Initial Study

for the

Long Beach RiverPark Residential Project

PREPARED FOR:

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ENVIRONMENTAL CHECKLIST FORM

1. Project Title:	River Park Residential Project
2. Lead Agency Name and Address:	City of Long Beach Department of Development Services Planning Bureau 333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802
3. Contact Person and Phone Number:	Amy L. Harbin, AICP, Planner (562) 570-6872
4. Project Location:	701, 712 W Baker Street; 3501, 3539, 3701, 3801 Golden Avenue, Long Beach, CA 90806 Assessor Parcel Numbers (APNs): 7203-002-001, 005, 007, 008, 009 and 010 The Project Site is bounded by W. Wardlow Road on the south, the Los Angeles River on the west, the San Diego Freeway on the north and Golden Ave. on the east.
5. Project Sponsors Name and Address:	Integral Communities, 888 San Clemente Drive, Ste 100 Newport Beach, CA 92660
6. General Plan designation:	Founding and Contemporary Neighborhood (FCN) and Open Space (OS)
7. Zoning:	Assessor Parcel Numbers (APNs): • 7203-002-001, and 009: Commercial Storage (CS) • 7203-002-007, 008, and 010: CS, Horse Overlay District (H) • 7203-002-005: CS, and Single-Family Residential Standard Lot (R-1-N), Split Zoning.
8. Description of the Project:	**(On following pages)**

A. INTRODUCTION

Integral Communities proposes to develop 226 detached and attached single-family homes and a 5-acres recreational space on approximately 20-acres of vacant land (Project Site) on the west side of the Wrigley Heights neighborhood in the City of Long Beach (City). The Project Site is bounded by W Wardlow Road on the south, the Los Angeles River on the west, the San Diego Freeway on the north and Golden Ave. on the east.

Development of the southern 15 acres of the site includes a mix of residential housing types including detached single-family homes and attached single-family townhomes. A majority of the structures would be 2-stories in height while those closest to W. Wardlow Road would be 3-stories. Residential development is proposed on the portion of the Project Site located south of Baker Street and the area north of Baker Street would be landscaped as an open space and recreation area. This open space and recreation area would contain trails and a grass area. This grass area would be sufficient in size for use as a soccer field or for other active sports activities.

The Project Site, owned by Oil Operators Inc., previously contained facilities used to treat production water from oil wells located throughout Long Beach and Signal Hill. Beginning in the mid-1920s, water treatment facilities were operated on the site to treat water and other fluids recovered during oil production. Treated water was disposed of off-site, after being treated and held in on-site settling basins. Treatment operations ended in 1998 and the facilities were removed in 2001. Remediation of the residual oil in the settling basins has been ongoing since 2001 under the oversight of the City of Long Beach Environmental Health Department and the Los Angeles Regional Water Quality Control Board (RWQCB). All required remediation would be completed in accordance with a Remediation Action Plan approved by the RWQCB.

B. PROJECT LOCATION AND SURROUNDING USES

As illustrated in the Project Location Map in **Figure A.1**, the Project Site is located near the western edge of the City of Long Beach, south of the San Diego (I-405) Freeway and east of the Long Beach Freeway (I-710) and Los Angeles River. The Project Site is bounded by W. Wardlow Road on the south, Golden Avenue on the east, I-405 to the north, and the Los Angeles River (LA River) to the west. Regional access is provided by both the I-405 and I-710 Freeways. West of the Project Site, Wardlow Road is connected to the I-710 north onramp and I-710 south offramp.

To the east are detached single-family condominium units and single-family detached homes in the Wrigley Heights neighborhood. To the south and west of the channelized LA River are condominium communities that transition into single-family homes. Pedestrian and bike trails are provided adjacent to the LA River. Vacant land is located north of I-405 and east of the Los Angeles River. There are two public parks adjacent to the Project Site as shown in Figure A.2- Surrounding Land Uses Map, Baker Street Park is located north of the intersection of Golden Ave. and Baker Street. The Wrigley Heights Dog Park is located to the southeast corner of the Project Site at the intersection of W. Wardlow Road and west of Golden Avenue.

SOURCE: Google Earth - 2021

FIGURE **A.1**

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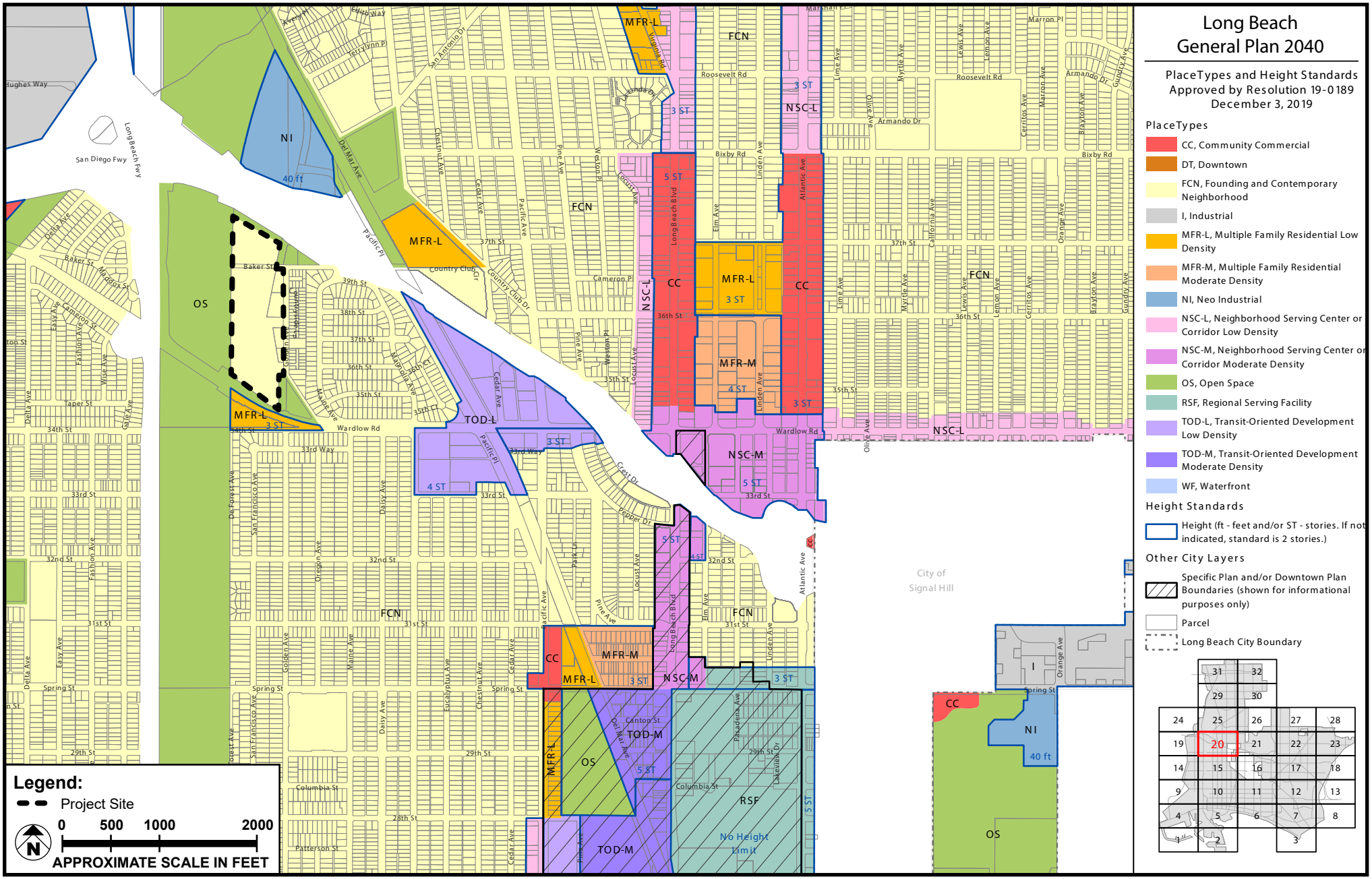
Project Location Map

276-001-20



SOURCE: City of Long Beach - 2020

FIGURE **A.2**

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Surrounding Land Uses Map

276-001-20

C. EXISTING PROJECT SITE CONDITIONS

The Project Site is vacant with the edges fenced off with a mix of chain link fences, wooden fences, and hedges. Access to the Project Site is currently secured by chain link fence gates and padlocks. As described above, the water quality treatment facilities on the site were removed in 2001. However, some old foundations, roads, and pipes are still present on the site. The Project Site contained several water treatment basins, which presents itself as larger flat areas separated by berms and roadways. Elevations on the property range from 20 to 40 feet. 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. Because of the long-term use of the Site as a wastewater collection and treatment facility and the ongoing remediation activities, the property is dominated by nonnative plant species, with a few native plant species present. Non-native tree species, including several eucalyptus species, Peruvian and Brazilian Pepper, and California and Canary Island Palm Trees are also present on the Site. Five native plant species, blue elderberry, mulefat, whiteflowered nightshade, saltwort, and telegraph weed, were observed at the time of the survey.

Land Use and Zoning

The Project Site is designated Land Use District (LUD) No. 20, Founding and Contemporary Neighborhood (FCN) PlaceType in the City's 2040 General Plan. The FCN PlaceType allows single-family residential, two-family residential, mobile homes, institutional, and park uses, as well as public right-of-way. Planned developments are also allowed. Design guidelines and standards are defined to encourage new developments with appropriate scale and massing in relation to its neighborhood context.[1]

The Project Site is zoned for Commercial Storage (CS) and Single-Family Residential Standard Lot (R-1-N) use, with the properties along Golden Avenue situated within the Horse Overlay District (H). The Horse Overlay District was established to form uniform regulations, safeguards and controls for keeping and maintaining horses within the City. The overlay district must be used in conjunction with an underlying use district. The CS zone serves as the underlying district at the Project location and is intended to permit storage uses in areas which are particularly difficult to use due to parcel shape, access, adverse environmental conditions, or in areas where parcels are needed to form a buffer from incompatible uses.[2] The R-1-N District is a single-family district with standard lots. This District promotes an outdoor lifestyle and establishes areas to prevent overcrowding and conversion to higher densities.[3]

1 City of Long Beach. 2016 Land Use Element. Implementation. http://wpublww.longbeach.gov/globalassets/lbds/media-library/documents/planning/environmental/environmental-reports/pending/2016-land-use-element-lueurban-design-element-ude/final-appendices-2-of-3_2016. Accessed March 25, 2020.

2 City of Long Beach. Long Beach Municipal Code. Title 21- Zoning. Chapter 21.32- Commercial Districts. https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.32CODI. Accessed March 25, 2020.

3 Long Beach Municipal Code. Title 21- Zoning. Chapter 21.31- Residential Districts. https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.31REDI. Accessed March 25, 2020.

D. PROJECT CHARACTERISTICS

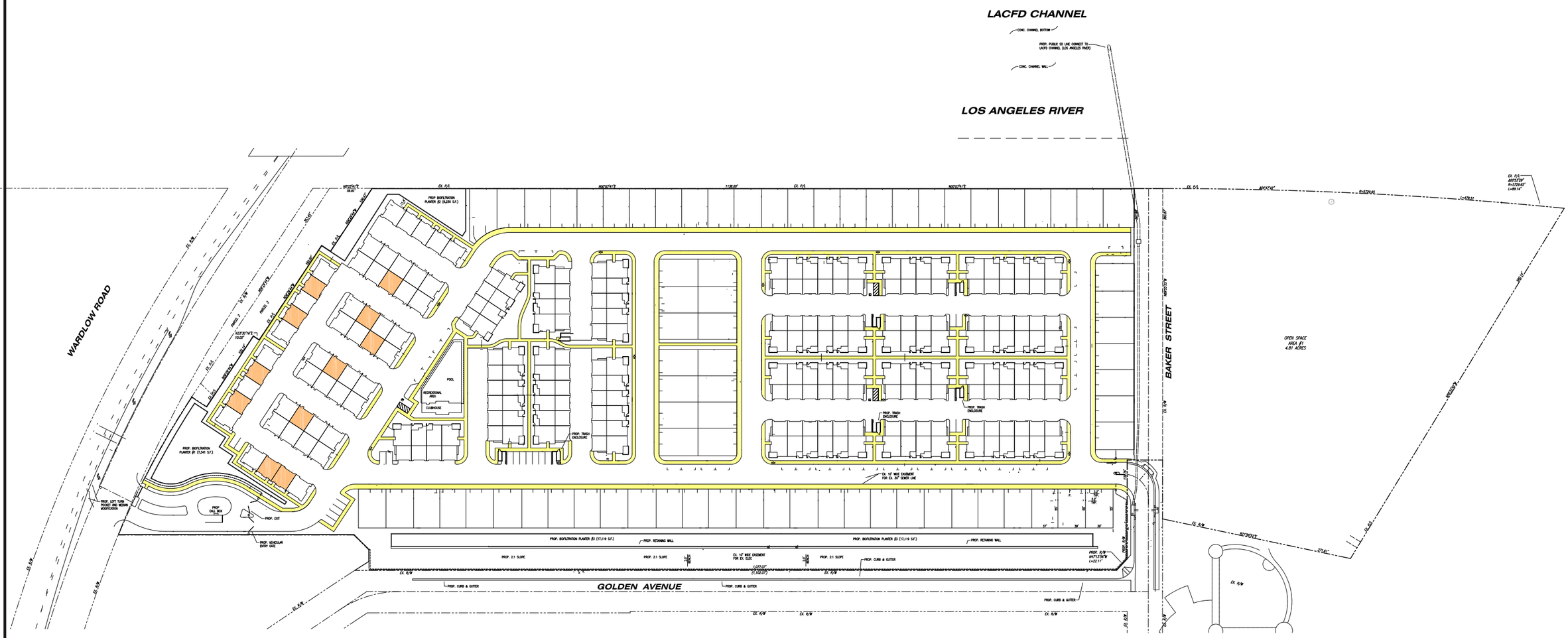
The applicant is requesting approval of a Zone Change, Vesting Tentative Tract Map, Street Vacation, Site Plan Review and Development Agreement to develop the proposed residential community. The proposed Project contains 226 detached and attached single-family units on approximately 15 acres of the 20-acre Project Site and a passive open space area on the remaining 5 acres as shown in **Figure A.3: Site Plan Map**. As described in **Table A.1: Summary of Proposed Development** and **Table A.2: Structure Development Summary**, the Project includes 74 detached single-family condominium units, 152 attached townhouse units, and 510 parking spaces for residents and guests. Of the 226 units proposed, 11 of the townhouses would be affordable housing units. All the buildings would be between 2- to 3-stories in height, with the exception of the 1- story clubhouse. The proposed density is 14.6 dwelling units (DU)/acre.

The Project would locate 28 of the 74 detached single-family condominium units around the east edge of the property fronting Golden Avenue. The detached single-family condominium units would be 2-stories tall and would include 54-feet of biofiltration basin between the proposed condominiums and Golden Avenue. Landscaping would consist of a variety of flowering accent trees, evergreen trees, shrubs, and grass. The Project would also locate 25 detached single-family condominium units to the west abutting the Los Angeles River. Fifty-three of the 152 attached townhouse units would be located towards the southern portion of the property with 10 townhouse units placed along the southern edge fronting Wardlow Road. All attached townhouse units would be 3-stories tall. The remaining 21 detached single-family condominium units and 99 attached townhouse units would be located towards the center of the housing development.

The Project would set aside approximately 4 acres for streets and parking areas within the complex, including 452 off-street garage parking spaces, and 59 guest parking spaces, 3 of which would be Americans With Disability's (ADA) parking spaces.

The development would include a clubhouse, recreation area, and pool area composed of approximately 0.1 acres in the interior of the housing development and 0.8 acres of biofiltration basins distributed across the development site. The housing development area would have approximately 4 acres of combined common, passive, and sloped open areas.

North of the intersection of Baker Street and Golden Avenue is the proposed active open space area totaling approximately 5 acres. The active open space area would include a walking trail with parcourse exercise equipment, a look-out point, an open turf area that can accommodate a youth soccer field, a butterfly garden, and sitewide landscaping.



Legend:

- Affordable Housing Units
- Sidewalk

0 50 100 200

APPROXIMATE SCALE IN FEET

Long Beach RiverPark Residential Project

SOURCE: KHR Associates - March 2020

FIGURE **A.3**

Meridian Consultants

Site Plan Map

276-001-20

Table A.1
Summary of Proposed Development

Land Use	Area (Acres)
Developed Site Area	**15.53**
Single Family Detached	3.54
Multi-Family Detached	1.02
Multi-Family Attached	2.68
Clubhouses & Recreation Area	0.09
Streets and Parking Areas	3.94
Open Space Areas	0.37
Open Space (Passive) Areas	2.24
Open Space Slope	0.91
Biofiltration Areas	0.74
Active Open Space Site Area	**4.81**
Total Site Area	**20.34**

Table A.2
Structure Development Summary

Type of Structure	Number of Structures
Single Family Detached	74
Multi-Family Detached	53
Multi-Family Attached	99
Clubhouse	1
Total Number of Structures	**227**

Architectural Design

The development would feature three different styles of homes- Spanish Colonial, Italianate, and Santa Barbara. Each style would feature unique color schemes and decorative elements which complement each other and add to the overall character of the community. All homes would be 2- to 3-stories in height, with two- to four-bedrooms, and a single ground level two-car garage. The home sizes, including garage and courtyard and/or balcony, would range from approximately 1,500 square-foot (SF) to 2,400 SF. A list of materials included for each of the building type can be found in **Table A.3: Material List By Building Type**.

Table A.3:
Material List By Building Type

Multi-Family Detached	Multi-Family Attached	Detached Single-Family-Spanish Colonial	Detached Single-Family- Italianate	Detached Single-Family-Santa Barbara
• Concrete 'S' Roof Tile • Stucco • 6x6 Decorative Tile Accents • Cementitious 'Wood' Siding • Stucco Trim • Decorative Wood Brackets • Decorative Shutters	• Concrete 'S' Roof Tile • Stucco • Decorative Corbels • Cementitious 'Wood' Siding • Stucco Trim • Decorative Wood Brackets • Awning Shutters • Wood Posts • Wrought Iron Railing • Terracotta Tile	• Concrete 'S' Roof Tile • 6x6 Decorative Tile Accents • Stucco Over Foam Trim • Garage Door With Glass Panels • Decorative Shutters • Tile Accent At Gable Ends	• Concrete 'S' Roof Tile • Decorative Shutters • Stucco Over Foam Trim • Decorative Foam Corbels • Garage Door With Glass At Top Panel	• Concrete 'S' Roof Tile • Stucco Over Foam Trim • Decorative Outlookers • Decorative Foam Corbels • Garage Door With Glass At Top Panel • Decorative Shutters

Access

Two gated access points are proposed for the Project. Primary access would be provided from W. Wardlow Road with traffic signals used to facilitate safe traffic flow. An emergency access is proposed at the northeast corner of the complex, providing access at the intersection of Baker Street and Golden Avenue. The proposed circulation system within the complex is comprised of a looped roadway system with internal connections to each of the proposed residential housing units.

Pedestrian access would be provided through both primary and emergency entrances. A pedestrian path off of Wardlow Road would be provided through the north side of the primary entrance and connect to pedestrian paths throughout the residential complex. The sidewalks within the residential development would connect to the open space area, creating a seamless pedestrian connection between the residential complex and the recreational open space to the north.

Landscaping and Open Space

Landscaping would be incorporated throughout the developed site area and the Active Open Space area. The Active Open Space would include established walking trails, look-out points, a youth soccer field, a butterfly garden, and exercise equipment. Vegetation on site would utilize climate appropriate plants that are suitable to the California's Mediterranean climate. Various shrubs and 145 trees would occupy the Active Open Space area. The tree species in the park area

would compose of five different types of trees- California Sycamore, Chitalpa, Black Elder, Coast Live Oak, and Torrey Pine.

The residential development area would include approximately 4.36 acres of landscaping with approximately 375 trees planted throughout the development area. Vegetation within the condominium area would also utilize climate appropriate plants that are suitable to the Mediterranean climate. Ten different species make up the tree list for the condominium area and it includes Tipu Tree, Purple Orchid Tree, Magnolia, Marina Arbutus, Australian Wouldow, Brisbane Box, New Zealand Christmas Tree, Chanticleer Pear, Crape Myrtle, and N.C.N. (Majestic Beauty).

In combination, the Project would provide approximately 9.17 acres of landscaped area and open space, with an estimated 520 trees planted. Any on site trees or street trees removed during construction would be replaced in accordance with the City's Tree Maintenance Policy, LBMC Chapter 14.28 pertaining to street trees, and other applicable City requirements.

Project Construction and Scheduling

Project construction would cover approximately 44 months, beginning with site clearing starting in October 2022, followed by bioremediation from October 2022 to June 2023. Project grading would require the import of an estimated 43,468 cubic yards of soil starting from August 2023 and ending in December 2023. Wet and dry utility installation and street implementation would take place from December 2023 to July 2024. Lastly, construction of homes would take place from August 2023 to June 2026.

Necessary Approvals

The City of Long Beach has the principal responsibility for approving the Project. Approvals required for Project development may include, but are not limited to, the following:

1. Zone Change to remove the Horse (H) Overlay District
2. Zone Change from Commercial Storage (CS) and Single-Family Residential Standard Lot (R-1-N) to residential Planned Unit Development (RP)
3. Waiver of height standard for providing 5% Very Low Income Housing
4. Vesting Tentative Tract Map
5. Street Vacation for General Plan conformity
6. Site Plan Review
7. Development Agreement

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	☒ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☒ Hazards/Hazardous Materials	☒ Recreation
☒ Air Quality	☒ Hydrology/Water Quality	☒ Transportation
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities/Services
☒ Energy	☒ Noise	☐ Wildfire
☒ Geology/Soils	☐ Population/Housing	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

_____ _____

Signature Date

ENVIRONMENTAL IMPACTS. (Explanations for all answers are required):

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project: **Except as provided in Public Resources Code Section 21099, would the project:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Less Than Significant Impact. A significant impact regarding a scenic vista could occur if the Project were to introduce incompatible visual elements within a field of view containing a scenic vista or substantially blocked views of a scenic vista. Scenic vistas generally include panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest.

Scenic vistas afforded to the City include views of the Pacific Ocean and the Port of Long Beach to the south, distant views of the San Gabriel and San Bernardino Mountains to the north, and distant views of the Santa Ana Mountains to the east.

As such, the nearest scenic view is approximately 4.0 miles south of the Project Site including the Pacific Ocean coastline and the Port of Long Beach. Due to the distance of the Project Site to the coast, and the existing developments between the Project Site and the coast, the proposed Project would not be visible from the coastal areas. Given the surrounding topography, intervening development, and limited views under existing conditions, the Project would not have an adverse effect on scenic vistas. Therefore, impacts would be considered less than significant, and no mitigation measures are required.

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

Less Than Significant Impact. According to the Caltrans Scenic Highway Mapping System, there are no State-designated scenic highways near the Project Site. The nearest Eligible State Scenic Highway is State Route 1, located 7.3 miles to the southeast.[4] The Long Beach General Plan Mobility Element designates Ocean Boulevard as the closest scenic route, located 3.6 miles to the south of the Project Site. Views of Ocean Boulevard are distant and largely obstructed by surrounding developments.

4 Caltrans, Scenic Highway Mapping, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways/, accessed May 2020).

On a local scale, the Long Beach General Plan Urban Design Element designates the Los Angeles River as a scenic route as it provides a viewshed that is worthy of protection and enhancement, and also serves as a non-motorized trail.[5] The Project would be constructed directly east of the Los Angeles River, east of the existing trail. Although the Project has the potential to be visible from the Los Angeles River trail, views of the proposed residential development would be similar to current views of residences available from this trail along the Los Angeles River, and the Project would not substantially alter the existing views along the Los Angeles River.

With regard to scenic resources, there are no protected trees or rock outcroppings within the Project Site. The vegetation on the Project Site is dominated by non-native plant species, including ornamental trees. The removal of the trees on the site would occur in accordance with the City's Tree Maintenance Policy, which sets forth guidelines to administer Long Beach Municipal Code (LBMC) Chapter 14.28. Additionally, as part of the Project, the development would include approximately 9.17 acres of landscaped area and open space, with an estimated 520 trees planted throughout the site.

According to the Long Beach General Plan Historic Preservation Element, the Project Site does not contain historic resources and is not in a historic district.[6] Moreover, the Project Site and its surrounding area does not contain structures which would be eligible or designated as a historic resource under the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). As such, no features on the Project Site would be considered a scenic resource for purposes of this analysis. Therefore, the Project would not substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway and impacts to scenic resources would be less than significant.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐

Potentially Significant Impact. As previously discussed, the Project Site is located in an urbanized area with a General Plan designation of Founding and Contemporary Neighborhood (FCN). According to the City's General Plan Land Use Element, structures at the Project Site are limited to a height of 2-stories. 3-story buildings are proposed on the southern portion of the Project Site along W. Wardlow Road west of the main entry. Because and the height of buildings on the site is currently limited to 2 stories by the General Plan, additional analysis is required to determine the consistency of the Project with applicable zoning and regulations governing scenic quality.

5 City of Long Beach General Plan, Urban Design Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/lueude/urban-design-element-final-adopted-december-2019, accessed May 2020.

6 City of Long Beach General Plan, Historic Preservation Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/final-long-beach-historic-preservation-element_6-22-2010, accessed May 2020.

d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

Less Than Significant Impact. The Project Site is located in an urbanized area, with existing sources of light and glare. Construction of the Project would introduce construction vehicles and equipment during daytime hours that could potentially create glare for surrounding land uses. However, pursuant to Sections 8.80.202A through 80.202C of the Long Beach Municipal Code (LBMC), construction activities are prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Federal holidays, between the hours of 7:00 p.m. on Friday and 9:00 a.m. on Saturday and after 6:00 p.m. on Saturday, and any time on Sunday. These limits would reduce impacts from vehicle headlamps and any associated impacts to nighttime views during construction. Since proposed construction would be required to adhere to the timing restrictions laid out in the LBMC, no construction would occur at night when light would potentially be required. In addition, any lighting or generated glare during construction would be temporary.

Operation of the Project would not substantially increase lighting and glare in the surrounding area relative to existing levels. The Project Site is located in an existing residential area that includes single- and multi-family residences. The Project would include nighttime security lighting and general lighting associated with residential development within and outside the residential complex. Lighting fixtures would be aimed downwards to minimize glare. Operational lighting sources generated by the Project would be similar to and consistent with the surrounding uses in the area and would not adversely affect day or nighttime views. Additionally, non-glare materials would be used for the exterior of the housing structures and proposed facilities at the development. Non-glare materials would minimize the potential for glare to the extend feasible. Because the project would not generate substantial sources of light or glare, impacts would be less than significant.

2. AGRICULTURE AND FORESTRY 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	***Less Than Significant Impact with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No Impact. The Project Site is located 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.[7] The Project would not convert farmland to a non-agricultural use. No impacts would occur, and no mitigation measures are required.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Wouldiamson Act contract?	☐	☐	☐	☒

No Impact. 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.[8] The Project Site and surrounding area are not enrolled under a Wouldiamson Act Contract.[9] Therefore, the Project would not conflict with existing

7 California Department of Conservation, California Important Farmland Finder, https://www.conservation.ca.gov/dlrp/fmmp, accessed May 2020.

8 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.

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

zoning for agricultural uses or a Wouldiamson Act Contract. No impacts would occur, and no mitigation measures are required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

No Impact. 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.[10] 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) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact. 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact. 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 non-agricultural or non-forest use. No impacts would occur, and no mitigation measures are required.

10 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.

3. AIR QUALITY

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

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plan?	☒	☐	☐	☐

Potentially Significant Impact. The Project Site is located within the 6,700-square-mile South Coast Air Basin (Basin). Within the Basin, the South Coast Air Quality Management District (SCAQMD) is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, particulate matter less than ten microns in size [PM10], and particulate matter less than 2.5 microns in size [PM2.5]). The SCAQMD's 2016 Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development and the environment. With regard to future growth, SCAG has prepared the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (2020–2045 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2020– 2045 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area.

Construction and operation of the Project would result in an increase in stationary and mobile source air emissions. As a result, Project development could conflict with, or obstruct implementation, of the AQMP. Additional analysis is required to determine whether the Project would conflict with or obstruct implementation of the AQMP.

b) 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?	☒	☐	☐	☐

Potentially Significant Impact. Construction and operation of the Project would result in the emission of air pollutants in the Basin, which is currently in nonattainment of both federal and State air quality standards for ozone and PM2.5, as well as nonattainment for State air quality standards for PM10. Therefore, implementation of the Project could potentially contribute to air quality impacts, which could

cause a cumulative impact when combined with other existing and future emissions sources in the area. Additional analysis is required to determine the whether the Project would result in a cumulatively considerable net increase of PM2.5 or PM10.

c) Expose sensitive receptors to substantial pollutant concentrations? ☒ ☐ ☐ ☐

Potentially Significant Impact. The Project would contribute to regional and localized air pollutant emissions from the Project Site during construction (short-term) and operation (long-term). Some population groups, including children, the elderly, and acutely and chronically ill persons (especially those with cardio-respiratory diseases) are considered more sensitive to air pollution than others. The SCAQMD CEQA Air Quality Handbook provides examples of typical sensitive receptors, including long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Sensitive receptors in the Project vicinity include multi-family residences. Additional studies would be conducted to address any exposure of sensitive receptors to pollutant concentrations and potential need for mitigation measures. Additionally, the Project Site is bound by Interstate 405 to the north and W. Wardlow Rd. to the south. The proximity to these existing highways and roadways could pose a potential risk to sensitive receptors. Additional studies would be prepared to assess any potential health risks. Additional analysis is required to determine whether the Project would expose sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Less Than Significant Impacts. No objectionable odors are anticipated as a result of either remediation, construction, or operation of the Project. Specifically, Project construction would involve the use of conventional building materials typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people.

Bioremediation activities on-site were undertaken in response to the Consent Decree issued in 2002, under the oversight of the City of Long Beach Department of Health and Human Services, Division of Hazardous Materials (LBDHHS). The bioremediation activities would continue to ensure all contamination on-site are removed prior to construction of the project. These ongoing bioremediation activities would continue from the efforts started in 2002, no increase in odors is anticipated as the bioremediation activities continue to be carried out. Additionally, as the site conditions improve, any and all odors on-site should decrease overtime.

With respect to operation of the Project, according to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not involve these types of uses. The residential uses proposed typically generate odors from vehicles, trash receptacles, and activities such as outdoor barbecues. These activities are consistent

with existing residential uses in surrounding neighborhoods and is not expected to significantly degrade overall residential experience. All trash receptacles would be contained, located, and maintained in a manner that promotes odor control and would not result in substantially adverse odor impacts. Because of this, operational activities from the Project would not pose a significant odor exposure for nearby residents.

Construction and operation of the Project would also comply with SCAQMD Rules 401 and 403 regarding visible emissions violations, as well as SCAQMD Rule 402, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.[11,12]

Based on the analysis provided, the Project would not create objectionable odors affecting a substantial number of people during either construction or operation of the Project, and impacts would be less than significant.

11 SCAQMD, Visible Emissions, Public Nuisance, and Fugitive Dust, http://www.aqmd.gov/home/rules-compliance/compliance, accessed June 2020.

12 SCAQMD, Rule 402, Nuisance, http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf, accessed June 2020.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☒	☐	☐	☐

Potentially Significant Impact. The Project Site consists of disturbed vacant land previously used to treat water generated by oil production activities in the area. The site is subject to ongoing disturbance related to testing and remediation of the existing contamination of soil on the site and for vegetation clearance. A preliminary biological survey of the site was conducted on May 19, 2020.[13] Due to the long history of site disturbance and ongoing disturbance, the site is dominated by nonnative, plant species, with a few native plants, representing five species, observed at the time of the survey. The native plants present were blue elderberry (Sambuccus nigra), mulefat (Baccharis salicifolia), whiteflowered nightshade (Solanum douglasii), saltwort (Salicornia sp.), and telegraph weed (Heterotheca grandiflora). The remainder of the site is occupied by nonnative plant species and a few likely remnants of landscaping in the form of trees. Many of the species present are halophytes or salt-tolerant plants indicating that the soils on-site may have originated as dredge materials from the LA River channel when the area was within the tidally influenced area and salt-water intrusion was occurring. A few other are commonly associated with standing water or stream courses that may be the result of the use of portions of the site as holding ponds for water being treated. A list of plant species found on site can be found in **Table 4.1: Native Plants**, **Table 4.2: Non-Native Trees**, **Table 4.3: Non-Native Grasses and Mustards**, **Table 4.4: Wildlife Species**, and **Table 4.5: Bird Species.**

The remainder of the site is occupied by nonnative plant species, the majority of which are weedy, including the non-native tree species shown in **Table 4.2** that are likely the remnants of previous landscaping

The remainder of the plants found on the site were nonnative weedy species including several grasses and mustards, as shown in **Table 4.3**.

Table 4.1
Native Plants

Common Name	Species Name
Blue Elderberry	Sambuccus nigra
Mulefat	Baccharis salicifolia
White-Flowered Nightshade	Solanum douglasii
Saltwort	Salicornia sp.
Telegraph Weed	Heterotheca grandiflora

Source: Biological Resources Constraints Analysis, Biological Assessment Services, May 19, 2020.

Table 4.2
Non-Native Trees

Common Name	Species Name
Eucalyptus	Eucalyptus sp.
Peruvian Pepper	Schinus molle
California Fan Palm	Washingtonia filifera
Canary Island Palm	Phoenix canaryensis
Brazilian Pepper	Schinus teribenthifolia

Source: Biological Resources Constraints Analysis, Biological Assessment Services, May 19, 2020.

Table 4.3
Non-Native Grasses and Mustards

Common Name	Species Name
Fountain Grass	Pennisetum setaceum
Hare Barley	Hordeum leporinum
Red Brome	Bromus maditensis rubens
Ripgut Brome	B. Diandrus
London Rocket	Sisymbrium irio
Wild Radish	Raphanus satiivus
Redstem Filaree	Erodium cicutarium,
Storksbill	E. Botrys
Dwarf Nettle	Urtica urens
Yellow Sweetclover	Meliotus indicus
Cheeseweed	Malva parviflora
Russian Thistle	Salsola kali

Flax-Leaved Fleabane	Erigeron bonariensis
Brass-Buttons	Cotula australis
Five-Hook Bassia	Bassia hyssopifolia
Prickly Lettuce	Lactuca serriola
Tree Tobacco	Nicotiana glauca

Source: Biological Resources Constraints Analysis, Biological Assessment Services, May 19, 2020.

Due to the lack of vegetation on the site, relatively few wildlife species were observed. A list of wildlife species observed during the survey can be found in **Table 4.4** which identifies the common wildlife species encountered during biological survey of the site.

Table 4.4
Wildlife Species

Common Name	Species Name
Western Fence Lizard	Sceloporus occidentalis
California Ground Squirrel	Otospermophilus beecheyi
Raccoon	Procyon lotor
Striped Skunk	Mephitis
Virginia Opossum	Didelphis virginiana
Coyote	Canus latrans

Source: Biological Resources Constraints Analysis, Biological Assessment Services, May 19, 2020.

Additionally, seven bird species were identified during the field survey, as shown in **Table 4.5**.

Table 4.5
Bird Species

Common Name	Species Name
Audubon's Warbler	Setophaga auduboni
House Finch	Haemorhous mexicanus
Mourning Dove	Zenaida macroura
Anna's Hummingbird	Calypte anna
American Kestrel	Falco sparverius
Western Meadowlark	Sturnella neglecta
Killdeer	Charadrius vociferus

Source: Biological Resources Constraints Analysis, Biological Assessment Services, May 19, 2020.

The meadowlarks were present in large migratory flocks but are not likely to nest or reside on the site. The remaining species are local breeders and may nest on-site. There are likely other avian species that utilize the site, among the most common of which are likely California towhee, American crow, and bush tit. None of these species are considered particularly sensitive and none are specifically protected by State or federal law. However, as identified in the **Appendix A:** *Biological Resources Constraints Analysis*, a review of the Community Natural Diversity Database (CNDDB) identifies 124 biological resources listed as sensitive and reported in the area contained in the 9 USGS quadrangle topographic maps containing the site and the surrounding area. Of these sensitive species, 23 are listed as threatened or endangered. Additionally, the Crotch's bumblebee is a State Candidate for listing as Endangered. Since the Project would develop the 20 acre site and modify the existing vegetation, including trees which may be used as nesting habitat, additional analysis is required to determine the potential impact of the Project on sensitive species.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒

No Impact. The Project Site and adjacent areas do not contain any riparian or other sensitive natural communities. The Los Angeles River located adjacent to the western edge of the Project Site is channelized with concrete banks and does not support any riparian habitat. No adverse impact to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Department of Fish and Wildlife would occur as a result of Project development or operation.[14,15] No impact would result and no mitigation measures are required.

c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States or California, as defined by § 404 of the federal Clean Water Act or California Fish & Wildlife code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

Less Than Significant Impact. No wetlands protected under federal or State law exist on the Project Site. The nearest jurisdictional wetland area is located approximately 365 feet to the west within the Los Angeles River.[16] The Project would not discharge dredged or fill material into the Los Angeles River during construction or operation in accordance with Section 404 of the federal Clean Water Act. Any

14 California Department of Fish and Wildlife, https://wildlife.ca.gov/Data/GIS/Map-Services, accessed May 2020.

15 United States Department of Fish and Wildlife, the Information, Planning, and Consultation System, https://www.fws.gov/ipac/, accessed May 2020.

16 U.S. Fish & Wildlife Service, National Wetlands Inventory, https://www.fws.gov/wetlands/data/mapper.html, accessed June 2020.

materials removed on-site would be hauled to an off-site location for proper disposal and treatment. Movement of soil on-site would be contained within the Project Site through use of stormwater BMPs and in accordance with the SWPPP BMPs outlined within the permit. Therefore, no soil or solid waste would impact the wetland area. Additionally, the Project would not divert, obstruct, or change the natural flow of the Los Angeles River and no materials would be taken from the streambed in accordance with California Fish and Wildlife code Section 1600. As previously mentioned, this section of the Los Angeles River is channelized by concrete and contains no materials from the natural and original streambed. Lastly, all stormwater runoff on-site would be captured by built in stormwater systems and the 0.8 acres of biofiltration areas on-site. Based on the *Preliminary Drainage Study*, no substantial change in the peak discharge of runoff would result from the Project. (**Appendix B**).

Based on the analysis provided, construction and operation of the proposed residential units would not result in a substantial adverse effect to wetlands protected under federal or State law through diversion, obstruction, disposal, or changes to the river and no materials would be removed from the river. As such, potential impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act would be less than significant, and no mitigation measures are required.

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? ☒ ☐ ☐ ☐

Potentially Significant Impact. The City of Long Beach General Plan Conservation Element does not identify any significant wildlife resources within the Project Site.[17] The Project Site consists of disturbed vacant land surrounded by existing residential development and urban infrastructure. As discussed in **Question 4.a**, the site contains existing vegetation and trees that may be used for nesting and nursery sites by bird species. Additional analysis is needed to determine the potential impact of the Project on wildlife species.

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

No Impact. The City does not have tree policies or ordinances governing trees or other biological resources on private properties. Accordingly, the Project would not conflict with local policies or ordinances protecting trees on private properties. In the event a removal of any street trees are required for the removal in accordance with the City's Tree Maintenance Policy for street trees, which sets forth guidelines to administer Long Beach Municipal Code (LBMC) Chapter 14.28. Therefore, the Project would not conflict with local policies or ordinances protecting biological resources. No impacts would occur, and no mitigation measures are required.

17 City of Long Beach General Plan, Conservation Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/1973-conservation-element, accessed May 2020.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved State, regional, or local habitat conservation plan?	☐	☐	☐	☒

No Impact. A *Biological Resources Constraints Analysis* (**Appendix A**) was prepared that included review of the CNDDB. Neither the CNDDB nor the City's General Plan identifies any approved habitat conservation plans that include the Project Site or surrounding areas. The Project Site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the Project would not conflict with the provisions of any habitat conservation plans, and no mitigation measures are required.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☒	☐	☐	☐

Potentially Significant Impact. CEQA Guidelines Section 15064.5 defines a historic resource as one that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources; (2) included in a local register of historical resources (pursuant to PRC Section 5020.1(k)); or (3) identified as significant in an historical resources survey (meeting the criteria in PRC Section 5024.1(g)). Additionally, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered "historically significant" by the lead agency if the resource meets the criteria for listing on the California Register of Historical Resources.

The Project Site is not identified by the City of Long Beach General Plan Historic Preservation Element as a historical resource and is not in a historic district.[18] Based on a records search conducted by the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, included as part of the *Cultural Resources Inventory Records Search* or **Appendix C** of this Initial Study, no historical or prehistoric resources were identified. The Project Site consists of disturbed vacant land previously used to treat water from oil production in the area and does not contain any existing buildings or structures. Remnants of the water treatment facility previously located on the site, and demolished within the last 10 years, remain on the site. Additionally, a review of historic topographic maps and aerial photographs indicates that West Baker Street had been constructed by 1930 with the water treatment facility built on the southern portion of the property in the 1950s or early 1960s. Additional analysis is required to determine if the site contains any features with historic significance.

18 City of Long Beach General Plan, Historic Preservation Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/final-long-beach-historic-preservation-element_6-22-2010, accessed May 2020.

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

Potentially Significant Impact. CEQA Guidelines Section 15064.5(a)(3)(D) defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important to prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community.

The Project Site is not identified by the City of Long Beach General Plan Historic Preservation Element as containing any archaeological resources. The cultural resources records search included the area of a quarter-mile radius around the Project Site, for the purpose of identifying any known cultural resources within the vicinity of the Project Site. This records search included a review of the Office of Historic Preservation Archaeological Determination of Eligibility, the Office of Historic Preservation Directory of Historic Properties Data File, and a literature review by the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

The records search indicated that the Project Site has been developed since the 1950s and no prehistoric or historical archaeological resources have been previously identified on the site.[19] However, remnants of the water treatment facility previously located on the site, and demolished within the last 10 years, remain on the site. Additional analysis is required to determine if the site contains any features with archaeological significance.

c) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated. The Project would require excavation and grading of an estimated 43,468 cubic yards for placement of building footings and foundations. Thus, there is a possibility of encountering human remains within native soils. Accordingly, impacts with regard to archaeological resources and the discovery of human remains would be potentially significant. However, this impact would be mitigated to a less than significant level with implementation of **Mitigation Measure (MM) CUL-1** set forth below.

19 City of Long Beach General Plan, Historic Preservation Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/final-long-beach-historic-preservation-element_6-22-2010, accessed May 2020.

Mitigation Measure

The following mitigation measure is proposed to reduce potential impacts to archaeological resources to a less than significant level:

MM CUL-1: If human remains are encountered unexpectedly during ground-disturbing activities, work in the affected area and the immediate vicinity shall be halted immediately. The construction manager at the Project Site shall be contacted and shall notify the County Coroner. If the County Coroner determines the remains to be Native American, the Archaeologist and Native American monitor shall then be contacted, if they are not on-site at the time, as well as the responsible lead agency of the discovery, who in turn shall notify the Native American Heritage Commission. Disposition of the human remains and any associated grave goods shall be in accordance with California Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.91 and 5097.98. The Archaeologist and the Native American monitor, with the concurrence of the City, shall determine the area of potential impact and the timing when construction activities can resume. Preservation of the remains in place shall be considered as a possible course of action by the Project Applicant, the City, and the Most Likely Descendent.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐

Potentially Significant Impact. The Project would involve construction of 226 units over an estimated construction duration of 44 months. Construction activities and operation of the Project would require additional energy resources. Additional analysis is required to determine the potential for environmental impacts to result from the energy consumption that would be associated with the Project.

b) Conflict with or obstruct a State or local plan for renewal energy or energy efficiency?	☒	☐	☐	☐

Potentially Significant Impact. The Project would involve the construction of 226 housing units which would require the use of energy resources on site during construction and operation. The site is currently vacant and does not use energy resources in its current state. Therefore, the Project would require additional energy use. Additional analysis is required to determine if the Project would conflict with or obstruct a State or local plan for renewal energy or energy efficiency.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause 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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

Less Than Significant Impact. Ground rupture or displacement occurs as a fault breaks the ground surface during a seismic event, this hazard is usually anticipated to occur along pre-existing faults during an earthquake.

The Project Site is not located within a currently designated State of California Earthquake Fault Zone (formerly Alquist-Priolo Special Studies Zones) for surface fault rupture, see *Geohazards Report* included as **Appendix D**. The Alquist Priolo Earthquake Fault Zoning Act requires the California Geologic Survey to zone "active faults" within the State of California. An "active fault" refers to faults that has exhibited surface displacement within Holocene time or within the last 11,700 years. Surface displacement within this timeframe displays the active nature of the fault, hence constituting a potential hazard to structures that may be located across it. Essential service structures are required to be set-back at least 50 feet from an active fault. The active fault set-back distance is measured perpendicular from the dip of the fault plane. Based on review of existing geologic information, no known active faults project through or toward the site. The nearest mapped active fault trace is the Newport-Inglewood fault zone located approximately 0.18 mile to 0.37 mile east of the Project Site. The potential for surface rupture resulting from the movement of nearby major faults, or currently unknown faults, is considered low.

Based on this information, the Project would have a less than significant impact exposing people or structures to adverse effects involving rupture of a known earthquake fault. No mitigation measures are required.

ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

Less Than Significant Impact. The Project Site is situated in a seismically active region as is the case for most areas of Southern California. Ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the project, seismic activity associated with active faults can be expected to generate moderate to strong ground shaking at the site. The closest active fault is the Newport-Inglewood Fault Zone which is located approximately 0.18 mile to 0.37 mile east of the Project Site. Additional active faults influencing the area include the Whittier Fault and the Puente Hill Blind Thrust Fault.

Newport Inglewood Fault: The Newport-Inglewood fault zone boundary is located approximately 0.18 mile to 0.37 mile east of the Project Site. The Newport-Inglewood fault system is approximately 66 km long on shore and extends northwest from Huntington Beach through Long Beach to Culver City and the Cheviot Hills. The Newport-Inglewood fault continues offshore to the southeast of Huntington Beach and makes landfall in La Jolla as the Rose Canyon fault. The Newport-Inglewood fault is considered to be active and capable of producing a maximum moment magnitude (Mw) 7.1 earthquake.

The active Newport-Inglewood fault zone dominates the geologic structure in the Long Beach area. The northwest-trending Newport-Inglewood fault zone exhibits surface geomorphic features including low eroded scarps along side-stepping fault segments and a series of northwest trending elongated low hills and mesas that extend from Newport Bay in Orange County northwestward to Beverly Hills. The major fault segments of the Newport-Inglewood fault zone in the Long Beach area include the Cherry Hill fault, Pickler fault, Northeast Flank fault, Reservoir Hill fault and Seal Beach fault. The orientation of these fault segments is generally attributed to right-lateral, strike-slip
faulting at depth.

Whittier Fault: The mapped trace of the Whittier Fault is located approximately 16 miles northeast of the Project Site in the Puente Hills. The revised official map for the La Habra Quadrangle effective November 1, 1991, shows the Whitter Fault traces located northeast of the site in the Puente Hills to be zoned as an active fault trace with potential for surface fault rupture. The Whitter Fault is considered capable of producing a magnitude Mw 6.8 earthquake.

Puente Hills Blind Thrust: The Puente Hills Blind Thrust has been interpreted to be approximately 42 km long and 19 km wide with a depth range of 3 km to 13 km below ground surface. The thrust fault dips northward from the Montebello Hills and Puente Hills beneath the San Gabriel basin. Paleoseismic studies of the Puente Hills Blind Thrust have indicated the occurrence of at least four large Mw 7.2 to 7.5 earthquakes on this fault during the past 11,000 years.

Subsurface Profile

The Project Site is located in the southeast portion of the Los Angeles Basin near the western end of Signal Hill. Previous grading and earthwork has been performed along the edges of the Project Site to create the fill embankments for the Los Angeles River Flood Control Channel to the west of the site and for support of the San Diego Freeway (Interstate 405) raised freeway level and embankments to the

north. The property is reported to be underlain by up to 26 feet of undocumented fill place during previous site grading and earthwork activities. The depth of undocumented fill varies across the Project Site and within the basins. The fill soils consist of fine-grained silty sand, sandy silts, silts, clayey silts and silty clays. The fill soils are underlain by non-marine and marine alluvial sediments that have gradually filled the coastal basin over time to form a broad coastal plain. Based on the exploratory soil borings and Cone Penetration Tests (CPTs), the native alluvial site soils consist of fine-grained, interbedded layers of sands, silty sands, sandy silts, silts, clayey silts and clays to the maximum explored depth of approximately 60 feet below ground surface (bgs).

The Project would increase the amount of development on-site, thereby increasing the number of residents on-site. However, all new developments in the state of California are required to conform to the current seismic design provisions of the California Building Code. The 2019 California Building Code incorporates the latest seismic design standards for structural loads and materials as well as provisions from the National Earthquake Hazards Reduction Program to reduce potential loss from earthquakes and ensure safety of residents on-site. Local seismic safety requirements contained in the Long Beach Building Standards Code, as well as the applicable recommendations provided in the geotechnical investigations are required by the City to minimize seismic-related hazards. Compliance with existing building codes and required studies during design and construction would reduce ground shaking hazards to future residents to a level of less than significant and would minimize the potential to expose people or structures to substantial risk, loss, or injury. No mitigation measures are required.

iii) Seismic-related ground failure, including liquefaction and lateral spreading? ☐ ☒ ☐ ☐

Less Significant Impact with Mitigation Measures Incorporated. A portion of the Project Site is in a liquefaction potential moderate area as found in the California Geologic Survey (CGS) and the City's General Plan Seismic Safety Element.[20,21] As mentioned previously, developments in California are required to conform to the current seismic design provisions of the California Building Code. The 2019 California Building Code incorporates the latest seismic design standards for structural loads and materials as well as provisions from the National Earthquake Hazards Reduction Program to reduce potential loss from earthquakes and ensure safety of residents on-site. Local seismic safety requirements contained in the Long Beach Building Standards Code, as well as the applicable recommendations provided in the geotechnical investigations required by the City to minimize seismic-related hazards. Compliance with existing building codes and required studies during design and construction would reduce ground shaking hazards to future residents. Additionally, recommendations from **Appendix D: Geohazards Report** would be incorporated as **MM GEO-1** to further reduce risk of loss and injury to people and structures. Implementation of **MM GEO-1** below would mitigate the potential impact of seismic-related ground failure, including liquefaction and lateral spreading to people and structures to a less than significant level.

20 California Geologic Survey, Earthquake Zones of Required Investigation, https://maps.conservation.ca.gov/cgs/EQZApp/app/, accessed May 2020.

21 City of Long Beach General Plan, Seismic Safety Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/seismic-safety-element_reduced, accessed May 2020.

Mitigation Measures

The following mitigation measure is proposed to reduce potential impacts to risk, loss, or injury to people and structures based on seismic-related ground shaking, including liquefaction and lateral spreading to a less than significant level:

MM GEO-1: A site specific geotechnical investigation with subsurface exploration, soil sampling, laboratory testing and engineering analyses should be performed prior to project design to further evaluate the subsurface soil condition and potential geologic hazards for residential development. It is proposed to coordinate the site grading work with implementation of environmental mitigation measures. Geotechnical recommendations and mitigation measures for site development shall then be provided for site clearing, grading, over-excavation and recompaction, environmental mitigation, vapor membranes, foundation designs, corrosion and pavement designs. The geotechnical consultant should then review the plans and specifications as the project design progresses. Such review is necessary to identify design elements, assumptions, or new conditions which require revisions or additions to the geotechnical recommendations.

The project geotechnical consultant should then be present to observe conditions during grading and construction. Geotechnical observation and testing should be performed as needed to verify compliance with project specifications and building codes. Additional geotechnical recommendations may be required based on subsurface conditions encountered during construction.

iv) Landslides? ☐ ☐ ☒ ☐

Less Than Significant Impact. Topography on the Project Site and surrounding areas is relatively flat. Fill slope embankments for the Los Angeles River channel embankment are located along the west side of the Project Site and along the north side of the property along the San Diego Freeway (Interstate 405). These engineered fill slope embankments range from 20 to 25 feet in vertical height. No earthquake-induced landslide areas are shown on the Earthquake Zones of Required Investigation – Long Beach Quadrangle by the California Geologic Survey for the Project Site. In the absence of significant ground slopes, the potential for seismically induced landslides to affect the proposed site is considered to be very low (see **Appendix D**). Therefore, less than significant impacts would occur, and no mitigation measures are required.

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

Less Than Significant Impact. Development of the Project would require grading, limited excavation to support the building foundations, and other construction activities that have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. However, construction activities would occur in accordance with erosion control requirements, including grading and dust control measures, imposed by the City pursuant to grading permit requirements. Specifically, Project construction would comply with the Long Beach Building Standards Code (LBMC Title 18), which requires necessary permits, plans, plan checks, and inspections to ensure that the Project would reduce erosion effects. In addition, as part of the plan check requirements, the Project would be required to have a stormwater management program, including a Storm Water Pollution Prevention Plan (SWPPP)

pursuant to NPDES permit requirements. As part of the SWPPP, BMPs would be implemented during construction to reduce sedimentation and erosion levels to the maximum extent possible. Based on compliance with regulatory requirements, including the implementation of BMPs, impacts from construction would be less than significant, and no mitigation measures are required.

According to the *Preliminary Drainage Study* (**Appendix B**), the stormwater from the Project would be collected by an on-site drainage system that would connect into a proposed City of Long Beach maintained storm drain system that discharges into the Los Angeles River. Since the stormwater would eventually discharge into a tidally influenced portion of the Los Angeles River, no erosion or negative downstream impacts are projected. Based on the analysis provided, impacts from operation would be less than significant, and no mitigation measures are required.

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?	☐	☒	☐	☐

Less Significant Impact with Mitigation Measures. As discussed above, in Response to **Questions 6.a.iii**, the Project would be located in an area susceptible to seismic-related ground failure, including liquefaction and lateral spreading. The Project Site is not located in an area designated by the City or State as being prone to landslides. The Project Site is within a land subsidence area caused by oil extraction.[22] Compliance with existing building codes and required studies during design and construction would reduce ground shaking hazards to future residents including lateral spreading, subsidence, liquefaction or collapse., Implementation of **MM GEO-1** would mitigate the potential impact of lateral spreading, liquefaction and subsidence, assuring that all proposed structures and facilities on the Project Site are adequately supported. With the implementation of **MM GEO-1,** impacts from geologic unit or soil that is unstable would be less than significant.

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

Less Than Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. According to **Appendix D**, exploratory soil borings and Cone Penetration Tests (CPTs) show the native alluvial site soils consist of fine-grained, interbedded layers of sands, silty sands, sandy silts, silts, clayey silts and clays to the maximum explored depth of approximately 60 feet below ground surface (bgs). The near surface soils consist predominantly of cohesionless soils such as sand, silty sand, and sandy silt that are generally medium to very dense. Cohesive soils such as clayey silt and silty clay are present but less dominant in these surficial deposits. The consistency of these units is described as ranging from stiff to hard.[23] As

22 USGS, Areas of Land Subsidence in California, https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html, accessed May 2020.

23 City of Long Beach General Plan, Seismic Safety Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/seismic-safety-element_reduced, accessed May 2020.

such, impacts from expansive soils would be less than significant, and no mitigation measures are required.

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? ☐ ☐ ☐ ☒

No Impact. The Project Site is located within a community served by existing sewage infrastructure. Therefore, wastewater generated by the Project would be accommodated via connections to the existing sewage infrastructure located in the Project area. An 8-inch sewer main would connect the on-site system at the Project Site to an existing 30-inch sewer main. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. The Project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems, and no mitigation measures are required.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☒ ☐ ☐ ☐

Potentially Significant Impact. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. PRC Section 5097.5 specifies that any unauthorized removal of paleontological remains is a misdemeanor. Furthermore, California Penal Code Section 622.5 includes penalties for damage or removal of paleontological resources.

Based on a records search conducted by the Natural History Museum of Los Angeles County (NHMLA) (See **Appendix E**), there are no fossil localities that lie directly within the boundaries of the Project Site. However, the records search indicates that within the Project area, there are fossil localities nearby from the same sedimentary deposits that occur in the proposed Project area, either at the surface or at depth. Excavations into older Quaternary deposits and underlying units may well encounter significant fossils.

The nearest fossil locality from these deposits is from LACM IP 424, located near Interstate 405 and Atlantic Boulevard, approximately 1.1 miles southeast of the Project Site. This location produced invertebrates at unknown depths. The next closest fossil locality, LACM VP 4129, located near 223rd Street and Alameda Street, approximately 1.3 miles west of the Project Site, produced fossil specimens of proboscidea and camelidae, at depths of approximately 24 feet below ground surface (bgs). Further to the west, near Carson Street and Alameda Street, approximately 1.4 miles northwest of the Project Site, LACM VP 3319 produced a specimen of a fossil mammoth at a depth of 30 feet bgs. The furthest fossil locality, LACM VP 3660, located near Clover Street and Pixie Avenue, approximately 2.4 miles northeast of the Project Site, produced a specimen of a fossil mammoth at a depth of 19 feet bgs.

The Project would involve ground disturbing activities during construction and additional analysis is needed to determine the potential for impacts to paleontological resources.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐

Potentially Significant Impact. Greenhouse gas (GHG) emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere and are referred to as greenhouse gases since they have effects that are analogous to the way in which a greenhouse retains heat. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of GHG emissions and establish targets and emission reduction strategies for GHG emissions in California.

Construction

During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., carbon dioxide [CO2], methane [CH4], and nitrous oxide [N2O]). Furthermore, CH4 is emitted during the fueling of heavy equipment. Construction duration for the Project would be approximately 44 months.

Operation

Transportation associated with the operation of the Project and the private vehicles operated by the new residents of the Project would result in GHG emissions from the combustion of fossil fuels in daily automobile trips. Additionally, energy usage including electricity and natural gas would also result in GHG production, in electricity's case if the electricity is generated using a method that produces GHG. California's water conveyance system is also energy-intensive. The Project would install efficient irrigation and plumbing systems in compliance with City Municipal Code, Title 21 Zoning, Chapter 21.42 Landscaping Standards. Solid waste generated by the Project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste and produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH4 from the anaerobic decomposition of organic materials. CH4 is 25 times more potent a GHG than CO2. However, many materials in landfills do not

decompose fully and the carbon that remains is sequestered in the landfill and not released into the atmosphere.

These construction and operational activities associated with the Project would generate human activity-related greenhouse gas emissions. Additional analysis, including preparation of a quantified estimate of greenhouse gas emissions that would be generated by construction and operation of the Project, is needed to determine the significance of the Project greenhouse gas emissions.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☒ ☐ ☐ ☐

Potentially Significant Impact. As discussed above, construction and operational activities associated with the Project would generate human activity-related greenhouse gas emissions. Additional analysis of the consistency of the Project with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases, is needed to determine the significance of the Project's greenhouse gas emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact. The types and amounts of hazardous materials that would be used in connection with the Project would be typical of those used during construction of residential developments, including vehicle fuels, paints, oils, and transmission fluids. Similarly, operation and maintenance of the proposed residential Project would not involve the routine transport, use, or disposal of hazardous materials. Materials used by the operation and maintenance of the Project would be similar to those found in common household projects such as surface and floor cleaning products utilized for routine janitorial cleaning procedures. All potentially hazardous materials to be used during construction and operation of the Project would be contained, stored, and used in accordance with manufacturers' instructions and handled in accordance with all applicable standards and regulations, including but not limited to, those set forth by the federal and State Occupational Safety and Health Acts. Any associated risk would be adequately reduced to a less than significant level through compliance with these standards and regulations. Impacts would be less than significant and no mitigation measure is required.

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

Potentially Significant Impact.

Construction

Construction of the Project would involve the temporary use of hazardous materials including vehicle fuels, oils, and transmission fluids. Such use which could pose risks to construction workers or lead to soil and groundwater contamination, if not properly stored, used, or disposed. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short term or one time in nature. Project construction workers would be trained in safe handling and hazardous materials use.

Additionally, the use, storage, transport, and disposal of construction-related hazardous materials and waste would be required to conform to existing laws and regulations. These include the Hazardous Material Transportation Act, the Resource Conservation and Recovery Act, the California Hazardous Waste Control Act, Certified Unified Program Agency (CUPA), and the California Accidental Release Prevention Program. As required by law, notification to Underground Service Alert would be made. Prior to construction an attempt to coordinate with the owners/operators of high priority underground lines would be made in order to avoid damage to high-pressure pipelines and natural gas/petroleum pipelines in the area. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur. For example, if a spill or leakage of petroleum products occurs during construction activities, it would be immediately contained, the hazardous material identified, and the impacted area would be remediated in compliance with applicable State and local regulations for the cleanup and disposal of that contaminant.

The Project Site was previously used to treat production water from oil wells. The Remedial Action Plan (RAP) indicates that there are residual pollutants in the subsurface and potential for additional subsurface features. As the proposed remediation activities would involve excavation and disturbance of on-site soil, there is a potential for the accidental release of these materials into the environment or groundwater. Further analysis is required to determine the potential for accidental release of these materials.

Operation

Operation of the residential Project would not create a significant hazard to the public or the environment and would not emit hazardous emissions. Routine maintenance and upkeep of the residential development would involve handling of small quantities of hazardous materials for activities including cleaning and local upgrades. However, as discussed in Question 9a, handling of such materials would follow manufacturer's instructions and properly stored when not in use. Therefore, potential impacts associated with upset or accident conditions would be less than significant.

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

No Impact. The nearest school to the Project Site is Los Cerritos Elementary, located approximately 0.35 mile to the northeast. Therefore, the Project Site would not emit hazardous emissions or handle hazardous materials within a quarter mile of a school. No impacts would occur, and no mitigation measures are required.

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

Potentially Significant Impact. California Government Code Section 65962.5 specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. While Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the DTSC, the State Water Resources Control Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions or extensive investigations are planned or have occurred. The database provides a listing of federal Superfund sites, State response sites, voluntary cleanup sites, and school cleanup sites.

The EnviroStor database is maintained by California Department of Toxic Substances Control (DTSC) and provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. The State Water Resource Control Board (RWQCB) maintains the GeoTracker database which manages sites that impact, or have the potential to impact, water quality in California. The GeoTracker database includes sites that require cleanup, are under current investigation/remediation, or have been closed with a status not requiring further investigation.

The Project Site is identified in two listings. The Project Site used to operate as a water treatment facility for treating produced water recovered during oil well production. This operation continued from 1926 to 1998. During this time, the land was owned by Oil Operators Inc. Because of presence of hazardous materials during the water treatment operation an evaluation of the site and the subsequent remediation effort was initiated in the 1980s. In 1996 a Preliminary Assessment (Re-assessment) was completed under a U.S. EPA grant. The site does not qualify for further remedial site assessment under Comprehensive Environmental Response, Compensation, and Liability Act. The City enforced the remediation of the site under the supervision of RWQCB and requires additional site soil assessment and groundwater assessment prior to redevelopment. The primary COCs associated with the on-site releases are oil, concentrations of lead, and arsenic (See **Appendix F: Document Review- Remedial Action Plan**).

In July 2011, Oil Operators Inc. conducted a soil gas survey under the direction of the Regional Board. The survey included the Project Site and extended into the Wrigley Heights residences as far east as Maine Avenue. The survey found that benzene vapors were present below the ground in some Wrigley Heights areas near Golden Avenue. The levels of benzene found presented no immediate risks to human health. To address any potential for long-term human health impacts, the Regional Board directed Oil

Operators Inc. to install and operate a soil vapor extraction (SVE) system. A SVE system reduces the risk of vapor intrusion by depressurizing the subsurface below the impacted areas. Additionally, SVE removes the contaminants from the soil by applying a vacuum and creating a controlled air flow. The gas leaving the soil is treated aboveground to remove the contaminants, and then released into the air in accordance with applicable air quality regulations. Oil Operators Inc. installed an SVE system and operated it from September 2012 to September 2014.

After further review of data from the investigations performed by Oil Operators Inc., the Regional Board determined that the benzene present underneath the ground in the residential neighborhood originates from a BP pipeline release along Golden Avenue. West Coast Products LLC, ARCO, and ARCO Terminal Services Corporation (collectively BP) previously owned and operated petroleum pipelines that extend beneath Golden Avenue in Long Beach, California, to the west of the Wrigley Heights residences. On June 1, 2013, Tesoro bought the pipelines, and assumed responsibility for assessment and remediation activities related to them.

The Regional Board issued BP a tentative clean-up and abatement order (CAO) on April 26, 2013, and a CAO on September 19, 2014. The order requires BP (now Tesoro) to assume the responsibility of soil vapor intrusion mitigation for the Wrigley Heights residences. At this time, Tesoro has taken over soil vapor mitigation activities from Oil Operators Inc. A new SVE aboveground treatment compound owned and operated by Tesoro to treat the extracted vapors has been constructed on the Project Site; no new extraction wells are planned for construction at this time. Tesoro resumed soil vapor extraction activities with their new system in the beginning of April 2015. An additional soil, soil vapor, and groundwater investigation has been completed by Tesoro, and the investigation report is under review. A human health risk assessment has been prepared and reviewed by the Office of Environmental Health Hazard Assessment. The Regional Board is currently directing additional actions to address the areas of concern.

Previous operations from the Project Site resulted in discharges of contaminants into the subsurface, including volatile organic compounds. Volatile organic compounds are chemical compounds found in cleaning solvents and other products, and used in industrial operations. Due to the listing of the Project Site on available hazardous waste tracking databases, and its proximity to other listed sites, further analysis is required to determine the potential for significant hazards 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 or excessive noise for people residing or working in the project area? ☐ ☐ ☐ ☒

No Impact. The Project Site is not located within a two-mile vicinity of an any private airstrip and is not within an airport land use plan or an airport influence area. Therefore, the Project would not expose residents or workers to safety hazards or excessive noise associated with airport or private air strip

operations. The closest airport is the Long Beach Municipal Airport, located 2.1 miles east of the Project Site.[24] No project impact would occur and no mitigation measures are required.

f) Substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

Less Than Significant Impact. As discussed in the City's General Plan Public Safety Element, emergency response and emergency evacuation in the City is based on the availability of through streets, multiple access routes, and bridges. The City's Emergency Operations Plan (August 2015) outlines the City's emergency response organization and policies. This plan also identifies ways in which the City and its residents can minimize risk and prevent loss from natural hazard events. Emergency events addressed in this plan include those associated with earthquakes, flooding, windstorm, tsunamis, public health events, technological and human-caused events, and drought.

During Project construction, the majority of construction activities would be confined to the Project Site itself; however, limited off-site infrastructure improvements may require some construction activities in adjacent street rights-of-way. As such, some partial lane closures adjacent to the Project Site, including on W. Wardlow Road, Golden Avenue, and Baker Street, may occur. However, these closures would be temporary in nature and both directions of travel on area roadways would be maintained so as not to physically impair access to and around the Project Site. The contractor would collaborate with the City on any partial road closures to maintain access for emergency services. Therefore, impacts related to emergency response and evacuation plans associated with construction of the Project would be less than significant.

Design of the Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. The Project would include two access points on-site and would comply with LBMC Section 503.2.1 of Chapter 5 to include unobstructed width of not less than 26 feet for planned, internal roadways and an unobstructed vertical clearance of 15 feet. Compliance with this Section would ensure access is available for emergency services. In terms of existing external roadways, the Project does not include any changes to any public or private roadways that would interfere with the City's Emergency Operations Plan or another adopted emergency response plan or emergency evacuation plan. Further, the Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. Access to and from the Project Site for emergency vehicles would be reviewed and approved by the Long Beach Fire Department (LBFD) as part of the Project approval process to ensure the Project is compliant with all applicable codes and ordinances for emergency vehicle access. Impacts related to interference with an emergency response plan are considered less than significant. No mitigation is required.

24 County of Los Angeles, Airport Land Use Commission, http://planning.lacounty.gov/assets/upl/project/aluc_airport-long-beach.pdf, accessed May 2020.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

No Impact. Wildland fires occur in geographic areas that contain the types and conditions of vegetation, topography, weather, and structure density susceptible to risks associated with uncontrolled fires that can be started by lightning, improperly managed camp fires, cigarettes, sparks from automobiles, and other ignition sources.

The Project Site is located in a developed area where wildfire is not considered a likely risk to people or structures. The Project is not designated in or in the vicinity of a State Responsibility Area (SRA) or Local Responsibility Area (LRA) fire hazard severity zone as mapped by the California Department of Forestry and Fire Protection.[25] The SRA is the area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within city boundaries or in federal ownership. The LRA is the area where local governments have financial responsibility for wildland fire protection. In addition, the Project Site and the surrounding areas do not include brush- and grass-covered areas typically found in areas susceptible to wildfires. Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death from wildland fires and no impact would occur. No mitigation measures are required.

25 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.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐

Potentially Significant Impact.

Construction

During construction of the Project, particularly during the grading and excavation phases, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coatings, lubricants, and fuel could also occur. Therefore, Project-related construction activities could potentially result in adverse effects on water quality. However, as Project construction would disturb more than one acre of soil, the Project would be required to obtain coverage under the NPDES Construction General Permit (Order No. 2009-0009-DWQ, as well as its subsequent amendments 2010-0014-DWQ and 2012-0006-DWQ) pursuant to NPDES requirements. In accordance with the permit requirements, a SWPPP would be developed and implemented during construction of the Project. The SWPPP would set forth BMPs, including erosion control, sediment control, non-stormwater management, and materials management measures, to minimize the discharge of pollutants in stormwater runoff. In addition, the Applicant would be required to comply with all applicable City grading permit regulations, including implementation of appropriate measures, plans, and inspections to reduce sedimentation and erosion. Furthermore, BMPs such as sandbag barriers, earthen drainage dikes, swales, and/or sediment traps during construction would help ensure that existing drainage patterns are maintained.

Construction activities such as earth moving, maintenance/operation of construction equipment, and the handling, storage, and disposal of construction materials could contribute to pollutant loading in stormwater runoff. On-site watering activities to reduce airborne dust also could contribute to pollutant loading in runoff. The main pollutant of concern during construction would be sediment or soil particles that could become detached by water and wind. However, as noted above, the Project Applicant would prepare and implement a SWPPP that would specify BMPs to target pollutants of concern and reduce or eliminate pollutants in stormwater discharges. In addition, as discussed further below, any temporary dewatering system(s) would treat groundwater prior to

discharge to the public storm drain system, as authorized by a NPDES General Permit issued by the LARWQCB and a storm drain connection permit issued by the City of Long Beach Department of Public Works.

Through compliance with NPDES requirements and local regulations, including the implementation of BMPs, construction of the Project would not result in discharges that would violate any water quality standards or waste discharge requirements. As such, construction related impacts to surface water quality would be less than significant.

Operation

Operation of the Project would introduce sources of potential stormwater pollution that are typical of residential uses (e.g., cleaning solvents, pesticides for landscaping, and petroleum products associated with circulation areas). Stormwater runoff from precipitation events could potentially carry urban pollutants into municipal storm drains. However, the Project would comply with current National Pollutant Discharge Elimination System (NPDES), which regulates discharges into surface waters, and Los Angeles County MS4 permit regulations pertaining to the retention of erosion and detention of site runoff into storm drains and receiving waters and include storm water Low Impact Development (LID) Best Management Practices (BMPs). Additionally, Chapter 18.74 of the LBMC regulates the implementation of the LIDs and BMPs for projects in the City. Compliance with these requirements would reduce potential impacts to local storm water drainage facilities to a less than significant level.

Remediation

As discussed in **Section 9: Hazards and Hazardous Materials**, due to the operational history and identified COCs associated with ground water quality, there are ongoing soil remediation activities on the site as well as continued plans for future remediation. The Project has the potential to discharge sediment and pollutants to storm drains and receiving waters, thereby leading to a potential water quality impact. This impact is potentially significant and additional analysis to determine significance is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Less Than Significant Impact. The major aquifers beneath Long Beach are known as the 400-foot Gravel, the 200-foot Sand, and the Gaspur Zone.[26] These aquifers have a capacity for storing approximately 30 million acre-feet of water. The Project would involve construction of residential buildings with minimal excavation. As discussed in **Section 19: Utilities and Service Systems**, water supply requirements associated with the Project would not deplete local groundwater supplies. Therefore, a less than significant impact would occur.

26 City of Long Beach General Plan, Conservation Element, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/1973-conservation-element, accessed August 2020

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(i) Result in substantial erosion or siltation on- or off-site? ☐ ☐ ☒ ☐

Less Than Significant Impact. No streams or rivers traverse the Project Site, which is disturbed and largely flat. The nearest river to the Project Site is the Los Angeles River, located approximately 120 feet west of the Project Site. This section of the Los Angeles River is a concrete lined channel and the Project would not involve any alteration of this channel.

Development of the Project would require grading, limited excavation to support the building foundations, and other construction activities that have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. However, construction activities would occur in accordance with erosion control requirements, including grading and dust control measures, imposed by the City pursuant to grading permit requirements. Specifically, Project construction would comply with the Long Beach Building Standards Code (LBMC Title 18), which requires necessary permits, plans, plan checks, and inspections to ensure that the Project would reduce erosion effects. In addition, as part of the plan check requirements, the Project would be required to have a stormwater management program, including a Storm Water Pollution Prevention Plan (SWPPP) pursuant to NPDES permit requirements. As part of the SWPPP, BMPs would be implemented during construction to reduce sedimentation and erosion levels to the maximum extent possible.

A analysis *Conceptual LID BMP Calculations* (**Appendix G**) assessed the feasibility of infiltration, capture and use, and/or biofiltration BMPs of the first flush. Infiltration along with Capture & Use was determined to be infeasible due to potential soil contamination from historic site use by oil companies and the open status as a cleanup site on the State's GeoTracker website. Biofiltration planters (flow through planters) were determined to be feasible for management of the residential portion of the Project's water quality design volume. The proposed residential area is divided into three drainage management areas that are collected by catch basins with each drainage area discharging to a flow through planter for biofiltration of the water quality design volume. A small portion, 902 square feet, of the driveway off Wardlow Road would drain off-site untreated. The open space area at the northern portion of the site is approximately six percent impervious, walk area that drains into the adjacent landscaping. Once treated, the Project's stormwater would be directed to a proposed city storm drain system that discharges into the Los Angeles River. The Project Site in total is 62 percent impervious and 38 percent pervious and provides 30,916 square feet of biofiltration of the required 30,574 square feet (**Appendix G**).

Based on the above and compliance with regulatory requirements, including the implementation of BMPs, impacts would be less than significant.

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

Less Than Significant Impact. The implementation of the Project would result in a total of 62 percent impervious and 38 percent pervious surfaces, thus potentially increasing the amount and/or rate of surface runoff.

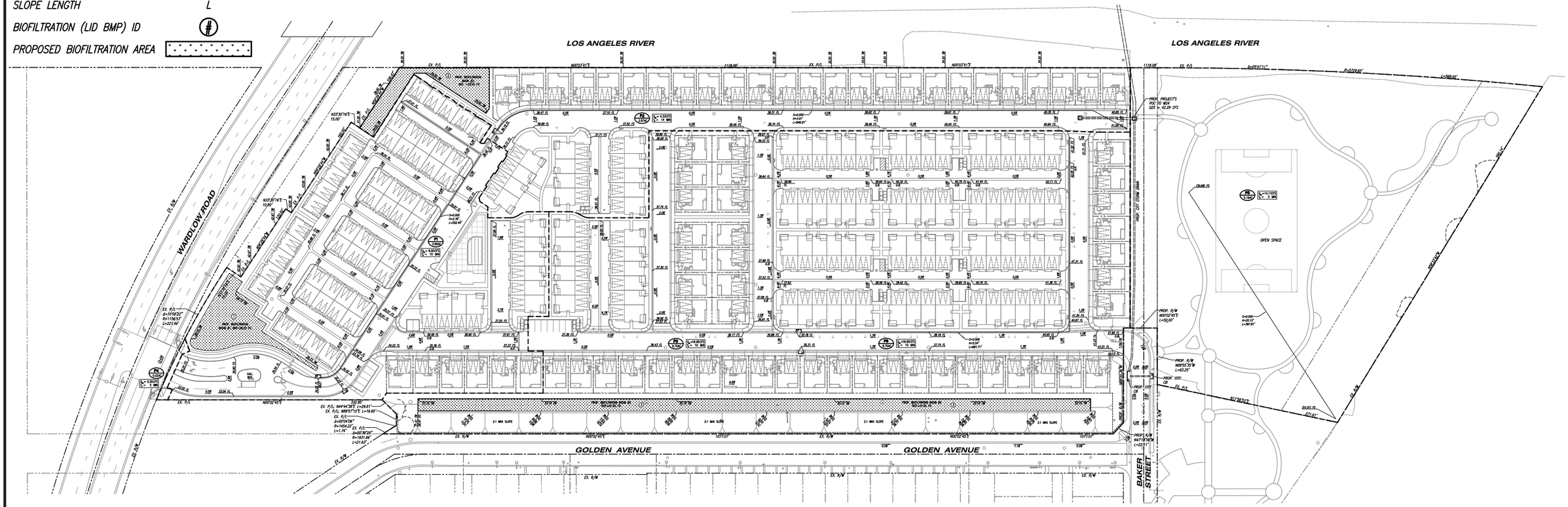
According to FEMA's Flood Insurance Rate Map (FIRM) Map Number 06037C1964F, effective since September 26, 2008, the Project Site is not located in a designated 100-year flood hazard area.[27] Per the FEMA FIRM Map, the Project Site is located in Zone X, which includes areas determined to be outside the 0.2 percent annual chance floodplain (500 year floodplain) and areas of one percent annual chance flood (100 year floodplain) with average depths of less than one foot or with drainage areas less than one square mile.

According to the Preliminary Drainage Study (**Appendix B**), the Project Site is divided into five subareas. Stormwater runoff in each of the proposed subareas (P1 through P3) would be collected by private on-site catch basins that drain to the subarea's respective biofiltration planter (flow through planter) for treatment. Filtered and high flows are directed from the biofiltration planters to a private storm drain network that would connect to a new City storm drain line located within a portion of the vacated Baker Street near at the intersection with the westerly on-site private road. Subarea P5 is mostly vegetated open space that is collected by area drains that connect to the new City storm drains within the vacated Baker Street. Two City catch basins would be constructed in the right-of-way of Baker Street near the site's entrance to collect runoff from a portion of Golden Avenue and Baker Street that currently drains into the Project Site. The catch basins would be collected by a new proposed City storm drain main that runs westerly through the Project Site and discharges into the Los Angeles River. Subarea P4 is a small portion of the Project Site's entrance that would sheet flow untreated into the right-of-way of Wardlow Road.

27 Federal Emergency Management Agency, "FEMA Flood Map," https://msc.fema.gov/portal/home, accessed August 2020.

LEGEND

DRAINAGE AREA BOUNDARY	
DRAINAGE AREA ID DRAINAGE AREA	# 0.00AC
RUNOFF TIME OF CONCENTRATION	Q_{25} = XXXCFS T_c = X.XXMIN
FLOW PATH	
SLOPE	S
SLOPE HEIGHT	H
SLOPE LENGTH	L
BIOFILTRATION (LID BMP) ID	#
PROPOSED BIOFILTRATION AREA	



SOURCE: KHR Associates - April 2020

FIGURE **10-1**

Meridian Consultants

Proposed Hydrology

276-001-20

Table 10.1: Peak Runoff Existing Conditions and **Table 10.2: Peak Runoff Proposed Conditions** below summarize the results of the total peak runoff for the site. Implementation of the Project would decrease flow to a net total of 2.91 cubic feet per second (CFS).

Table 10.1
Peak Runoff Existing Conditions

Subarea	Flow Rate (CFS)
E1	1.76
E2	2.56
E3	8.86
E4	18.32
E5	13.75
Total	***45.25***

Source: Preliminary Drainage Study, KHR Associates, April 22, 2020.

Table 10.2
Peak Runoff Proposed Conditions

Outlet Point	Q_{25} (CFS)
P1	6.90
P2	4.33
P3	16.95
P4	0.05
P5	14.11
Total	***42.34***

Source: Preliminary Drainage Study, KHR Associates, April 22, 2020.

Therefore, impacts related to an increase in rate or amount of surface runoff in a manner which would result in flooding on- or off-site would be less than significant.

(iii) 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?	☐	☐	☒	☐

Less Than Significant Impact. As discussed in **Question 10.c.ii**, through the use of existing storm drains and the development of new City storm drains, the Project would not create or contribute runoff water

which would exceed the capacity of existing or planned stormwater drainage systems. Additionally, as seen in **Table 10.1** and **Table 10.2**, proposed conditions would decrease flow to a net total of 2.91 CFS.

With regard to providing substantial additional sources of polluted runoff, and as discussed in **Question 10.c.i**, a feasibility analysis for the Project was performed by the *Conceptual LID BMP Calculations* (**Appendix G**) for infiltration, capture and use, and/or biofiltration BMPs of the first flush. Infiltration along with Capture & Use was deemed infeasible due to potential soil contamination from historic site use by oil companies and the open status as a cleanup site on the State's GeoTracker website. Biofiltration planters (flow through planters) were chosen for management of the residential portion of the Project's water quality design volume. The proposed residential area is divided into three drainage management areas that are collected by catch basins with each drainage area discharging to a flow through planter for biofiltration of the water quality design volume. A small portion, 902 square feet, of the driveway off Wardlow Road would drain off-site untreated. The open space area at the northern portion of the site is approximately six percent impervious, walk area that drains into the adjacent landscaping. Once treated, the Project's stormwater would be directed to a proposed city storm drain system that discharges into the Los Angeles River. The Project Site in total is 62 percent impervious and 38 percent pervious and provides 30,916 square feet of biofiltration of the required 30,574 square feet (**Appendix G**). Therefore, the Project would not create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and a less than significant impact would occur.

(iv) Impede or redirect flood flows? ☐ ☐ ☒ ☐

Less Than Significant Impact. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM), The Project Site is in a Zone X flood hazard zone as designated by FEMA, indicating that the site is protected from 100-year floods by levees.[28] Therefore, impact would be less than significant. No mitigation measure would be required.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☒ ☐

Less Than Significant Impact. According to the FEMA FIRMs Map Number 06037C1955F, effective since September 26, 2008, the Project Site is not located in a designated 100-year flood hazard area.[29] Per the FEMA FIRM Map, the Project Site is located in a Zone X, which includes areas determined to be outside the 0.2 percent annual chance floodplain, areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. According to the same map, the Los Angeles River, which runs north to south along the west of the Project Site, is within Flood Zone A, defined as those areas with a one percent annual chance of flooding.

Tsunamis are large ocean waves caused by the sudden water displacement that results from an underwater earthquake, landslide, or volcanic eruption that affect low-lying areas along the coastline. The Project Site is located 1.4 miles north of the mapped tsunami inundation run up area from the Los

28 Federal Emergency Management Agency, FEMA Flood Map, https://msc.fema.gov/portal/home, accessed May 2020.

29 Federal Emergency Management Agency, FEMA Flood Map, https://msc.fema.gov/portal/home, accessed May 2020.

Angeles River flood channel, an area south of Willow Street. Seiches are large waves generated within enclosed bodies of water. Based on site locations away from lakes and reservoirs, seiches do not pose a hazard.

Additionally, according to the findings in the **Appendix D: Geohazards Report**, tsunamis and seiches do not pose a hazard at the Project Site. Based on this information, a less than significant impact would occur from a flood hazard, tsunami, pollutant release due to inundation from a seiche.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☒ ☐ ☐ ☐

Potentially Significant Impact. The Project would comply with all requirements of the City of LBMC related to water quality, the 2015 Urban Water Management Plan, the City's Stormwater Management Plan, and the City's Waste Discharge Requirements for Municipal Separate Storm Sewer System Discharges from the City of Long Beach (City of Long Beach MS4 Permit). Due to the increase in impervious surfaces, the Project would be required to implement post-construction BMPs to mitigate stormwater pollution during operation and prepare a LID Plan or equivalent, in compliance with the City of Long Beach LID BMPs Design Manual. Project construction and operation would not conflict with or obstruct implementation of a water quality control plans or sustainable groundwater management plans and a less than significant impact would occur.

As discussed in the **Question 10.a** above, Project remediation could have the potential to discharge sediment and pollutants. LARQWCB would also require a WQMP to be prepared and implement BMPs for site-specific runoff controls and treatments. Further analysis is needed to assess potential conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐

Less Than Significant Impact. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Less Than Significant Impact. 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% 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 though 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.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Less Than Significant Impact. 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.[30] The nearest active production well is located 0.5 miles east of the Project Site.[31] 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.[32] A less than significant impact would occur, and no mitigation measures would be required.

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?	☐	☐	☒	☐

Less Than Significant Impact. 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 area as classified by the California Geological Survey.[33,34] 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.

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

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

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

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

34 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. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐

Potentially Significant Impact. The Project Site is located within an urbanized area that contains various sources of noise and uses considered sensitive to noise levels. The predominate noise source in the vicinity is associated with vehicular traffic. Existing sensitive receptors include single-family and multi-family residential dwellings located east of Golden Avenue within 100 feet of the Project Site. During Project construction, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a temporary, short-term basis.

In addition, because the Project would introduce new residential uses and increase local density, noise levels from these uses would also increase. Furthermore, traffic attributable to the Project has the potential to increase noise levels along adjacent roadways.

Additional analysis of the changes in noise levels that would result from construction and operation of the Project is required to determine the significance of these changes and the consistency of the Project with the General Plan Noise Element and City Noise Ordinance.

b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐

Potentially Significant Impact. The Project may produce groundborne vibration or groundborne noise during construction of the Project. As discussed in **Question 9.a**, the Project Site is located within 100 feet of existing residential uses sensitive to noise levels. To accurately assess for the noise impacts of Project construction on the surrounding area, additional studies is needed to evaluate noise generating sources of the Project for conformance with City Noise Ordinances and the General Plan. The Project's proposed residential structures would not generate ground-borne vibration that could be felt at surrounding uses. The Project would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses.

Analysis of the changes in groundborne vibration or groundborne noise levels that would result from construction of the Project is needed to determine the significance of these changes and the consistency of the Project with the General Plan Noise Element and City Noise Ordinance.

c) For a project located within the vicinity of a private airstrip or 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. As described in **Question 9.e**, the Project Site is not located within a two-mile vicinity of an any private airstrip and is not within an airport land use plan or an airport influence area and would therefore not expose residents or workers to hazards associated with airport or private air strip operations. The closest airport is the Long Beach Municipal Airport, located 2.1 miles east of the Project Site.[35] Therefore, no project impact would occur and no mitigation measures is needed.

35 County of Los Angeles, Airport Land Use Commission, http://planning.lacounty.gov/assets/upl/project/aluc_airport-long-beach.pdf, accessed May 2020.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) 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)?	☐	☐	☒	☐

Less Than Significant Impact. 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.[36] Based on this average household size, the Project is expected to result in an increase of approximately 624 residents. 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.[37] 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.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Less Than Significant Impact. 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.

36 United States Census Bureau, City of Long Beach Quick Facts, https://www.census.gov/quickfacts/longbeachcitycalifornia, accessed May 2020.

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

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

Less Than Significant Impact. 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.[38] 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 impact fee, impacts with respect to fire protection services would be less than significant, and no mitigation measures are required.

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

Police protection? ☐ ☐ ☒ ☐

Less Than Significant Impact. 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.[39] 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.[40]

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.[41]

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.[42]

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.

Schools? ☐ ☐ ☒ ☐

Less Than Significant Impact. 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.[43] 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

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

40 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.

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

42 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.

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

3846 California Avenue, which serves grades 6th through 8th, and Polytechnic High School, located at 1600 Atlantic Avenue, which serves grades 9th through 12th.[44]

As show in **Table 15.1: 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.[45]

Table 15.1
Students Generated by the Project

School Level	School Students
Elementary School	45
Middle School	24
High School	33
Total	***102***

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

As shown in **Table 15.2: Projected Student Enrollment from Future Single-Family Units (2035)**, projected student enrollment for calendar year 2035. Table 15.3: Existing School Facilities Capacity and Student Enrollment shows enrollment for schools in the City is currently below capacity.[46]

Table 15.2
Projected Student Enrollment from Future Single-Family Units (2035)

School Level	Projected Student Enrollment
Elementary School	1,302
Middle School	687
High School	939
Total	***2928***

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

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

45 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.

46 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 15.3
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
Total	***82,305***	***74,577***	***7,728***

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.

Parks? ☐ ☐ ☒ ☐

Less Than Significant Impact. Recreational amenities in the City of Long Beach include 170 parks and 26 community centers, providing more than 3,100 acres of recreational space.[47] 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 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.[48]

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

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

48 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.

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.

Other public facilities? ☐ ☐ ☒ ☐

Less Than Significant Impact. 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 square feet 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, 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.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☒	☐	☐	☐

Potentially Significant Impact. Development of the Project would generate an estimated 624 residents and provide 5-acres of recreational open space. The open space would include walking trails, look-out points, a grass area available for use as a youth soccer field and for similar recreational activities, a butterfly garden, and exercise equipment. Additional analysis is required to determine the potential effects of the Project on existing parks and recreation facilities.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

Potentially Significant Impact. As discussed in **Question 16.a**, the Project would include the development of 5-acres of recreational open space. The open space would include walking trails, look-out points, a grass area available for use as a youth soccer field and for similar recreational activities, a butterfly garden, and exercise equipment. Additional analysis is required to determine the potential for impacts from development and use of this recreation open space area.

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐

Potentially Significant Impact. The City of Long Beach adopted the Mobility Element of the General Plan in October 2013. The Mobility Element establishes the vision, goals, policies, and implementation measures required to improve and enhance the City's local and regional transportation networks.[49] Additionally, the City of Long Beach published the updated Traffic Impact Analysis Guidelines (TIA Guidelines) in June 2020. The TIA Guidelines provide direction for reviews consistent with the General Plan Mobility Element vision and identify the suggested format and methodology that is generally required to be utilized in preparing traffic studies. A TIA is generally required when there is a potential for significant transportation impact under a local policy or CEQA.

Development of the Project would result in the generation of additional vehicular traffic in the area and the region. Additional analysis is required to determine the Project's consistency with existing programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐

Potentially Significant Impact. CEQA Guidelines section 15064.3, subdivision (b) describes specific considerations for evaluating a project's transportation impact. Generally, Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts. Per CEQA Guidelines section 15064.3, subdivision (b), a project's effect on automobile delay shall not constitute a significant environmental impact unless the proposed project is a transportation project affecting roadway capacity.

As mentioned previously, the City of Long Beach published updated TIA Guidelines in June 2020 which provide direction for review consistent with the General Plan Mobility Element and identifying the format and methodology that is generally required to be utilized in preparing traffic studies. A TIA is generally required when there is a potential for significant transportation impact under a local policy or CEQA.

49 City of Long Beach, General Plan- Mobility Element, October 15, 2013, http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/320615_lbds_mobility_element_web, Accessed January 26, 2021.

As noted in **Question 17.a**, development of the Project would result in the generation of additional vehicular traffic in the area and region and additional analysis is needed to determine the consistency of the Project with CEQA Guidelines section 15064.3, subdivision (b) related to Vehicle Miles Traveled (VMT) that will be generated by the Project.

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

Potentially Significant Impact. The Project proposes a new traffic signal at the primary entrance to the site on Wardlow Road and an emergency access would be provided at the intersection of Baker Street and Golden Avenue. The location of the proposed entrances and the proposed new traffic signal would require additional analysis to determine if increase hazards due to a geometric design feature or incompatible uses would occur. Additional studies is needed to determine the Project impacts on increasing hazards due to a geometric design feature or incompatible uses.

d) Result in inadequate emergency access? ☒ ☐ ☐ ☐

Potentially Significant Impact. To address fire and emergency access needs, the Project includes the establishment of an emergency access entrance in addition to the primary entrance and an established network of emergency vehicle access routes, which would connect to the existing street network. New fire lanes would be developed concurrent with housing development to ensure adequate emergency access is maintained throughout implementation of the Project. Future development projects under the Project would be required to incorporate all applicable design and safety requirements from the most current adopted fire codes, building codes, and nationally recognized fire and life safety standards of the City and LBFD, such as those outlined in Chapter 18.48 (Fire Code) of the City's Municipal Code, which incorporates by reference the 2016 California Fire Code. The City and LBFD would be responsible for reviewing Project compliance with related codes and standards prior to issuance of building permits. Review from the City's Department of Public Works would also be required for building plan check and traffic control plan review.

Additionally, during the building plan check and development review process, the City would coordinate with the LBFD and LBPD to ensure that the necessary fire prevention and emergency response features are incorporated into the Project, and that adequate circulation and access (e.g., adequate turning radii for fire trucks) is provided in the traffic and circulation components of the Project. However, as mentioned in **Question 17.a**, the Project would cause increased traffic in the local area and impacts on emergency access could potentially be significant. Additional analysis is needed to determine the effects of the Project impacts on emergency access.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☒	☐	☐	☐

Potentially Significant Impact. A records search was conducted, which included the Project Site and a quarter-mile radius, for the purpose of identifying any known cultural resources within the vicinity of the Project Site. The records search included a review of the Office of Historic Preservation Archaeological Determination of Eligibility, the Office of Historic Preservation Directory of Historic Properties Data File, and a literature review by the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

The records search indicated that the Project Site has been developed since the 1950s and historical archaeological resources may exist on site (**Appendix C**). Additional study is needed to determine the Project's effect on archaeological resources.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Potentially Significant Impact. AB 52 establishes a formal consultation process for California Native American as specified in AB 52, lead agencies must provide notice to tribes that are traditionally and

culturally affiliated with the geographic area of a Project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

AB 52 consultation letters were sent out on January 28, 2020, by the City to contacts on a list provided by the Native American Heritage Commission, and the 30-day period for responses ended on March 2, 2020. Copies of the AB 52 consultation letters are provided in **Appendix H** of this Initial Study. A request for consultation was received from the Gabrieleno Band of Mission Indians-Kizh Nation dated February 3, 2020. This letter can be found in **Appendix I** of this Initial Study. Due to the unusual circumstances surrounding the COVID-19 pandemic, an in-person consultation was not conducted. However, continuous consultation including phone calls and emails were conducted to ensure sufficient consultation took place.

In April 2020, the City received the *Protection of Tribal Cultural Resources (TCRs) Letter* including mitigation measures recommended by the Gabrieleño Band of Mission Indians—Kizh Nation. The letter can be found in **Appendix J** of this Initial Study. The Draft EIR will incorporate information from this consultation to determine the effect of the Project on TCRs.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water draining, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐

Potentially Significant Impact. Development of the Project would the extension of existing utility systems to the site. Additional analysis is needed to determine if construction of the utilities needed to serve the Project would result in any significant environmental effects.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐

Potentially Significant Impact. The proposed Project would increase water demand in the Cit. Additional analysis is needed to determine if the City's water supplies are sufficient to serve the Project and other projected growth.

c) 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?	☒	☐	☐	☐

Potentially Significant Impact. As discussed in **Question 19 a)**, Development of the Project would generate an estimated 624 residents and provide 5-acres of recreational open space. The additional residents to be generated by the Project and nearby multi-family developments would require additional utilities and resources that currently does not exist on the vacant Project Site. Therefore, additional analysis to determine the effect of the Project and other nearby housing projects on existing wastewater treatment facilities is needed.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local	☒	☐	☐	☐

infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. As discussed in **Question 19 a)**, Development of the Project would generate an estimated 624 residents and provide 5-acres of recreational open space. The additional residents to be generated by the Project and nearby multi-family developments would require additional utilities and resources that currently does not exist on the vacant Project Site. Therefore, additional analysis to determine the effect of the Project and other nearby housing projects on existing solid waste infrastructure and solid waste reduction goals is needed.

e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste? ☒ ☐ ☐ ☐

Potentially Significant Impact. Development of the Project would result in the generation of additional solid waste. Additional analysis is needed to determine the consistency of the Project with applicable solid waste statutes and regulations. generate an estimated 624 residents and provide 5-acres of recreational open space. The additional and regulations is needed.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less Than Significant Impact. 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.[50] 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.[51]

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.

50 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.

51 CALFIRE, FHSZ Viewer, https://egis.fire.ca.gov/FHSZ/, accessed May 2020.

b) 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? ☐ ☐ ☐ ☒

No Impact. As previously discussed, the Project Site is not in or near an SRA or LRA or lands classified as FHSZ.[52] 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) 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? ☐ ☐ ☐ ☒

No Impact. The Project Site is not in or near an SRA or LRA or lands classified as FHSZ.[53] 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) 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? ☐ ☐ ☐ ☒

No Impact. The Project Site is not in or near an SRA or LRA or lands classified as FHSZ.[54] 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.

52 CALFIRE, FHSZ Viewer, https://egis.fire.ca.gov/FHSZ/, accessed May 2020.
53 CALFIRE, FHSZ Viewer, https://egis.fire.ca.gov/FHSZ/, accessed May 2020.
54 CALFIRE, FHSZ Viewer, https://egis.fire.ca.gov/FHSZ/, accessed May 2020.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

Less Than Significant Impact with Mitigation Incorporated. As described in **Section 4: Biological Resources**, construction of the Project would occur over the entire Project Site which is currently vacant. As identified in the **Appendix A:** *Biological Resources Constraints Analysis*, a review of the Community Natural Diversity Database (CNDDB) identifies 124 biological resources listed as sensitive and reported in the area contained in the 9 USGS quadrangle topographic maps containing the site and the surrounding area. Of these sensitive species, 23 are listed as threatened or endangered. Additionally, the Crotch's bumblebee is a State Candidate for listing as Endangered. Since the Project would utilize the entire area of the 20-acre site and modify the existing vegetation, including trees which may be used as nesting habitat, additional analysis is required to determine the potential impact of the Project on the natural resources on-site.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the Project are combined with impacts from other development in the surrounding area to result in impacts that are greater than the impacts of the Project alone. Located within the Project vicinity are other current and reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. Specifically, the Long beach Riverlink project is directly west of the Project Site abutting the Los Angeles River. Additionally, the LA River Master Plan is currently in the planning phase and the draft plan was published on January 13, 2021. Impacts of the Project on both an individual and cumulative basis would be addressed in an EIR.

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

Potentially Significant Impact. As indicated by the analyses provided in this document, the Project could produce potentially significant impacts with regard to air quality, geology and soils, greenhouse gas emissions, hazardous waste, hydrology and water quality, land use and planning, noise, and transportation. As a result, these potential effects would be analyzed further in an EIR.

APPENDICES

Appendix A: Biological Resources Constraints Analysis

Appendix B: Preliminary Drainage Study

Appendix C: Cultural Resources Inventory Records Search

Appendix D: Geohazards Report

Appendix E: Natural History Museum Paleontological Resources Records Search

Appendix F: Document Review- Remedial Action Plan

Appendix G: Conceptual LID BMP Calculations

Appendix H: AB 52 Consultation Letters

Appendix I: Gabrieleno Band of Mission Indians- Kizh Nation: Request For Consultation

Appendix J: Protection of Tribal Cultural Resources (TCRs) Letter

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TERMS, DEFINITIONS, AND ACRONYMS

AB	Assembly Bill
ADA	Americans with Disabilities Act
af	acre feet
AQMP	Air Quality Management Plan
ARFVTP	Alternative and Renewable Fuel and Vehicle Technology Program
Bgs	below ground surface
BMPs	best management practices
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CAFE	Corporate Average Fuel Economy
CAO	Cleanup Abatement Order
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFS	cubic feet per second
CGS	California Geologic Survey
CH4	methane
CS	Commercial Storage
CO_2	carbon dioxide
COC	Contaminants of Concern
CNDDB	Community Natural Diversity Database

CPT	Cone Penetration Test
CUPA	Certified Unified Program Agency
DWQ	Division of Water Quality
DU	Dwelling Unit
DTSC	Department of Toxic Substances Control
FCN	Founding and Contemporary Neighborhood
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Safety Zone
FIRM	Flood Insurance Rate Map
GHG	greenhouse gas
I (I-)	Interstate freeway
JWPCP	Joint Water Pollution Control Plant
LACM	Natural History Museum of Los Angeles County
LARWQCB	Los Angeles Regional Water Quality Control Board
LBMC	Long Beach Municipal Code
LBDHHS	Long Beach Department of Health and Human Services
LBER	Long Beach Energy Resources Department
LBFD	Long Beach Fire Department
LBPD	Long Beach Police Department
LBWRP	Long Beach Water Reclamation Plant
LBUSD	Long Beach Unified School District
LBWD	Long Beach Water Department
LCWRP	Los Coyotes Water Reclamation Plant
LEED	Leadership in Energy and Environmental Design

LID	Low Impact Development
LRA	Local Responsibility Area
LUD	Land Use District
MET	Mental Evaluation Team
MMcf	millions of cubic feet
Mgd	million gallon per day
MRZ	Mineral Resource Zone
MWD	Metropolitan Water District
Mw	Magnitude
NHMLA	Natural History Museum Los Angeles
N2O	nitrous oxide
NPDES	National Pollutant Discharge Elimination System
$PM_{2.5}$	fine particulate matter
PM_{10}	inhalable particles, with diameters that are generally 10 micrometers and smaller
PRC	Public Resource Code
R-1-N	Single Family Residential Standard Lot
RAP	Remedial Action Plan
PUD	Planned Unit Development
RWQCB	Regional Water Quality Control Board
RTP	Regional Transportation Plan
SB	Senate Bill
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCAQMD	South Coast Air Quality Management District

SCCIC	South Central Coastal Information Center
SCS	Sustainable Communities Strategy
SRA	State Responsibility Area
SVE	Soil Vapor Extraction
SWAT	Special Weapons and Tactics
SWPPP	Stormwater Pollution Prevention Plan
TCR	Tribal Cultural Resources
TIA	Traffic Impact Analysis
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
USPS	United States Postal Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plans