer 11 affordable housing units out of the proposed 226 units. The waiver is consistent with the California Density Bonus Law, State of California Government Code Section 65915 and the LBMC Chapter 21.63- Incentives for Affordable Housing. The height limitation waiver would allow the Project to include 3-story buildings in an area designated for 2-story buildings under the General Plan.

The Project Site is currently zoned for Commercial Storage (CS) and Single Family Residential Standard Lot (R-1-N) use, with a Horse Overlay District over the parcels on the east side of the Project Site. A zone

change of the Project Site to Residential Planned Unit Development (PUD) is proposed with this Project. Residential PUD is established to achieve greater flexibility and encourage innovative and creative design through good urban planning principals, with efficient use of land, a mixture of densities, and diverse housing opportunities and on-site community facilities. This proposed zoning would be consistent with the General Plan. The Project would have a less than significant impact on project conflict with applicable zoning and other regulations after the height waiver and the implementation of the proposed zone change, no mitigation measure is required.

Mineral Resources

Would the project:

- a) Threshold: Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?**

The Project Site is located within a developed area and has been previously disturbed by its use as a water treatment facility for oil well production. While the Project Site is mapped within the Long Beach Oil Field, there are no indications of any production or exploratory wells being drilled on or in the immediate vicinity of the Site.⁸ The nearest active production well is located 0.5 miles east of the Project Site.⁹ Based on the lack of historic and/or active mineral extraction activities on or surrounding the Project Site, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. The Project Site is also not located in a Mineral Resource Zone.¹⁰ A less than significant impact would occur, and no mitigation measures would be required.

- b) Threshold: 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?**

As noted above, the Project Site is mapped within the Long Beach Oil Field, but there are no active oil wells on-site. In addition, the Project Site is not classified by the California Department of Conservation as an area containing significant mineral deposits nor is the Project Site located in an aggregate producing

8 California Department of Conservation, Geologic Energy Management Division, <https://maps.conservation.ca.gov/doggr/>, accessed May 2020.

9 California Department of Conservation, Geologic Energy Management Division, <https://maps.conservation.ca.gov/doggr/>, accessed May 2020.

10 California Department of Conservation, Mineral Land Classification, <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>, accessed May 2020.

area as classified by the California Geological Survey.^{11,12} Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site. A less than significant impact would occur, and no mitigation measures would be required.

Population, Employment, and Housing

Would the proposed Project:

- a) Threshold: Induce substantial unplanned 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)?**

The Project proposes 226 single-family detached and attached dwelling units. Project construction would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized such that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, Project-related construction workers would not be anticipated to relocate their household's place of residence as a consequence of working on the Project and, therefore, new permanent residents generally would not be generated during Project construction.

According to the United States Census Bureau, the average household size for the City of Long Beach is 2.76 persons per household.¹³ Based on this average household size, the Project is expected to result in an increase of approximately 624 residents. SCAG's 2045 population projections for the City estimates that population would increase from 470,900 residents in 2016 to 489,600 in 2045, an increase of 18,700 residents.¹⁴ Therefore, Project generated population increase would represent approximately 3.3 percent of the anticipated increase in residents within the SCAG region between 2016 and 2045. Operation of the Project would not induce substantial unplanned population growth in the Project area, either directly or indirectly and would not exceed regional or local growth projections. Therefore, impacts would be less than significant and no mitigation is required.

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- 11 California Department of Conservation, Mineral Land Classification, <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>, accessed May 2020.
- 12 State of California Department of Conservation, California Geologic Survey, Aggregate Sustainability in California, https://www.conservation.ca.gov/cgs/Documents/MS_052_California_Aggregates_Map_201807.pdf, accessed May 2020.
- 13 United States Census Bureau, City of Long Beach Quick Facts, <https://www.census.gov/quickfacts/longbeachcitycalifornia>, accessed May 2020.
- 14 The Southern California Association of Governments, Demographics & Growth Forecast, https://scag.ca.gov/sites/main/files/file-attachments/0903connectsocial_demographics-and-growth-forecast.pdf?1606001579, accessed February 2021.

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

The Project Site is vacant and does not contain any existing housing. Therefore, the Project would not displace any existing housing. No impacts would occur, and no mitigation measures are required.

Public Services

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

i. Fire protection?

The Long Beach Fire Department (LBFD) provides fire protection throughout the City. The LBFD maintains 1 fire headquarter, 1 beach operation facility, and 23 fire stations within the City.¹⁵ The nearest fire station to the Project Site is Fire Station No. 9, located at 3917 Long Beach Boulevard, approximately 1.1 mile northeast of the Project Site.

While the Project would introduce additional residents to the Project Site, the Project does not include uses that pose a significant fire hazard. Project design would be subject to the requirements set forth in the California Fire Code, California Building Code, the LBMC, and LBFD requirements for fire access. The Project plans would be subject to LBFD site/building plan review, which would ensure adequate emergency access, fire hydrant availability, and compliance with all applicable codes. As such, LBFD access and response times would not be significantly impacted by the addition of Project traffic.

Nevertheless, the increase in development on the Project Site could increase the demand for fire protection services in the area. LBMC Chapter 18.23, Fire Facilities Impact Fee, was adopted to ensure development projects pay their fair share of the costs required to support needed fire facilities and related costs necessary to accommodate such development. Compliance with LBMC Chapter 18.23, which requires payment of the fire facilities impact fee, would ensure Project implementation would result in a less than significant impact on fire protection services. Therefore, compliance with existing California Fire Code, California Building Code, LBMC, and LBFD requirements, including payment of the fire facilities

15 Long Beach Fire Department, Station Locations, <http://www.longbeach.gov/fire/about-us/station-locations/>, accessed May 2020.

impact fee, impacts with respect to fire protection services would be less than significant, and no mitigation measures are required.

ii. Police protection?

The Long Beach Police Department (LBPD) provides police protection throughout the City. The LBPD is the second largest municipal police agency in Los Angeles County, with over 800 sworn officers and a total staff of over 1,200 personnel.¹⁶ LBPD has many specialized service units to fulfill a variety of public safety functions and responsibilities. These specialized teams include, but are not limited to, the Special Weapons and Tactics (SWAT) team, Police Service Dog Unit, Motor Patrol Officers, Mental Evaluation Team (MET), Hostage Negotiators, Air Support Unit, and Detectives. The current citywide officer to resident ratio is 1.73 officers per 1,000 residents.¹⁷

The City of Long Beach is organized into quadrants. The Patrol Bureau includes one specialized Field Support Division and three geographical divisions: North, East and West. The Patrol Bureau focuses on community policing accomplished by community policing teams consisting of sworn employees and civilian support staff. These proactive teams promote personal safety and crime prevention.¹⁸

The Project Site is located in LBPD's North Patrol Division, which is headquartered at 4891 Atlantic Avenue, approximately 3.1 miles northeast of the Project Site. While the Project would increase residents in the area, the proposed residential use is consistent with the Long Beach General Plan Land Use Element update.¹⁹

In accordance with LBMC Chapter 18.22, which requires "new residential and nonresidential development for the purpose of assuring that the impacts created by the proposed development shall pay its fair share of the costs required to support needed police facilities and related costs necessary to accommodate the development." The City's impact fee for police service would be collected to reduce the impacts of the Project on local police services. The Project would not cause substantially delayed response times, degraded service ratios or necessitate construction of new facilities, due to the size of the development and the location in an already developed and well served area. Impacts would be less than significant.

¹⁶ Long Beach Police Department, About the LBPD, <http://longbeach.gov/police/about-the-lbpd/>, accessed May 2020.

¹⁷ Based on United States Census Bureau population estimates of 462,628, City of Long Beach Quick Facts, <https://www.census.gov/quickfacts/longbeachcitycalifornia>, accessed May 2020.

¹⁸ Long Beach Police Department, Patrol Bureau, <http://www.longbeach.gov/police/about-the-lbpd/bureaus/patrol-bureau/>, accessed May 2020.

¹⁹ City of Long Beach General Plan, Land Use Element, <http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/lueude/land-use-element-final-adopted-december-2019>, accessed May 2020.

iii. Schools?

The Project Site is served by Long Beach Unified School District (LBUSD). LBUSD operates 85 facilities serving grade levels pre-K through high school and has a current enrollment of 72,000 students.²⁰ Schools serving the Project Sites include Los Cerritos Elementary School, located at 515 West San Antonio Drive, which serves grades K through 5th, Hughes Middle School, located at 3846 California Avenue, which serves grades 6th through 8th, and Polytechnic High School, located at 1600 Atlantic Avenue, which serves grades 9th through 12th.²¹

As show in **Table VI-1: Students Generated by The Project**, generation factors from the Long Beach Unified School District Residential Development School Fee Justification Study were used to calculate the number of students that would be generated by the 226 new single-family attached and detached homes proposed.²²

As shown in **Table VI-2: Projected Student Enrollment from Future Single-Family Units (2035)**, projected student enrollment for calendar year 2035. **Table VI-3: Existing School Facilities Capacity and Student Enrollment** shows enrollment for schools in the City is currently below capacity.²³

**Table VI-1
Students Generated by the Project**

School Level	School Students
Elementary School	45
Middle School	24
High School	33
<i>Total</i>	<i>102</i>

Source: Long Beach Unified School District, Residential Development School Fee Justification Study (2018).

20 Long Beach Unified School District, About, www.lbschools.net/District/, accessed May 2020.

21 Long Beach Unified School District, School Finder, https://www.lbschools.net/Schools/school_finder_results_streets.cfm, accessed May 2020.

22 Long Beach Unified School District, Residential Development School Fee Justification Study, http://www.lbschools.net/Asset/Files/Business_Services/Developer_Fees/2018/2018-Residential-Fee-Justification-Study.pdf, accessed May 2020.

23 Long Beach Unified School District, Residential Development School Fee Justification Study, http://www.lbschools.net/Asset/Files/Business_Services/Developer_Fees/2018/2018-Residential-Fee-Justification-Study.pdf, accessed May 2020.

Table VI-2
Projected Student Enrollment from Future Single-Family Units (2035)

School Level	Projected Student Enrollment
Elementary School	1,302
Middle School	687
High School	939
<i>Total</i>	<i>2928</i>

Source: Long Beach Unified School District, Residential Development School Fee Justification Study (2018).

Table VI-3
Existing School Facilities Capacity and Student Enrollment

School Level	2017/2018 Facilities Capacity	2017/2018 Student Enrollment	Excess/ (Shortage) Capacity
Elementary School	44,779	40,138	4,641
Middle School	13,776	11,274	2,502
High School	23,750	23,165	585
<i>Total</i>	<i>82,305</i>	<i>74,577</i>	<i>7,728</i>

Source: Long Beach Unified School District, Residential Development School Fee Justification Study (2018).

As such, the Project would generate 1.8 percent of the remaining capacity of 4,641 elementary school students, 1.0 percent of the remaining capacity of 2,502 middle school students, and 5.6 percent of the remaining capacity of 585 high school students.

Therefore, the incremental increase in the number of students generated by the Project would not result in the need for new or physically altered school facilities as sufficient capacity is available. Impacts to the existing school system would be less than significant and no mitigation measures is needed.

iv. Parks?

Recreational amenities in the City of Long Beach include 170 parks and 26 community centers, providing more than 3,100 acres of recreational space.²⁴ Based on a population of 462,628 residents, the City's current parkland ratio is approximately 6.7 parkland acres per 1,000 residents. As stated in the City's

²⁴ Long Beach Parks, Recreation, and Marine, About the Department, <http://www.longbeach.gov/park/business-operations/about/>, accessed May 2020.

General Plan Open Space and Recreation Element, the City of Long Beach's goal for providing adequate park and recreational facilities to its residents is 8 acres per 1,000 residents.²⁵

The Project would generate an estimated 624 residents and would incrementally increase the demand for usage of existing parks in the City. The Project proposes to include 5-acres of open space that would include walking trails, look-out points, an open grass area that can accommodate a youth soccer field, a butterfly garden, and exercise equipment, which would offset some demand on park and recreational facilities in the City. Additionally, in accordance with the Quimby Act, the City assesses open space development fees for new residential development. Pursuant to Chapter 18.18 of the LBMC, all residential development are required to pay a park fees prior to the issuance of a certificate of occupancy. This fee is intended to be used for the acquisition, improvement, and expansion of public parks and/or recreational facilities. Pursuant to Chapter 18.18.100 of the LBMC, any applicant who contributes improvements to the City for the acquisition of park land or the construction of recreation improvements, may be eligible for a credit for such contribution against the park fee otherwise due. With the open space and recreational facilities included in the Project and payment of park fees as required, impacts to park facilities would be less than significant.

v. Other public services?

Implementation of the Project would increase the local population by approximately 624 residents. The Project would contribute incrementally toward impacts to City public services and facilities such as public parks, solid waste disposal, discussed in Section 19, Utilities and Service Systems, water usage and wastewater disposal, discussed in more detail in Section 19, Utilities and Service Systems, and libraries. With respect to storm drain usage, discussed in Section 10, Hydrology and Water Quality, the Project would not increase impervious surfaces, as such, a less than significant impact to storm drains would occur. Nevertheless, the Project's contribution would be offset through payment of fees that are used to fund school facility expansions and other public utility services, as well as by the Project specific features incorporated to minimize Project related impacts analyzed in this document.

The Project would be served by the Dana Neighborhood Library, located at 3680 Atlantic Avenue, approximately 1.1 miles northeast of the Project Site. The Dana Neighborhood Library opened in September 1958 and includes a 6,800-sq. ft. facility. Library amenities include public computers, free wifi, wireless printing, copier, community meeting room, family learning center, air conditioning, and exterior book drop for after-hours returns. In addition, the City opened the new Michelle Obama Neighborhood Library in 2016. The new library encompasses 24,655 square-foot of space with its single-story facility and has three public community meeting spaces including areas for children, teens, and adults. Therefore,

25 Long Beach, General Plan, Open Space and Recreation Element, <http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/open-space-and-recreation-element>, accessed May 2020.

increased demand on other public resources would be nominal, and the addition of the Michelle Obama Library would continue to accommodate the needs of the residents. Overall, impacts to other public facilities would be less than significant.

Wildfire

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Threshold: Substantially impair an adopted emergency response plan or emergency evacuation plan?

Wildland fire protection in California is the responsibility of either the local government, State, or the federal government. State Responsibility Areas (SRA) are the areas in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The SRA forms one large area over 31 million acres to which the California Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services.

Local responsibility areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government.²⁶ LBFD provides fire protection and emergency medical services to the County. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRAs. The local responsibility area hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area. Fire Hazard Severity Zones (FHSZ) are identified by Moderate, High and Very High in an SRA, and Very High in an LRA. The Project Site is not in or near an SRA or LRA or lands classified as FHSZ. The nearest FHSZ is approximately 6.9 miles to the southwest at Rolling Hills Estates.²⁷

As such, the Project would not impair an adopted emergency response plan or emergency evacuation plan and no impacts would occur, no mitigation measure is required.

26 CALFIRE, Fire Hazard Severity Zones Maps, <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>, accessed May 2020.

27 CALFIRE, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed May 2020.

- b) Threshold: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

As previously discussed, the Project Site is not in or near an SRA or LRA or lands classified as FHSZ.²⁸ As such, slope, prevailing winds, or other factors would not exacerbate wildfire risks or contribute toward the uncontrolled spread of a wildfire and no impact would occur, no mitigation measure is required.

- c) Threshold: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

The Project Site is not in or near an SRA or LRA or lands classified as FHSZ.²⁹ While development would involve infrastructure improvements along streets adjacent to the Project Site, improvements would not be located in or near wildfire areas. Therefore, the Project would not require additional roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk and no temporary or ongoing impacts to the environment would occur. The project would have no impacts on installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, no mitigation measures is required.

- d) Threshold: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

The Project Site is not in or near an SRA or LRA or lands classified as FHSZ.³⁰ Therefore, development would not expose people or structures downslope or downstream from the Project Site to substantial risks resulting from wildfires, such as flooding or landslides. No impact would occur and no mitigation measures would be required.

28 CALFIRE, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed May 2020.

29 CALFIRE, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed May 2020.

30 CALFIRE, FHSZ Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed May 2020.