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## SECTION 4.0 ENVIRONMENTAL ANALYSIS

### 4.0.1 ENVIRONMENTAL ANALYSIS FORMAT

To facilitate the analysis of each topic presented in Section 4.0, a standard format was developed. This format is presented below, with a brief discussion of the information included within each heading.

#### **Summary of Previous Environmental Documentation**

This section summarizes the impact analysis, mitigation, and conclusions as stated in the MND prepared for the Prior Project, as detailed in Section 2.1, Project Background. For those sections that were addressed in the Court Ruling, a summary of the Court Ruling specific to the environmental topic is provided.

#### **Environmental Setting**

##### ***Existing Conditions***

This section describes the existing environmental conditions related to each topic analyzed. In accordance with Section 15125 of the State CEQA Guidelines, the existing local and regional setting is discussed as they existed when the NOP was circulated on June 7, 2023, except as discussed in Section 2.0, Introduction, and Section 3.0, Project Description. This section provides the baseline conditions with which environmental changes associated with the Project would be compared and analyzed.

##### ***Regulatory Setting***

This section includes a summary of the existing federal, state, regional, county, and/or local laws, regulations, and ordinances that relate to the environmental topic being analyzed. These are summarized to provide background information and to establish the regulatory setting under which the construction and operation of the Project would occur.

#### **Project Impact Analysis**

##### ***Thresholds of Significance***

Section 15126.2 of the State CEQA Guidelines requires an EIR to “identify and focus on the significant environmental effects of the proposed project.” “Effects” and “impacts” mean the same under CEQA and are used interchangeably in this EIR. A “significant effect” or “significant impact” on the environment is “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project” (Section 15382 of the State CEQA Guidelines).

In determining whether an impact is “significant,” Section 15064.7 of the State CEQA Guidelines encourages each public agency to develop and publish thresholds of significance to use in determining the significance of an environmental impact. These thresholds may consist of identifiable quantitative, qualitative, or performance-level criteria used to determine non-compliance or compliance. Non-compliance means the effect would be significant, and compliance with the thresholds means the effect normally would be less than significant.

Like most municipalities, the City of Long Beach has not adopted thresholds of significance for every resource area but has adopted local thresholds for areas such as traffic. Nonetheless, a

majority of the significance criteria used in the analysis in Section 4.0 of this EIR are derived from Appendix G of the State CEQA Guidelines. In addition, City policies and standards (such as the City's noise ordinance), as well as thresholds adopted by other public agencies with jurisdiction over select issues, are used as thresholds of significance, where applicable. For example, the South Coast Air Quality Management District publishes numerical thresholds for criteria pollutant emissions. Also, accepted technical and scientific data are used in some instances to determine if an impact would be considered significant. These thresholds are identified under each environmental topic and have been used in analyzing the potential impacts of the Project.

### **Methodology**

The Methodology section identifies key sources of information and how the analysis was conducted. This includes details regarding outreach, site surveys, data collection, and data analysis.

### **Standard Requirements**

This section identifies all applicable requirements based on federal, State, or local laws, rules, or commonly accepted guidelines.

### **Impact Analysis**

The analysis of environmental impacts presented in this Draft EIR identifies direct and indirect, as well as short-term and long-term, environmental impacts of the Project. The thresholds of significance (discussed above) provide the basis for distinguishing between impacts that are determined to be significant (i.e., impact exceeds the threshold of significance) and those that are considered less than significant. The analysis is structured to address each threshold, while considering any residual impact after compliance with any applicable regulations pertinent to that topic. If there would be a potentially significant environmental impact after regulatory compliance, feasible mitigation measure(s) are identified to reduce or avoid the identified impact. A significance finding is then made for each threshold after implementation of mitigation.

Where the impact analysis demonstrates that a potential environmental effect is too speculative or subjective for evaluation, or that the effect is beneficial, that conclusion is noted. Where the impact analysis demonstrates that a potential environmental effect could have a substantial or potentially substantial and adverse impact on existing physical conditions within the City, that conclusion is noted and followed by a discussion of how the proposed mitigation would address the potential impact.

### **Mitigation Measures**

The mitigation measures (MMs) for each topic have been developed, when necessary, to reduce or avoid significant adverse environmental impacts after incorporation of relevant regulations.

### **Significance After Mitigation**

This section identifies the level of significance of the identified impacts after implementation of the required mitigation measures, where applicable. Significant and unavoidable impacts are those adverse effects that either cannot be mitigated or that remain significant even after mitigation.

## **Cumulative Impacts**

While the extent of environmental changes that would occur with individual projects that are proposed, planned, or under construction in the City or region may not be significant, the sum of the impacts of these cumulative projects and the Project may be cumulatively considerable, as defined in Section 15065(c) of the State CEQA Guidelines. A discussion of the anticipated environmental changes resulting from the cumulative projects and the proposed development on a cumulative level, are addressed in each topical analysis presented in Section 4.0 of this Draft EIR, which contains a more detailed discussion of the cumulative impact analysis methodology for each environmental topic.

## **References**

Documents and other sources that have been used in the preparation of each topical analysis are identified in this section.

### **4.0.2 CUMULATIVE IMPACTS**

Approved and pending projects within approximately one mile of the Project Site are listed in Table 4-1, Cumulative Projects List. It should be noted that, while the projects listed in Table 4-1, Cumulative Projects List, have been considered in the analysis, not all related projects would contribute to significant cumulative impacts for each topical area. The cumulative impact analyses in each topical area provides an evaluation of the cumulative projects that would contribute to that particular environmental topic's cumulative impacts. Some impacts are site-specific and would not compound the impacts associated with the Project. Additionally, in certain cases, short-term impacts would not contribute to cumulative impacts because the construction of the cumulative projects and the development of the Project would not occur within the same period of time or in proximity to each other.

**TABLE 4-1  
CUMULATIVE PROJECTS LIST**

<b>Application Number</b>	<b>Address</b>	<b>Project Description</b>	<b>Status</b>
2003-024	712 Baker Street	Site plan review, vesting tentative tract map (condominium purposes), zone change to PD-15 from CS and a development agreement for a housing project consisting of 226 attached and detached dwelling units with a 5% affordable housing component.	Approved
2004-024	3450 Long Beach Boulevard	3-story, 15,200 sf office building with 76 parking stalls, lot merger for 3 parcels, master sign program for new development in CCA zoning district.	Approved
2019-01	4101 Long Beach Boulevard	Construction of a new 2-story 12,656 sf fire station #9 with 3 drive through apparatus bays. Site improvements include concrete paving, site lighting, trash enclosure, transformers, landscaping, fencing, and gates.	Approved
2203-26	4000 Via Oro	Construction of a 525,280 sf warehouse and distribution facility located within the West Long Beach Business Parks Planned Development PD-26.	Under Review
2207-18	3061 Long Beach Boulevard	New 26-room, 3-story boutique hotel in the SP-1 CDR District	Under Review
2304-16	3901 Via Oro	Demolition of an existing 53,488-square foot office building, and construction of a new 74,023-square foot warehouse building to include a 5,350-square foot office mezzanine and related parking and landscaping improvements on the 3.15 acre site.	Under Review

Source: Long Beach 2023.

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