
4.17 UTILITIES AND SERVICE SYSTEMS

This section evaluates the potential for impacts on utilities and service systems resulting from implementation of the Project and evaluates the existing and planned water supply and distribution systems, wastewater collection systems, stormwater collection, electric power, natural gas, solid waste, and telecommunications that would serve the Project.

4.17.1 SUMMARY OF PREVIOUS ENVIRONMENTAL DOCUMENTATION

MND for the Pacific Place Project

Water

The analysis of water service impacts in the MND concluded the capacity of the existing water supply system would be sufficient for the Prior Project's operational water demands, as well as existing and projected water demands in the City over the 2020-2040 period. The MND determined that a less than significant impact related to water facilities would occur, and no mitigation would be necessary.

According to the MND, the Prior Project Site is located in the LBWD water service area and that the agency's water supply substantially exceeded the foreseeable demand for water by the Prior Project. The MND concluded that the Prior Project's impact on the LBWD water supplies would be less than significant and no mitigation would be necessary.

Sewer/Wastewater

The MND reported that wastewater from the Project Site would be minimal and would be collected onsite through a series of proposed pipelines and conveyed to the City's sewer system via a connection to existing offsite sewer mains in Pacific Place. Wastewater would then be treated at either the Long Beach Water Reclamation Plant (LBWRP) or the Joint Water Pollution Control Plant (JWPCP) in the City of Carson (LBWD 2016). The MND determined that both treatment plants had adequate capacity to accommodate anticipated nominal wastewater flows from the Prior Project Site. The MND also described measures to ensure no leaking would occur and that no water would be introduced into the capped waste material. For these reasons, the MND determined that a less than significant impact would occur, and no mitigation measures would be required.

In addition, the MND found that sufficient wastewater treatment capacity was available in the Prior Project's region for the previously estimated wastewater generation. Therefore, the MND concluded that impacts associated with this threshold would be less than significant and no mitigation would be necessary.

Stormwater

The MND determined that development of the Prior Project would not increase the rate or amount of surface runoff; that the proposed stormwater detention systems and biofiltration systems would meet the City's capacity requirements; and that all existing and proposed drainpipes would be subject to inspection, and lining if necessary, to ensure no leakage would occur and no water would be introduced into the capped waste material. The MND concluded that because the Prior Project would accommodate anticipated storm water flow from the Prior Project Site, impacts related to the stormwater system would be less than significant impact and no mitigation measures would be required.

Electricity

The MND determined that all existing and proposed electrical facilities would be subject to inspection, and relocation if necessary, to ensure no disturbance or displacement of the capped waste material would occur. Due to the limited amount of electrical requirements for the Prior Project, the MND concluded that impacts related to the electrical distribution system would be less than significant and no mitigation would be required.

Natural Gas Service

The MND determined that all existing and proposed natural gas lines would be subject to inspection, and relocation if necessary, to ensure no disturbance or displacement of the capped waste material would occur. Due to the limited amount of natural gas requirements for the Prior Project, the MND concluded that impacts related to the natural gas distribution system would be less than significant and no mitigation would be required.

Solid Waste

In the analysis of impacts related to solid waste, the MND identified that even without future operation of the Olinda Alpha Landfill, which was scheduled for closure in 2021, and the estimated demand, there was sufficient solid waste disposal and incineration capacity in the region for the Prior Project's estimated solid waste generation. The MND concluded that the Prior Project's impacts on solid waste disposal capacity would be less than significant and would not require mitigation.

Additionally, the MND determined that the Prior Project would comply with statutes regulating solid waste disposal and diversion. Thus, the MND concluded that no significant impact would occur related to this threshold, and no mitigation measures would be necessary.

Telecommunications

The MND indicated that the project would be responsible for installing telecommunications lines onsite and connecting them to existing offsite lines. The MND also indicated that, as part of project construction, all existing and proposed telecommunications lines would be subject to inspection, and relocation if necessary, to ensure no disturbance or displacement of the capped waste material would occur. Therefore, the MND determined that impacts related to the telecommunications system would be less than significant and no mitigation would be required.

MND Mitigation Measures

No mitigation measures relating to utilities and service systems were adopted as part of the MND.

4.17.2 ENVIRONMENTAL SETTING

The following analysis is derived from the following reports:

- *Addendum to the Geotechnical Exploration Report, Evaluation of Loading on Existing Sewer Line, Proposed Self-Storage Facility, 3701 North Pacific Place, Long Beach California 90806*, prepared by Carl Kim Geotechnical, Inc. (CKG), dated July 21, 2021 (CKG 2021, included as Appendix G-2); and
- *Addendum No. 3 to the Geotechnical Exploration Report, Evaluation of Loading on a Storm Drain Line, Oil Wells, and Oil Pipeline, Proposed Self-Storage Facility, 3701 North*

Pacific Place, Long Beach California 90806, prepared by CKG, dated March 4, 2024 (CKG 2024, included as Appendix G-4).

A. Existing Conditions

Water

According to the 2020 Urban Water Management Plan (UWMP) adopted by the City in 2021, the Long Beach Water Department (LBWD) provides water to the City including the Project Site. LBWD relies on three sources for water supplies: groundwater produced from the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin (Central Basin); imported water purchased from the Metropolitan Water District of Southern California (MWD); and recycled water from the Long Beach Water Reclamation Plant (LBWRP) in the City of Long Beach. (LBWD 2021).

Existing water infrastructure within the vicinity of the Project Site includes an existing 8-inch water main located in Pacific Place. (LBWD 2022)

Sewer

The LBWD operates and maintains over 700 miles of sanitary sewer lines, safely collecting and delivering over 40 million gallons of wastewater per day to the Sanitation Districts of Los Angeles County for treatment (LBWD 2023). Existing sewer infrastructure in the area includes a Los Angeles County Sanitation District (LACSD) 30-inch sewer main, which bisects the Project site north to south (LACSD 2024). After being collected from the sewer main, wastewater would then be treated at either the Long Beach Water Reclamation Plant (LBWRP) managed by the LACSD or the Joint Water Pollution Control Plant (JWPCP) managed by and located in the City of Carson (LBWD 2021). The LBWRP has a capacity of 25 million gallons of wastewater per day (mgd) and average effluent flows in 2022 were approximately 11.39 mgd (LACSD 2022). The JWPCP has a capacity of 400 mgd and average wastewater flows in 2022 were 237.03 mgd. (LACSD 2022)

Stormwater

As discussed in Section 4.9, Hydrology and Water Quality, the Project Site is currently vacant, unpaved, and pervious. The Project Site currently does not have a permanent stormwater management system. There is an existing Caltrans manhole just outside of the southwest corner property line of the Project Site which connects to an existing 30-inch reinforced concrete pipe (RCP). This existing 30-inch RCP is a Caltrans owned and maintained storm drain line which carries stormwater southwest from the manhole through the adjacent LACFD property to the LA River. There is also a 30-inch RCP which runs northeast from the offsite Caltrans manhole partway across the Project Site. However, there are no stormwater inlets on the Project Site or offsite to capture the Project Site's stormwater and direct it to the onsite RCP or offsite Caltrans system. Prior to the Surcharge Activities undertaken in late 2020 through early 2021 (see Chapter 3, Project Description), the stormwater that collected on the eastern portion of the Project Site generally flowed towards the adjacent private property to the east, which is at a lower elevation. Stormwater that collected on the western portion of the Project Site generally flowed west toward the LA River. The existing site hydrology is illustrated further in Section 4.9, Hydrology and Water Quality, on Exhibit 4.9-1, Existing Hydrology.

Before commencing the Surcharge Activities, as required by the California State Water Resources Control Board (SWRCB)'s Construction General Permit and the Project's Soil Management Plan (SMP), the Applicant prepared and submitted to the SWRCB a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP), which was approved by the SWRCB and is available online in the SWRCB's Stormwater Multiple Application and Report Tracking System

(SMARTS) system (Waste Discharge Identification [WDID] number 4 19C391158). In accordance with the SWPPP, sediment basins, silt fences, check dams, fiber rolls, berms, and other Best Management Practices (BMPs) were implemented onsite to prevent stormwater from carrying sediment offsite and eroding onsite materials. As required by the SWPPP, this prior grading work and related improvements directed the stormwater to the sediment basins, where the stormwater was collected to prevent further runoff, ensuring that the Construction General Permit water quality standards were met. Because the Surcharge Pile remains onsite as of the preparation of this EIR, the SWPPP measures are required to be maintained and remain in place.

Electricity

Southern California Edison (SCE) provides electricity to the City including the Project Site. SCE's service area spans much of southern California from Orange and Riverside counties on the south to Santa Barbara County on the west to Mono County on the north (PlaceWorks 2019). Total electrical consumption in SCE's service area was 106,080 gigawatt-hours (GWh) in 2015 and is forecasted to increase to 120,780 GWh in 2028 for the mid-demand scenario (PlaceWorks 2019). One GWh is equivalent to one million kilowatt-hours.

Natural Gas

The Long Beach Gas & Oil Department (LBGO) provides natural gas service to approximately 500,000 residences and businesses in Long Beach and Signal Hill, including the Project Site. Natural gas is delivered through a network of over 1,800 miles of pipelines built and maintained by the Engineering and Construction Bureau. This bureau also designs and installs new natural gas pipelines, monitors gas pressure, flow, and quality, and provides response to gas pipeline emergencies (Long Beach 2013). Existing natural gas infrastructure within the vicinity of the Project Site includes multiple existing gas lines ranging from 8 to 12 inches in diameter located in Pacific Place. (LBWD 2022)

Telecommunications

Verizon California provides land line telephone service for the Project Site. Frontier and Spectrum provide cable television service on and near the Project Site. Existing facilities are located in the developed areas surrounding the Project Site, and an existing telephone line is located just north of Pacific Place.

Solid Waste

Solid waste collection services are provided by the City's Environmental Services Bureau and the City is also a member of the LACSD. Based on available disposal reporting data from the California Department of Resources Recycling and Recovery (CalRecycle) it was estimated that the annual tonnage of solid waste generated by all sources in the City in 2019 was 318,891 tons per year (CalRecycle 2019).

A majority of the City's solid waste is sent to the Southeast Resource Recovery Facility (SERRF), a publicly owned solid waste management facility located at 120 Pier South Avenue in the City of Long Beach. This facility is owned by the SERRF Joint Powers Authority (JPA) and is operated by Covanta Long Beach Renewable Energy Corporation. The SERRF is a refuse-to-energy transformation facility that reduces the volume of solid waste it receives by approximately 80 percent using mass burn technology. Residential and commercial solid waste is combusted in high temperature boilers to produce steam, which in turn is used to run the turbine generator to produce electrical energy (Long Beach 2019).

The SERRF receives the greatest tonnage of solid waste of all disposal sites located within the City. Solid waste from the existing uses in the City is collected and trucked to the SERRF where it is processed. The SERRF performs “front-end” and “back-end” recycling by recovering items such as white goods (i.e., large appliances) prior to incineration and collection of metals removed from the boilers after incineration. Each month, an average of 825 tons (1,878,338 pounds) of metal are recycled rather than sent to a landfill. The Solid Waste Facility Permit for the SERRF identifies that the design capacity of this facility is 2,240 tons per day (4,480,000 pounds). As described above, the SERRF currently processes approximately 1,290 tons per day (2,580,000 pounds) (Long Beach 2019). The 2020 average waste quantities from the SERRF included 1,218 tpd of waste received (based on six days) and 1,217 tpd of waste processed (LACPW 2021).

Solid waste that is generated in the City but is not sent to the SERRF is taken to landfills in Orange, San Bernardino, and Riverside Counties. According to LACSD, since the closure of the Puente Hills Landfill in 2013, residents and commercial haulers are encouraged to use other nearby LACSD’s facilities for disposal and recycling (Long Beach 2019) including those shown in Table 4.17-1, Landfills Serving the City of Long Beach.

**TABLE 4.17-1
LANDFILLS SERVING THE CITY OF LONG BEACH**

Facility	Nearest City/Community	Remaining Permitted Disposal Capacity, cubic yards	Daily Permitted Disposal Capacity, Tons	Actual Daily Disposal, tons	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Azusa Land Reclamation Co. Landfill	Azusa	65,427,521	8,000	1,025	6,975	2045
Chiquita Canyon Sanitary Landfill	Castaic	54,420,179	12,000	6,114	5,886	2047
Lancaster Landfill and Recycling	Lancaster	9,873,404	3,000	395	2,605	2041
Pebbly Beach (Avalon) Disposal Site	Avalon	32,092	49	9	40	2028
Savage Canyon Landfill	Whittier	4,261,790	350	285	65	2055
Sunshine Canyon City/County Landfill	Los Angeles County	54,079,158	12,100	7,420	4,680	2037
Daily disposal is provided from 2020 averages. Source: LACPW 2021.						

B. Regulatory Framework

Water

State

Urban Water Management Planning Act

The Urban Water Management Planning Act (UWMP Act) (California Water Code Sections 10610, et. seq.) was enacted in 1983. The UWMP Act applies to municipal water suppliers, such as the City of Long Beach, that serve more than 3,000 customers or that provide more than 3,000-acre feet per year of water. The UWMP Act requires these suppliers to update their UWMP every five years to demonstrate an appropriate level of reliability in supplying anticipated short-term and long-term water demands during normal, dry, and multiple dry years.

Senate Bill 610 and Senate Bill 221

Senate Bill (SB) 610 amended State law to improve the link between information on water supply availability and certain land use decisions made by cities and counties. Specifically, it requires land use planning entities, when evaluating certain large development projects, to request an assessment of water supply availability from the water supply entity that would provide water to a project. A water supply assessment (WSA) must be prepared in conjunction with the land use approval process associated with a project and must include an evaluation of the sufficiency of the water supplies available to the water supplier to meet existing and anticipated future demands, including the demand associated with the project in question, over a 20-year horizon that includes normal, single dry, and multiple dry years. An SB 610 WSA is only required for any “project” that is subject to CEQA and that proposes:

- 1) A residential development of more than 500 dwelling units;
- 2) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- 3) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- 4) A hotel or motel, or both, having more than 500 rooms;
- 5) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- 6) A mixed-use project that includes one or more of the projects specified in this subdivision (Water Code Section 10912); or
- 7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

In addition, SB 221 requires land use planning agencies, such as the City, to include (as a condition of approval for a tentative map that includes a subdivision involving more than 500 dwelling units) a requirement to obtain a written verification from the applicable public water system or, where there is no existing water supplier from a consultant directed by the City, that sufficient water supplies are available for the subdivision. SB 221 also addresses the issue of land use and water supply, but at a different point in the planning process than does SB 610. SB 221 requires a City or County to deny approval of a final or parcel map if the City or County finds that the project does not have a sufficient, reliable water supply as defined in the bill.

Due to the nature of the Project, the State of California, through SB 610, does not require that a WSA be completed to evaluate the potential effect of the Project on current and future water supplies. Additionally, an SB 221 verification would not be triggered since the Project does not involve consideration of a major tentative subdivision map involving more than 500 dwelling units.

Water Conservation in Landscaping Act

To ensure adequate supplies are available for future uses, and to promote the conservation and efficient use of water, local agencies are required to adopt a water-efficient landscape ordinance.

The City of Long Beach implements water-efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (Chapter 21.42.035 of the Long Beach Municipal Code), which establishes water conservation requirements for all projects that require a Site Plan Review, among other projects.

Local

City of Long Beach General Plan

The City of Long Beach General Plan is a policy document that establishes the goals, policies, and directions the City will take to achieve the vision of the community and guide the future development of the City. The City of Long Beach General Plan contains twelve elements including Air Quality, Conservation, Historic Preservation, Housing, Land Use, Local Coastal Program, Transportation (known as the Mobility Element), Noise, Open Space and Recreation, Public Safety, Seismic Safety, and Urban Design. This section focuses on the Conservation and Mobility Elements. Project consistency with all elements of the City's General Plan is further analyzed in Section 4.10, Land Use and Planning.

Conservation Element

The General Plan Conservation Element was adopted on April 30, 1972, and recognizes natural resources and areas of special interest with the City and acts as a guideline for promoting policies, standards, and programs essential for the economic and environmental well-being of the City. The Conservation Element identifies seven subject areas of significance: Harbors, Soils, Water, Marine Biota, Mineral Resources, Wildlife and Vegetation, and Habitats (natural and man-made). The element outlines goals for each of the subject areas of significance. The goals and policies of the Conservation Element that are relevant to the Project, as well as a Project consistency analysis, are provided in Section 4.10, Land Use and Planning, in Table 4.10-1 (City of Long Beach 1973).

Mobility Element

The City of Long Beach General Plan Mobility Element aims to guide development and improvements to the existing circulation system and establishes goals aimed at improving the existing transportation system so that it is responsive to all modes of travel. The Mobility Element also considers balancing the needs of all mobility users, provides context-sensitive street classifications, seeks to improve driving efficiencies, creates multimodal connectivity, encourages active transportation, and protects natural resources. Together with the existing circulation system, the Mobility Element considers the mobility of critical resources (e.g., water, energy, and communications). The goals and policies of the Mobility Element that are relevant to the Project, as well as a Project consistency analysis, are provided in Section 4.10, Land Use and Planning, in Table 4.10-1 (City of Long Beach 2013).

Long Beach Water 2020 Urban Water Management Plan

In accordance with the UWMP Act, the LBWD has prepared its 2020 UWMP (adopted in 2021), which forecasts water supply and demand from 2020 through 2050. The LBWD primarily relies upon groundwater extracted locally to meet customer water demands, and then purchases imported water from the MWD to make up the difference. As shown in Table 4.17-2, LBWD's supplies from groundwater, imported water and recycled water are anticipated to be reliable for at least the next 30 years (LBWD 2021).

**TABLE 4.17-2
LBWD WATER SUPPLY RELIABILITY
(ACRE-FEET PER YEAR)**

	2025	2030	2035	2040	2045	2050
Total Supplies	84,752	84,752	88,752	88,752	88,752	88,752
Total Demand	53,964	51,861	51,691	51,042	51,653	52,520
Surplus	30,788	32,891	37,061	37,710	37,099	36,232
Source: LBWD 2021. *Totals include both potable and recycled water supply and demand.						

As stated in the 2020 UWMP, the LBWD projects that water supplies will be sufficient to meet all demands through the year 2050 during normal, single dry year, and multiple dry year hydrologic conditions. In addition, the LBWD has adopted a Water Conservation and Water Supply Shortage Plan (Shortage Plan) to help prevent water supply shortages through aggressive and effective water management programs. The goal of the Shortage Plan is to minimize the impact of a water shortage on the City's population and economy, to ensure supply for public health and fire protection and other essential services, and to ensure that water users who conserve water during normal-year hydrology and wet-year hydrology are not disadvantaged during shortages (LBWD 2021).

As detailed on Table 4.17-2 above, total water demand is projected to decline through 2030 as water efficiency continues to increase, then projected to continue to hold steady through 2040 as increasing water demand from population and economic growth are canceled out by reductions from conservation. By 2050, water demand is projected to increase as population and economic growth surpasses the reductions in demand from conservation. Projected sources of are anticipated to include a combination of groundwater obtained via annual extraction rights, imported water from MWD, and recycled water. (LBWD 2021)

Long Beach Utilities Water Shortage Contingency Plan

As noted above, the LBWD has adopted a Shortage Plan to help prevent water supply shortages through aggressive and effective water management programs. Starting August 1, 2023, Long Beach Utilities Water Shortage Contingency Plan Level 1 is in effect, which provides water restrictions for residential and commercial uses. For example, the irrigation of non-functional turf (grass) in commercial, industrial and institutional settings is prohibited, and a conveyor type car wash system must re-circulate the wash and/or rinse water. (LBWD 2023)

Sewer/Wastewater

Regional/Local

County Sanitation District Act

Section 4700, et seq. of the California Health and Safety Code is also known as the County Sanitation District Act. This act regulates the formation, operation, and governance of County Sanitation Districts, including the construction, maintenance, and operation of a sewerage system and sewage disposal or treatment plant, a refuse transfer or disposal system, or both. It also authorizes the districts to charge a capital facilities fee for connection to the sewer system or increases in the strength or quantity of wastewater from a specific parcel or operation. This capital facilities fee must be sufficient to fund construction of the incremental expansion of the sewer system in order to accommodate the development.

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Stormwater

Local

Municipal NPDES Permit

The City of Long Beach is subject to the Waste Discharge Requirements for Municipal Separate Storm Sewer System Discharges from the City of Long Beach (Permit No. R4-2014-0024, National Pollutant Discharge Elimination System (NPDES) No. CAS004003) (MS4 Permit), which was approved February 6, 2014, and became effective on March 28, 2014. This MS4 Permit supersedes Order No. 99-060 issued in 1999. To implement the requirements of the 1999 MS4 Permit, the City developed the Long Beach Storm Water Management Program, a comprehensive program of practices and activities aimed at reducing or eliminating stormwater pollutants from new development to the maximum extent practicable. On September 8, 2016, the Long Beach

MS4 Permit was amended to incorporate modifications consistent with the revised Los Angeles River Watershed Total Maximum Daily Load, and the amendments became effective upon adoption on November 23, 2016.

The MS4 Permit requires that the City develop a Watershed Management Program (WMP) to implement the requirements of the MS4 Permit on a watershed scale that will include customized strategies, control measures, and best management practices (BMPs). WMPs shall be developed using the Los Angeles Regional Water Quality Control Board (RWQCB) Watershed Management Areas (WMAs). The City can elect to collaborate with other MS4 permittees on the development of an Enhanced Watershed Management Program (EWMP) that will evaluate the multiple benefits of regional projects and implement regional control measures and BMPs. The WMP or EWMP will include an evaluation of existing water quality conditions, identify water quality priorities within each WMA, select watershed control measures, and incorporate compliance schedules. Since January 2015, the following four WMPs have been approved and are currently being implemented: Long Beach Nearshore, Los Cerritos Channel Watershed, Lower Los Angeles River Watershed, and Lower San Gabriel River.

Currently, the MS4 Permit requires that the project designer and/or contractor of all new development and redevelopment projects that fall under specific “priority” project categories must develop a Standard Urban Stormwater Mitigation Plan. Certain categories of development are considered “priority” because the Los Angeles RWQCB determined that they have the greatest potential to degrade water quality. The three categories of “priority” projects include the following: (1) 10 or more home subdivisions; (2) 100,000 sf or larger commercial developments; and (3) projects located adjacent to or directly discharging to environmentally sensitive areas. As the Project falls within category (2), it would be considered a priority project.

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Electricity

State

Title 24 Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6 of the California Code of Regulations [CCR]) were first adopted in 1976 by the California Energy Commission (CEC) and have been updated periodically since then, as directed by statute. The CEC's statute created separate authority and specific direction regarding what the standards are to address, development criteria, and provided implementation tools, aids, and technical assistance.

The Title 24 standards contain energy and water efficiency requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Public Resources Code Section 25402 subdivisions (a)-(b) and 25402.1 emphasize the importance of building design and construction flexibility by requiring the CEC to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space. For this reason, the Energy Code includes both a prescriptive option, allowing builders to comply by using methods known to be efficient, and a performance option, allowing builders complete freedom in their designs provided the building achieves the same overall efficiency as an equivalent building using the prescriptive option. Reference Appendices are adopted along with the Energy Code that contain data and other information that helps builders comply.

The 2022 Energy Code builds on California's technology innovations, encouraging energy efficient approaches to building decarbonization, with emphasis on heat pumps for space heating and water heating. This set of Energy Codes also extends the benefits of photovoltaic and battery storage systems and other demand-flexible technology to work in combination with heat pumps to enable California buildings to be responsive to climate change. It also strengthens ventilation standards to improve indoor air quality. This update provides crucial steps in the state's progress toward 100 percent clean carbon neutrality by midcentury (CEC 2023).

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Local

Sustainable City Action Plan

The City adopted the Sustainable City Action Plan on February 2, 2010, with the purpose of moving the City towards becoming more sustainable. Sustainability is defined in this plan as maximizing individual benefits and minimizing negative environmental impacts to ensure the long-term health of the environment for the enjoyment and use of current and future generations. The Sustainable City Action Plan includes initiatives, goals, and actions that are meant to guide City decision-makers in striving to meet State and local sustainability goals (Long Beach Office of Sustainability 2010).

Natural Gas

Local

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Solid Waste

State

California Integrated Waste Management Act (AB 939)

The California Integrated Waste Management Act of 1989 (AB 939) created the Board now known as CalRecycle and accomplished the following: (1) it required each jurisdiction in the state to

submit detailed solid waste planning documents for CalRecycle approval; (2) it set diversion requirements of 25 percent in 1995 and 50 percent in 2000; (3) it established a comprehensive statewide system of permitting, inspections, enforcement, and maintenance for solid waste facilities; and (4) it authorized local jurisdictions to impose fees based on the types or amounts of solid waste generated. The diversion goals and program requirements are implemented through a disposal-based reporting system by local jurisdictions, such as the City of Long Beach. Noncompliance with the goals and timelines set forth within AB 939 can be severe, as the bill imposes fines of up to \$10,000 per day on jurisdictions (cities and counties) not meeting these recycling and planning goals.

The term “integrated waste management” refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the lowest adverse impact on human health and the environment. Jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting programs that best meet the needs of their community while achieving the diversion requirements. AB 939 has established a waste management hierarchy as follows:

- Source Reduction;
- Recycling;
- Composting;
- Transformation; and
- Disposal.

Solid Waste Disposal Measurement Act of 2008

The purpose of the Solid Waste Disposal Measurement Act of 2008 (SB 1016) is to make the process of goal measurement (as established by AB 939) simpler, timelier, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of jurisdictions’ performance. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction’s population (or in some cases employment) and (2) its disposal, as reported by disposal facilities. Each year CalRecycle calculates each jurisdiction’s per capita (per resident or per employee) disposal rates. If business is the dominant source of a jurisdiction’s waste generation, CalRecycle may use the per employee disposal rate. Each year’s disposal rate will be compared to that jurisdiction’s 50 percent per capita disposal target. As such, jurisdictions will not be compared to other jurisdictions or the statewide average, but they will only be compared to their own 50 percent per capita disposal target. Among other benefits, per capita disposal is an indicator that allows for jurisdiction growth because, as residents or employees increase, report-year disposal tons can increase and still be consistent with the 50 percent per capita disposal target. A comparison of the reported annual per capita disposal rate to the 50 percent per capita disposal target will be useful for indicating progress or other changes over time.

Waste Reuse and Recycling Act (AB 1327)

The Waste Reuse and Recycling Act (WRRRA) required the California Integrated Waste Management Board (CIWMB) to approve a model ordinance for adoption by any local government for the transfer, receipt, storage, and loading of recyclable materials in development projects by March 1, 1993. The WRRRA also required local agencies to adopt a local ordinance by September 1, 1993, or allow the model ordinance to take effect. The WRRRA requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected

and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued.

Mandatory Commercial Organics Recycling Bill (AB 1826)

In October 2014 Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units (please note, however, that multifamily dwellings are not required to have a food waste diversion program). Organic waste (also referred to as organics throughout this resource), for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

The law phased in the requirements for businesses over time, while offering an exemption process for rural counties. Additionally, the law contains a 2020 trigger that further increased the scope of affected businesses. As such, in September of 2020, CalRecycle reduced the threshold to 2 cubic yards of solid waste (solid waste is the total of trash, recycling, and organics) generated by covered businesses (CalRecycle 2023b).

Mandatory Commercial Recycling Bill (AB 341)

Assembly Bill (AB) 341 (Chapter 476, Statutes of 2011) directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB 341 mandates recycling for commercial and multi-family residential land uses. AB 341 aims to reduce GHG emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. The Mandatory Commercial Recycling Measure focuses on increased commercial waste diversion as a method to reduce GHG emissions. It is designed to achieve a reduction in GHG emissions of 5 million metric tons of carbon dioxide (CO₂) equivalents. To achieve the measure's objective, an additional 2 to 3 million tons of materials annually will need to be recycled from the commercial sector by the year 2020 and beyond (CalRecycle 2023a).

2022 California Green Building Standards Code

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2022 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

Local

City of Long Beach Municipal Code

According to Long Beach Municipal Code Section 18.67.070 (Compliance with the WMP), a demolition project of "any valuation" shall submit documentation that it has met diversion requirements. Specifically, the City requires 60 percent of the waste tonnage of construction or demolition debris to be recycled, reused, or diverted from landfills or disposal sites.

Telecommunications

State

Assembly Bill 2788

Under AB 2788, a wireless telecommunications collocation facility (i.e., the placement or installation of wireless facilities, including antennas and related equipment, or adjacent to a wireless collocation facility) is subject to a city or county discretionary permit and is obligated to comply with specific criteria. A collocation facility is a permitted use not subject to a discretionary permit. AB 2788 would permit the use of a small cell without a discretionary permit or aesthetic review in all zoning districts, and would instead only be subject to a building or administrative permit, as applicable. In addition, AB 2788 requires that a city or county cannot require an escrow deposit for the removal of a wireless telecommunications facility or any component thereof, unreasonably limit the duration of any permit for a wireless telecommunications facility, or require that all wireless telecommunications facilities be limited to sites owned by parties within the jurisdiction of the city or county. Moreover AB 2788 establishes specific timeframes by which a city or county must review a permit and/or renew a permit for wireless telecommunications facilities.

Local

City of Long Beach General Plan

As stated above, the City of Long Beach General Plan is a policy document that establishes the goals, policies, and directions the City will take to achieve the vision of the community and guide the future development of the City. The City of Long Beach General Plan contains twelve elements including Air Quality, Conservation, Historic Preservation, Housing, Land Use, Local Coastal Program, Transportation (known as the Mobility Element), Noise, Open Space and Recreation, Public Safety, Seismic Safety, and Urban Design. This section focuses on the Conservation and Mobility Elements. Project consistency with all elements of the City's General Plan is further analyzed in Section 4.10, Land Use and Planning.

Mobility Element

As previously stated, the City of Long Beach General Plan Mobility Element aims to guide development and improvements to the existing circulation system and establishes goals aimed at improving the existing transportation system so that it is responsive to all modes of travel. The Mobility Element also considers balancing the needs of all mobility users, provides context-sensitive street classifications, seeks to improve driving efficiencies, creates multimodal connectivity, encourages active transportation, and protects natural resources. Together with the existing circulation system, the Mobility Element considers the mobility of critical resources (e.g., water, energy, and communications). The goals and policies of the Mobility Element that are relevant to the Project, as well as a Project consistency analysis, are provided in Section 4.10, Land Use and Planning, in Table 4.10-1 (City of Long Beach 2013).

4.17.3 PROJECT IMPACTS

A. Methodology

The utilities analysis in this section is based on a variety of data sources including site plans, utility plans, and review of applicable websites.

B. Thresholds of Significance

- Threshold 4.17a** *Would the project require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- Threshold 4.17b** *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- Threshold 4.17c** *Would the project 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?*
- Threshold 4.17d** *Would the project 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?*
- Threshold 4.17e** *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?*

C. Standard Requirements

No standard requirements would apply to this Project related to utilities and service systems.

Impact Analysis

- Threshold 4.17a** *Would the project require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Water

Water demand associated with the Project would consist of interior plumbing devices (i.e., sinks, toilets, faucets), outdoor landscape irrigation, and various onsite facilities and process systems. As stated by the Project Applicant, the most water intensive use proposed on the Project Site is the car wash, which is estimated to require approximately 1,000 gallons per day (gpd) of water. However, the car wash would be private, and would only be utilized on average eight times per day. The storage facility is projected to require an additional 200 gallons per day and landscaping would require approximately 190 gpd for a daily total demand of approximately 1,390 gpd. The Project would also be designed to include water conservation measures such as high efficiency toilets, automated faucets, and low flow sprinkler heads where applicable.

As described above and in Section 3.0, Project Description, of this DEIR, the Project would provide extensions into the existing 8-inch water main in Pacific Place to connect to the existing water infrastructure. These new water distribution lines would connect to existing facilities that are located within the Project site and within adjacent roadways. The final design and sizing of on-

site facilities would accommodate the anticipated water demand (landscaping, potable, and fire flow) based on the proposed land use.

As part of Project construction, all existing and proposed water pipes would be subject to inspection, and lining if necessary, to ensure no leakage would occur, and that no water would be introduced into the capped waste material. As previously stated, the Project Site would receive water from the LBWD using groundwater produced from the Central Basin; imported water purchased from the MWD; and potentially recycled water from the LBWRP. For purposes of this analysis, it is assumed that domestic water would be used to meet the projected water demand; however, should recycled water be available, this supply would be used to meet the demands related to the car wash and landscaping.

Based on the land use information provided by the developer and the lead agency, the total water demand for this Project is estimated to be 1,390 gpd, which is well within the surplus supplies through 2050 as identified in the 2020 UWMP. Additionally, the LBWD's supplies from groundwater, imported water and recycled water are anticipated to be reliable for at least the next 30 years. As such, the LBWD has adequate existing water infrastructure to serve the proposed Project, and beyond the minor connections to the existing water line in Pacific Place, the Project would not require or result in the construction of new or expanded water facilities. Therefore, impacts related to water infrastructure would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Water Infrastructure: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Wastewater

Wastewater from the Project Site would be minimal, associated primarily with restrooms in the self-storage facility and the warehouse, as well as the dump station associated with the RV storage area. Wastewater would be collected onsite through a series of proposed 6-inch sewer lateral pipelines located along the eastern portion of the site (JCT 2022), and conveyed to the existing 30-inch LACSD sewer main, which bisect the Project site. Ultimately, the wastewater would be conveyed offsite to the connecting City sewer system, which is operated and maintained by the LBWD. The wastewater collected from the Project Site would then be treated at either the LBWRP or the JWPCP wastewater treatment plants. The LBBWRP has a daily capacity of 25 mgd and the JWPCP has a daily capacity of 400 mgd.

Additionally, the Project would be consistent with the estimates for development set forth in the General Plan, and implementation of General Plan policies, existing regulations and local programs would ensure that the two aforementioned facilities have sufficient treatment capacity to accommodate planned growth. Therefore, as the Project would result in a nominal increase in wastewater and would comply with the General Plan goals and policies, both wastewater facilities would have adequate capacity to accommodate anticipated nominal wastewater flows from the Project Site. Also, as part of Project construction, all existing and proposed sewer pipes would be subject to inspection, and lining if necessary, to ensure no leakage would occur, and that no water

would be introduced into the capped waste material. As such, beyond the minor connections to the existing wastewater line in Pacific Place, the Project would not require or result in the construction of new or expanded wastewater facilities. Therefore, impacts related to wastewater infrastructure would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Wastewater Infrastructure: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Stormwater

As discussed further in Section 4.9, Hydrology and Water Quality, the Project Site would be separated into eight drainage areas (Areas A through H), and two separate Low Impact Development (LID) drainage management areas (DMA A and B) as shown on Exhibit 3-4, LID Plan, located in Section 3.0, Project Description. Drainage Area A (comprised of 2.2 acres), Area B (comprised of 2.4 acres), Area C (comprised of 2.0 acres), and Area D (comprised of 2.1 acres), and Area G (comprised of 0.3 acre) would drain southwest towards LID feature area DMA A, which consists of a stormwater detention and wetland biofiltration system. The overall system is designed to accommodate the volume of water produced by a 0.75-inch storm event, as required by the City's LID Ordinance. DMA A has a storage capacity of 33,499 cubic feet (cf), which exceeds the required storage capacity of 32,550 cf. Drainage Area E (comprised of 1.9 acres), Area F (comprised of 1.0 acre), and Area H (comprised of 1.3 acres) would drain southeast towards LID feature area DMA B, which is comprised of another stormwater detention and wetland biofiltration system. DMA B has a storage capacity of 15,988 cf, which exceeds the required storage capacity of 15,528 cf. The detention system will use high density polyethylene (HDPE) storm drain pipes to ensure durability, water-tightness, and prevent leakage and cross-contamination with the adjacent soils.

Onsite drainage would generally be directed towards a series of new catch basins and underground storage pipes along the site perimeters, which would convey stormwater to the two proposed detention systems located along the western and eastern site and consisting of multiple underground cisterns. The system will store stormwater during storms and then release it into municipal storm drains at a controlled rate so that the post-project runoff rate does not exceed the pre-project rate; and to avoid exceeding the storm drains' capacities. One detention system is located along the eastern site boundary (DMA B) and the other along the western boundary (DMA A), and stormwater discharged from the detention systems would be directed to the two proposed biofiltration systems located on their respective ends, comprised of modular wetlands for treatment, and then the treated stormwater is ultimately conveyed into the municipal storm drains located along the southern portion of the site towards the proposed extension of North Pacific Place northwest and Ambeco Road. Both detention systems would have a greater stormwater capacity than required by the City of Long Beach and MS4 permit. Exhibit 3-4, LID Plan, in Section 3.0, Project Description, illustrates the layout and components of the proposed stormwater management system for the Project.

To collect stormwater that originates offsite and flows to North Pacific Place, two catch basins would be installed in North Pacific Place and a new offsite 36-inch RCP storm drain line would be installed from North Pacific Place extending around the southern perimeter of the Project Site, to be dedicated to the City, which would eventually connect to an existing Caltrans pipe at the southwest corner of the Project Site. This is depicted on the offsite drainage plans included as Appendix J-2 of this DEIR.

Project development would not increase the rate or amount of surface runoff. The proposed stormwater detention systems and biofiltration systems would have capacity meeting City requirements described above. As part of project construction, all existing and proposed storm drainpipes would be subject to inspection, and lining if necessary, to ensure no leakage would occur, and that no water would be introduced into the capped waste material.

Each element of the Project's proposed stormwater drainage system is designed to accommodate anticipated stormwater flows from the Project Site under developed conditions. The Project would be required to obtain a Construction General Permit and implement a WQMP. Consistency with these policies is typically determined through the submittal of stormwater control plans and a WQMP to the City prior to issuance of grading permits. With implementation of a stormwater control plan consistent with RWQCB requirements and compliance with City policies pertaining to stormwater and drainage, the Project would have a less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Stormwater Infrastructure: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Electricity

The Project would install electricity lines onsite and would be responsible to connect to existing electric lines offsite. As stated above, SCE provides electricity to the City including the Project Site. As part of project construction, all existing and proposed electrical facilities would be subject to inspection, and relocation if necessary, to ensure no disturbance or displacement of the capped waste material would occur. Electricity use related to lighting and electronic equipment during construction would vary throughout the construction period, depending on the particular construction activities performed at the time, and electricity to power construction activities would be provided by existing SCE infrastructure located within in the Project area. During operations, the Project would connect to existing electric infrastructure operated by SCE. The Project's nominal increased demand for electric services is discussed further in Section 4.5, Energy of this EIR. Due to the limited number of electrical requirements for the Project, the City has adequate existing electric infrastructure to serve the proposed Project. As such, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Electricity Infrastructure: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Natural Gas

As stated above, the LBGO provides natural gas to the City and the Project Site. However, the Project would not involve the use of natural gas. As such, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Natural Gas Infrastructure: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Telecommunications Facilities

As previously stated, Verizon California provides land line telephone service for the Project Site. Frontier and Spectrum provide cable television service on and near the Project Site. The Project would install telecommunications lines onsite and would be responsible to connect to existing offsite lines. As part of Project construction, all existing and proposed telecommunications lines would be subject to inspection, and relocation if necessary, to ensure no disturbance or displacement of the capped waste material would occur. Therefore, impacts related to the telecommunications system would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Natural Gas Infrastructure: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Threshold 4.17b *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

As stated above, the Project's water demand would equate to approximately 1,390 gpd, and new water distribution lines would accommodate the anticipated water demand (landscaping, potable, and fire flow) based on the proposed land use. According to the 2020 UWMP, the LBWD projects that water supplies within the Long Beach Water District, which includes the Project Site, will be sufficient to meet all demands through the year 2050 during normal, single dry year, and multiple dry year hydrologic conditions. As such, the 2020 UWMP is anticipated to meet the anticipated Project water demand. In addition, the LBWD has adopted a Water Conservation and Water Supply Shortage Plan to help prevent water supply shortages through aggressive and effective water management programs. The goal of the Shortage Plan is to minimize the impact of a shortage on the City's population and economy, to provide first for public health and fire protection and other essential services, and to ensure that water users who conserve water during normal-year hydrology and wet-year hydrology are not disadvantaged during shortages (LBWD 2021). As such, even with the minor addition of water from the Project equating to approximately 1,390 gpd, the City would have sufficient water supplies to serve the proposed Project during normal, dry, and multiple dry years. Therefore, the potential impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Water Supply: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Threshold 4.17c *Would the project 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?*

As stated above, the wastewater generated from the Project Site would be minimal, associated primarily with restrooms in the self-storage facility and the warehouse, as well as the dump station associated with the RV storage area. The LBWD operates and maintains the City's sewers, and the wastewater would then be treated at either the LBWRP or the JWPCP. As the LBBWRP has a capacity of 25 million gallons of wastewater per day (mgd) and average effluent flows in 2022 were approximately 11.39 mgd, there is a remaining daily capacity of 13.61 mgd. In addition, as the JWPCP has capacity of 400 mgd and average wastewater flows in 2022 were 237.03 mgd, there is a remaining daily capacity of 162.97 mgd. The nominal increases in wastewater flow would be well within the remaining daily capacity of both the LBWRP and the JWPCP.

As the anticipated uses proposed by the Project would be similar in nature to that allowed under the current General Plan land use designation, the Project would be consistent with the estimates for development set forth in the General Plan, and implementation of General Plan policies, existing regulations and local programs would ensure that the two aforementioned facilities have sufficient treatment capacity to accommodate planned growth. Therefore, as the Project would result in a nominal increase in wastewater and would comply with the General Plan goals and

policies, both wastewater facilities are anticipated to have adequate capacity to accommodate anticipated nominal wastewater flows from the Project Site. Therefore, potential impacts related to wastewater treatment capacity would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Wastewater Capacity: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Threshold 4.17d *Would the project 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?*

As stated above, a majority of the City's solid waste is sent to the SERRF, and each month, an average of 825 tons of metal are recycled rather than sent to a landfill. The SERRF facility capacity is approximately 2,240 tons per day, and the SERRF currently processes approximately 1,290 tons per day. As such, there is an approximate additional capacity of 950 tpd at the SERRF. Solid waste that is generated in the City but is not sent to the SERRF is taken to landfills in Orange, San Bernardino, and Riverside Counties, as shown in further detail in Table 4.17-3.

As the existing Site is vacant and no demolition is required, construction solid waste would be generated in limited and nominal quantities. Additionally, as further discussed below, the Project would be required to comply with Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2022 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Thus, the solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Therefore, Project impacts on solid waste disposal capacity would be less than significant.

Project operation is estimated to generate approximately 1,926 pounds of solid waste per day, as shown below in Table 4.17-3, Estimated Project Solid Waste Generation. Note that no solid waste generation factor is available for self-storage use; and thus, the factor for warehouse use is used here as a conservative estimate.

**TABLE 4.17-3
ESTIMATED PROJECT SOLID WASTE GENERATION**

Land Use	Quantity	Solid Waste Generation, Pounds per Day	
		Per unit ¹	Total
Self-Storage	152,745 square feet	0.0125 ²	1,909
Car Wash	2,153 square feet	0.0312	67
Total			1,976
¹ Source: CalRecycle 2020I ² No solid waste generation factor is available for self-storage use. The factor for warehouse use is used here as a conservative estimate.			

As the operational solid waste generation would be approximately 1,976 pounds per day (or 0.99 tons per day), this would only represent less than one percent of the remaining daily capacity at the SERRF, and would be served by the other landfills within the vicinity if needed. As such, the City and other landfills would have sufficient capacity for the Project and would not generate solid waste in excess of State or local standards. Therefore, Project impacts on solid waste disposal capacity would be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Solid Waste Generation: Less than significant impacts would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in a less than significant impact. This conclusion is consistent with the impact conclusion in the MND, which identified less than significant impact pursuant to this threshold.

Threshold 4.17e *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?*

As noted above, Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the 2022 California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse. Thus, the solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated, and all construction waste would be recycled and/or salvaged in accordance with CALGreen Section 5.408.

Additionally, the Project would be required to comply with AB 939 which mandates the reduction of solid waste disposal in landfills, and requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. Thus, the solid waste that would be disposed of at the landfill would be approximately 50 percent of the waste generated. Additionally, compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. Target disposal rates for the City of Long Beach were 7.6 pounds per day (ppd) per resident and 25.1 ppd per employee. Actual disposal rates for the City were 4.5 ppd per resident and 25.1 ppd per employee. In 2022, the disposal rates for the City were 4.5 ppd and 11.1 ppd per employee, which meets the target City goals (CalRecycle 2023c). The Project would be factored into future disposal rates

for the City, and all generated solid waste would require 50 percent diversion. The Project would include outdoor storage areas specifically for recyclable materials, which would encourage recycling on-site. As the Project would divert 50 percent of operational waste and as the City is primarily responsible for ensuring compliance with target disposal rates, the Project would not interfere with AB 939.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) and mandates recycling for commercial and multi-family residential land uses. The proposed storage and warehouse uses would include enclosed outdoor storage areas for recyclable materials, and Project operation would comply with AB 341.

Assembly Bill 1826 (AB 1826; California Public Resources Code Sections 42649.8 et seq.) requires recycling of organic matter by businesses, and multifamily residences of five or more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The storage uses are not anticipated to generate organic matter in amounts over the thresholds set by AB 1826. Project-generated landscape maintenance waste would be recycled in compliance with AB 1826. As Project development and operation would comply with existing regulations and local programs for solid waste disposal and diversion, this will ensure the Project would not result in significant impacts to landfill capacities to accommodate the City's increased service population. Consequently, no significant impact would occur.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Solid Waste Regulatory Compliance: No impact would occur and no mitigation is required.

Impact Comparison Summary: The Project would result in no impact. This conclusion is consistent with the impact conclusion in the MND, which identified no impact pursuant to this threshold.

4.17.4 CUMULATIVE IMPACTS

The following sections address various potential cumulative impacts relating to utilities and service systems that could result from implementation of the Project. This cumulative impact analysis is based specifically on the six cumulative projects identified within one mile of the Project Site and also considers the service area of the respective providers.

Water

As described above, the Project would not result in significant adverse impacts related water supply or water infrastructure. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase demand for water within the City. All cumulative projects would be required to upgrade and install water infrastructure, as needed, to accommodate each cumulative project, in coordination with utility service providers and the City. These on- and off-site improvements would be analyzed as part of each project's environmental review and would be mitigated to the extent feasible. Therefore, cumulative impacts related to the

relocation or upgrade of utilities is not anticipated. Each cumulative project would also be required to evaluate and confirm the availability of water services and available water supply as part of their environmental and discretionary review process. Therefore, cumulative impacts related to the reliability of water services would be less than significant, and no mitigation is required.

Wastewater

As described above, the Project would not result in significant adverse impacts related wastewater capacity and infrastructure. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase generation of wastewater within the City. All cumulative projects would be required to upgrade and install wastewater infrastructure, as needed, to accommodate each cumulative project, in coordination with utility service providers and the City. These on- and off-site improvements would be analyzed as part of each project's environmental review and would be mitigated to the extent feasible. Therefore, cumulative impacts related to the relocation or upgrade of utilities is not anticipated. Each cumulative project would also be required to evaluate and confirm the availability of wastewater services and sewer capacity as part of their environmental and discretionary review process. Therefore, cumulative impacts related to the reliability of wastewater services would be less than significant, and no mitigation is required.

Stormwater

As described above, the Project would not result in significant adverse impacts related stormwater infrastructure. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase stormwater runoff within the City with the increase in impervious surfaces. All cumulative projects would be required to upgrade and install stormwater infrastructure, as needed, to accommodate each cumulative project, in coordination with utility service providers and the City. These on- and off-site improvements would be analyzed as part of each project's environmental review and would be mitigated to the extent feasible. Therefore, cumulative impacts related to the relocation or upgrade of utilities is not anticipated. Each cumulative project would also be required to evaluate and confirm the availability of stormwater and drainage services as part of their environmental and discretionary review process. Therefore, cumulative impacts related to the reliability of stormwater facilities and capacity would be less than significant, and no mitigation is required.

Electricity

As described above, the Project would not result in significant adverse impacts related to electricity supply and infrastructure. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase electricity usage within the City. All cumulative projects would be required to upgrade and install electric infrastructure, as needed, to accommodate each cumulative project, in coordination with utility service providers and the City. These on- and off-site improvements would be analyzed as part of each project's environmental review and would be mitigated to the extent feasible. Therefore, cumulative impacts related to the relocation or upgrade of utilities is not anticipated. Each cumulative project would also be required to evaluate and confirm the availability of electric facilities as part of their environmental and

discretionary review process. Therefore, cumulative impacts related to the reliability electric facilities and services would be less than significant, and no mitigation is required.

Natural Gas

As described above, the Project would not result in significant adverse impacts related to natural gas supply and infrastructure. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase natural gas usage within the City. All cumulative projects would be required to upgrade and install natural gas infrastructure, as needed, to accommodate each cumulative project, in coordination with utility service providers and the City. These on- and off-site improvements would be analyzed as part of each project's environmental review and would be mitigated to the extent feasible. Therefore, cumulative impacts related to the relocation or upgrade of utilities is not anticipated. Each cumulative project would also be required to evaluate and confirm the availability of natural gas facilities as part of their environmental and discretionary review process. Therefore, cumulative impacts related to the reliability of natural gas facilities and services would be less than significant, and no mitigation is required.

Telecommunications

As described above, the Project would not result in significant adverse impacts related to telecommunications infrastructure. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase natural gas usage within the City. All cumulative projects would be required to upgrade and install telecommunications infrastructure, as needed, to accommodate each cumulative project, in coordination with utility service providers and the City. These on- and off-site improvements would be analyzed as part of each project's environmental review and would be mitigated to the extent feasible. Therefore, cumulative impacts related to the relocation or upgrade of utilities is not anticipated. Each cumulative project would also be required to evaluate and confirm the availability of telecommunications facilities as part of their environmental and discretionary review process. Therefore, cumulative impacts related to the reliability of telecommunications facilities and services would be less than significant, and no mitigation is required.

Solid Waste

As described above, the Project would not result in significant adverse impacts related to solid waste infrastructure and service providers. Projects considered in the cumulative impact analysis consist of six projects within the City of Long Beach. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0, Impact Analysis. Future development in the City is expected to increase solid waste generation within the City. Solid waste that would be generated by the cumulative projects as well as the proposed Project would not be cumulatively considerable given these projects would collectively generate a very small percentage of the daily capacity for the landfills that would receive these projects' waste. Also, the City of Long Beach SERRF and additional LASAN landfill system would have the capacity to provide the proposed Project with long-term solid waste disposal services, both on a project-specific and cumulative basis. Therefore, cumulative impacts related to the solid waste would be less than significant, and no mitigation is required.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Cumulative Impacts: Less than significant cumulative impacts would occur and no mitigation is required.

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