

City of Long Beach

North Village Center Redevelopment Project

Draft

Environmental Impact Report

SCH # 2008021087

Volume I: Text

August 2009

**North Village Center
Redevelopment Project**

Draft
Environmental Impact Report

Volume I: Text

State Clearinghouse No. 2008021087

Prepared by:

**City of Long Beach
Development Services**
333 W. Ocean Boulevard
Long Beach, California 90802
Contact: Mr. Craig Chalfant
(562) 570-6368

Prepared with the assistance of:

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

August 2009

*This report is printed on 50% recycled paper
with 50% post-consumer content.*

North Village Center Redevelopment Project EIR

Table of Contents

	Page	
Volume I: Text		
Executive Summary	ES-1	
1.0 Introduction		
1.1 Environmental Impact Report Background	1-1	
1.2 Purpose and Legal Authority	1-2	
1.3 Scope and Content/Environmental Factors Potentially Affected	1-3	
1.4 Lead, Responsible and Trustee Agencies	1-4	
1.5 Environmental Review Process	1-4	
2.0 Project Description		
2.1 Project Applicant	2-1	
2.2 Project Location	2-1	
2.3 Current Land Use and Regulatory Setting	2-2	
2.4 Project Characteristics	2-9	
2.5 Project Objectives	2-26	
2.6 Required Approvals	2-26	
3.0 Environmental Setting		
3.1 Regional Setting	3-1	
3.2 Project Site Setting	3-1	
3.3 Cumulative Projects Setting	3-2	
4.0 Environmental Impact Analysis		4-1
4.1 Aesthetics	4.1-1	
4.2 Air Quality	4.2-1	
4.3 Cultural Resources	4.3-1	
4.4 Geology	4.4-1	
4.5 Hazards and Hazardous Materials	4.5-1	
4.6 Hydrology and Water Quality	4.6-1	
4.7 Land Use and Planning	4.7-1	
4.8 Noise	4.8-1	
4.9 Population and Housing	4.9-1	
4.10 Public Services	4.10-1	
4.11 Transportation and Circulation	4.11-1	
4.12 Utilities and Service Systems	4.12-1	
5.0 Other CEQA-Required Discussions		5-1
5.1 Growth Inducement	5-1	
5.2 Irreversible Environmental Effects	5-2	
5.3 Global Climate Change	5-3	



Table of Contents

6.0 Alternatives 6-1

 6.1 No Project 6-1

 6.2 General Plan and Zoning Ordinance Consistent 6-2

 6.3 Historic Resources Preservation Alternative 6-8

 6.4 Environmentally Superior Alternative 6-11

7.0 References and Report Preparers

 7.1 References 7-1

 7.2 Report Preparers 7-6

List of Figures

Figure 1-1 CEQA Environmental Review Process 1-5

Figure 2-1 Regional Vicinity 2-4

Figure 2-2 Project Location 2-5

Figure 2-3 Site Boundary 2-6

Figure 2-4a Current Site Conditions 2-7

Figure 2-4b Current Site Conditions 2-8

Figure 2-5 Site Plan – Option A 2-13

Figure 2-6 Site Plan – Option B 2-15

Figure 2-7 South Street and West Block Atlantic Avenue Full Block Conceptual Elevations 2-16

Figure 2-8 Linden Avenue and West Block 59th Street Full Block Conceptual Elevations 2-17

Figure 2-9 Atlantic Avenue Conceptual Elevations 2-18

Figure 2-10 Atlantic Avenue Conceptual Elevations 2-18

Figure 2-11 59th Street and South Street Conceptual Elevations 2-19

Figure 2-12 Linden Avenue Conceptual Elevations 2-20

Figure 2-13 Linden Avenue Conceptual Elevations 2-21

Figure 2-14 Project Height Profile – Aerial View Looking Northeast 2-22

Figure 2-15 Project Height Profile – Aerial View Looking Southwest 2-23

Figure 4.1-1a Existing Visual Character of Surrounding Land Uses 4.1-2

Figure 4.1-1b Existing Visual Character of Surrounding Land Uses 4.1-3

Figure 4.1-2a Summer Solstice Shadow – June 21st 4.1-13

Figure 4.1-2b Winter Solstice Shadow – December 21st 4.1-15

Figure 4.3-1 Location of Historic Structures on and near the Project Site 4.3-6

Figure 4.3-2a Historic Structures on the Project Site 4.3-7

Figure 4.3-2b Historic Structures on the Project Site 4.3-8

Figure 4.4-1 Regional Earthquake Fault Map 4.4-4

Figure 4.7-1 Site and Surrounding Land Use Designations 4.7-4

Figure 4.7-2 Site and Surrounding Zone Designations 4.7-5

Figure 4.7-3 Redevelopment Area Boundaries 4.7-6

Figure 4.11-1 Study Area Intersections 4.11-2

Figure 4.11-2 Existing (2008) Peak-Hour Traffic Volumes and Level of Service 4.11-4

Figure 4.11-3 Without-Project Peak-Hour Traffic Volumes and Level of Service

 - Year 2011 4.11-9

Figure 4.11-4 Without-Project Peak-Hour Traffic Volumes and Level of Service

 - Year 2016 4.11-10

Figure 4.11-5 Project Traffic Distribution 4.11-13



Table of Contents

Figure 4.11-6 Project Peak Only Hour Traffic Volumes 2011 Phase I.....	4.11-14
Figure 4.11-7 Project Only Peak-Hour Traffic Volumes 2016 (Option A).....	4.11-15
Figure 4.11-8 Project Only Peak-Hour Traffic Volumes 2016 (Option B).....	4.11-16
Figure 4.11-9 With-Project Peak-Hour Traffic Volumes and Loss of Service - 2011 Phase I	4.11-20
Figure 4.11-10 With-Project Peak-Hour Traffic Volumes and Loss of Service - Year 2016 Phase II (Option A)	4.11-21
Figure 4.11-11 With-Project Peak-Hour Traffic Volumes and Loss of Service - Year 2016 Phase II (Option B)	4.11-22

List of Tables

Table ES-1 Existing Site Development.....	ES-2
Table ES-2 Project Statistics	ES-3
Table ES-3 Summary of Environmental Impacts, Mitigation Measures and Residual Impacts.....	ES-5
Table 1-1 NOP Comment Issues	1-1
Table 2-1 Site Assessor Parcel Numbers and Addresses	2-1
Table 2-2 Existing Site Characteristics.....	2-2
Table 2-3 Existing Site Development.....	2-3
Table 2-4 Project Summary	2-10
Table 2-5 Project Statistics	2-10
Table 3-1 Cumulative Projects List	3-2
Table 4.2-1 Current Federal and State Ambient Air Quality Standards.....	4.2-4
Table 4.2-3 SCAQMD Air Quality Significance Thresholds.....	4.2-6
Table 4.2-4 SCAQMD LSTs for Construction.....	4.2-7
Table 4.2-5 Estimated Maximum Daily Air Pollutant Emissions During Construction of Phase I (West Block)	4.2-8
Table 4.2-6 Estimated Maximum Daily Air Pollutant Emissions During Construction of Phase II (East Block)	4.2-9
Table 4.2-7 Operational Emissions Associated with Proposed Project	4.2-10
Table 4.4-1 Major Active Named Faults Near the Project Site.....	4.4-5
Table 4.4-2 Liquefaction Zone Criteria.....	4.4-10
Table 4.5-1 EDR Summary Listing of Sites	4.5-6
Table 4.7-1 City of Long Beach General Plan Elements.....	4.7-2
Table 4.7-2 General Plan Policy Consistency	4.7-12
Table 4.7-3 Redevelopment Implementation Plan Policy Consistency	4.7-17
Table 4.7-4 Citywide Strategic Plan Consistency.....	4.7-17
Table 4.8-1 Exterior Noise Standards	4.8-2
Table 4.8-2 Interior Noise Standards	4.8-3
Table 4.8-3 Significance of Changes in Operational Roadway Noise Exposure	4.8-5
Table 4.8-4 Typical Noise Levels at Construction Sites	4.8-6
Table 4.8-5 Noise Levels Associated with Traffic on Area Roadways.....	4.8-9
Table 4.8-6 Parking Lot Noise Sources at 100 Feet	4.8-11
Table 4.9-1 Current and Projected Population, Housing and Employment in the City of Long Beach.....	4.9-1
Table 4.9-2 Comparison of Project Population and Housing Growth to SCAG Projections	4.9-3



Table of Contents

Table 4.10-1	Long Beach USD School Capacity and Enrollment in Project Area.....	4.10-1
Table 4.10-2	Long Beach Unified Generation Factors and Student Generation.....	4.10-4
Table 4.10-3	Projected Enrollment at Schools Serving the Proposed Project.....	4.10-5
Table 4.11-1	Level of Service Definitions	4.11-5
Table 4.11-2	Level of Service Criteria for Unsignalized Intersections	4.11-6
Table 4.11-3	Existing (Year 2008) Operating Conditions at Study Area Intersections	4.11-6
Table 4.11-4	Year 2011 Without-Project Traffic Conditions at Study Area Intersections	4.11-8
Table 4.11-5	Year 2016 Without-Project Traffic Conditions at Study Area Intersections	4.11-11
Table 4.11-6	Project Traffic Generation	4.11-23
Table 4.11-7	Year 2011 Phase I - With Project Traffic Intersections Conditions	4.11-24
Table 4.11-8	Year 2016 Phase I + Phase II (Option A) - With Project Traffic Intersections Conditions.....	4.11-25
Table 4.11-9	Year 2016 Phase I + Phase II (Option B) - With Project Traffic Intersections Conditions.....	4.11-26
Table 4.11-10	Project Added Trips at Freeway Monitoring Stations	4.11-27
Table 4.11-11	Project Parking Supply/Demand Summary	4.11-29
Table 4.11-12	Shared Parking Analysis.....	4.11-30
Table 4.11-13	Shared Parking Analysis Summary.....	4.11-31
Table 4.12-1	Current and Projected Water Supplies for the City of Long Beach	4.12-2
Table 4.12-2	LBWD's 2007 Preferential Rights to MWD Water.....	4.12-2
Table 4.12-3	Groundwater Extracted by LBWD - AF/ Fiscal Year Ending Sept 30 ...	4.12-3
Table 4.12-4	Groundwater Projected to be Extracted by LBWD AF/Year	4.12-3
Table 4.12-5	Current Potable Demands and Dry-Year Supplies	4.12-4
Table 4.12-6	Future Potable Demands and Dry-Year Supplies	4.12-4
Table 4.12-7	Estimated Project Water Demand	4.12-9
Table 4.12-8	Current Potable Demands with Project and Dry-year Supplies	4.12-10
Table 4.12-9	Future Potable Demands with Project and Dry-year Supplies	4.12-10
Table 4.12-10	Project Estimated Wastewater Generation.....	4.12-12
Table 4.12-11	Estimated Project Solid Waste Disposal Demand	4.12-13
Table 4.12-12	Project Estimated Electricity Consumption.....	4.12-15
Table 4.12-13	Project Estimated Natural Gas Consumption.....	4.12-15
Table 5-1	Estimated Electricity Consumption.....	5-13
Table 5-2	Estimated Annual Operational Emissions of Greenhouse Gases	5-13
Table 5-3	Estimated Annual Mobile Emissions of Greenhouse Gases	5-14
Table 5-4	Combined Annual Emissions of Greenhouse Gases.....	5-14
Table 5-5	CAPCOA Suggested Quantitative Non-Zero Thresholds for Greenhouse Gas Emissions	5-16
Table 5-6	Comparison of VMT and Emissions: Infill versus Greenfield Development.....	5-16
Table 5-7	Project Consistency with Applicable Climate Action Team Greenhouse Gas Emission Reduction Strategies	5-17
Table 5-8	Project Consistency with Applicable Attorney General Greenhouse Gas Reduction Measures.....	5-22
Table 6-1	Comparison of Project Alternatives Buildout Characteristics	6-1
Table 6-2	Alternative 3 Project Summary	6-2



Table of Contents

Table 6-3	Alternative 2 Gross Trip Generation	6-6
Table 6-4	Alternative 2 Estimated Gross Project Water Demand.....	6-7
Table 6-5	Alternative 2 Estimated Gross Wastewater Generation.....	6-7
Table 6-6	Alternative 2 Estimated Gross Solid Waste Disposal Demand	6-8
Table 6-7	Comparison of Environmental Impacts of Alternatives.....	6-12

Volume II: Appendices

Appendices

Appendix A	Initial Study/Notice of Preparation (NOP) and Responses to the NOP
Appendix B	Air Quality Data
Appendix C	Historic Resources Report
Appendix D	Geotechnical Report
Appendix E	Phase I Environmental Site Assessment
Appendix F	Noise Data
Appendix G	Traffic Study



This page intentionally left blank.



EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project, the environmental impacts, mitigation measures, and residual impacts associated with the proposed project.

PROJECT SYNOPSIS

Project Applicant

North Long Beach Partners LLC
c/o Civic Enterprise Development LLC
400 Mt. Washington Dr.
Los Angeles, California 90065
Phone: (213) 403-0170 x1
Fax: (213) 403-0172

Project Description

This Environmental Impact Report (EIR) has been prepared to examine the potential environmental effects of the proposed North Village Center Redevelopment project. The following is a summary of the full project description, which may be found in Section 2.0 *Project Description*.

The project site encompasses two full city blocks in the North Long Beach Redevelopment Project Area in the City of Long Beach, County of Los Angeles. Atlantic Avenue bisects the approximately 6.3-acre site. The western block, approximately 3.15 acres, is bounded on the south by South Street, on the west by Linden Avenue and on the north by 59th Street. The east block, also approximately 3.15 acres, is bounded on the south by South Street, on the east by Lime Avenue and on the north by 59th Street. The site is divided between four General Plan Land Use designations. These are Townhomes (3A); Mixed Style Homes (2); Traditional Retail Strip Commercial (8A) and Mixed Retail/Residential Strip (8R). The corresponding zoning designations are Townhouse or Row House Residential (R-3-T); Two-Family Residential (R-2-N); Neighborhood Automobile-Oriented Commercial (CNA) and Community Automobile-Oriented Commercial (CCA). The project site is within Parcel One of the ten non-contiguous subareas in the North Long Beach Redevelopment Project Area.

The roughly square and generally flat site is currently developed with three one- to two-story structures totaling approximately 40,000 square feet of commercial building space. The majority of the site area is vacant; the ground surface of the vacant portions is paved in some areas and open soil or gravel in others with sparse grassy vegetation in places and a number of trees of varying sizes and species. All but one structure, the 8,245 square-foot Auto Zone at 5800 Atlantic Avenue, are vacant. The other two buildings have characteristics that render them potentially historic resources, as indicated in Table ES-1. The table also includes structures that are no longer on the site but were standing at the time the Notice of Preparation of the EIR was published.



**Table ES-1
Existing Site Development**

Structure	Square Feet	Use
5869 Atlantic Avenue*	8,850	Vacant
5870-74 Atlantic Avenue [‡]	28,529	Vacant
5832-34 Atlantic Avenue ^{‡**}	4,055	Vacant
5800 Atlantic Avenue	8,245	Auto Parts Store
635 South Street [‡]	3,187	Vacant

Source: City of Long Beach, March 2008

* Structure demolished subsequent to issuance of the EIR Notice of Preparation due to blight and obsolescence. Nevertheless, impacts of the demolition are included in the analysis of demolition/site preparation impacts in the EIR. Constructed in 1981, per a 2006 survey prepared by Jones & Stokes, this building was found not to be a historic resource per CEQA Guidelines Section 15064.5.

[‡] Potential historic significance

**Destroyed by fire April 5, 2009

The proposed project is a mixed-use “village center” with the following primary components:

- Up to 61 units of multi-family housing in a mix of row houses, courtyard units, and units built atop ground floor non-residential space.
- Up to 36,000 square feet of commercial retail space, including restaurant space, oriented primarily toward Atlantic Avenue.
- A public library and community center totaling approximately 30,000 square feet fronting Atlantic Avenue on the east block.

A General Plan Amendment and Zoning Ordinance Amendment would be required to allow the proposed mix of uses and density.

There are two project options for the East Block. Both would have similar space programs. The first option, East Block Option A, would place the public institutional uses at the southeast corner of 59th Street and Atlantic Avenue and commercial uses at the northeast corner of South Street and Atlantic. The second option, East Block Option B, would reverse this arrangement, placing commercial uses at the southeast corner of 59th Street and Atlantic Avenue and the public institutional uses at the northeast corner of South Street and Atlantic. As part of the land acquisition actions needed to assemble the project site, the existing privately-owned Auto Zone property would be acquired by the Long Beach Redevelopment Agency through negotiated agreement or, upon determination by the Agency, by eminent domain. All other project components, including proposed building heights, project density and proposed uses, as well as project access and circulation, would remain the same for either option. Table ES-2 shows how the project components would be distributed between the east and west blocks.



**Table ES-2
 Project Statistics**

WEST BLOCK	
Residential: Unit A (3 br*, 1,370 sf**): 31 units Unit B (3 br, 1,490 sf): 11 units Unit C (2 br, 1,200 sf): 5 units Unit D (2 br+d, 1,530 sf): 7 units	Total 54 dwelling units
Restaurant	5,400 sf
Retail	8,600 sf
Parking Provided: Attached Garages: 108 spaces Parking Lot north: 22 spaces Parking Lot south: 47 spaces	Total 177 off-street spaces
EAST BLOCK	
Residential: Unit D (2 br+d, 1,530 sf): 7 units	Total 7 dwelling units
Retail	22,000 sf
Library/Community Center	30,000 sf
Parking Provided: Attached Garages: 14 spaces Parking Lot: 164 spaces	Total 178 off-street spaces (Residential guest parking shared with retail)

* br = bedrooms. ** sf = square feet

The conceptual site plans for both options are shown in Figures 2-5 and 2-6 in Section 2.0 *Project Description*. Conceptual project elevations are shown in Figures 2-7 through 2-13 in Section 2.0 *Project Description*.

Building heights along Atlantic Avenue, South Street and 59th would reach a maximum height of 38 feet in three levels. Maximum heights adjacent to neighboring residential areas on Lime and Linden avenues would be 22 feet in two levels, with a 32 foot high building at the northeast corner of Linden Avenue and South Street. Landscaping is proposed throughout the project site between buildings and in such public spaces as a courtyard, plaza and children’s play area. Enhanced median landscaping is proposed in both the South Street and Atlantic Avenue medians adjacent to the site.

The existing street configuration would remain unchanged. The parking lots would be accessible from South Street and 59th Street as well as Atlantic Avenue, and there would be limited automobile access from Linden Avenue and Lime Avenue, primarily to serve residential uses.

Site preparation would include demolition, excavation, grading, building construction, utilities/infrastructure improvements, paving and landscaping. Landscaping, paving and utility/infrastructure improvements and replacements would occur in an area bounded by Lime Avenue, Linden Avenue, South Street and 59th Street.

The project would be constructed in two phases as follows.



- **Phase I** would include construction of up to 54 units of housing, up to 8,600 square feet of retail space and up to 5,400 square feet of restaurant space on the West Block. Up to 177 interior block parking spaces and, potentially, dedicated offsite spaces would be provided in Phase I for the code required parking needs of Phase I uses. Construction of Phase I would occur over an approximately 24-month period after the first building permits are secured.
- **Phase II** would include construction of the remainder of the program. Phase II would be completed within three years of the completion of Phase I.

The project applicant's objectives for the proposed project are:

1. *Redevelop the project site into a pedestrian oriented mixed-use neighborhood center/village center to serve as a focal point providing for identity and activity in North Long Beach.*
2. *Eliminate blighting influences; replace existing vacant, commercially obsolete or underutilized structures; generate tax increment; and, establish new development consistent with applicable redevelopment planning documents.*
3. *Provide a mix of mutually supportive residential, commercial and public institutional uses that are integrated with neighboring residential uses by providing transitional building heights, considering circulation and street layout of the surrounding neighborhood; providing pedestrian paseos to connect with surrounding neighborhoods; and by including an expanded North Branch Library, community meeting facilities, restaurants, cafes, neighborhood serving commercial stores, retail stores, and a new large retail facility suitable to house a grocery store.*
4. *Provide a diversity of residential unit types, including garden courtyard and town homes.*
5. *Establish an enhanced and iconic streetscape for the project that includes variation and articulation of rooflines and facades.*
6. *Strive for sustainability and utilize strategies to encourage efficient use of land and energy conservation such as shared parking through a combination of surface and structured parking.*
7. *Create housing and employment opportunities in North Long Beach for current residents including the diverse local workforce.*

Implementation of the proposed North Village Redevelopment Project would require the following discretionary approvals:

- *Certification of an Environmental Impact Report (Redevelopment Agency)*
- *Disposition and Development Agreements (Redevelopment Agency)*
- *Site Plan Review (Planning Commission)*
- *Administrative Use Permit for shared parking (Planning Commission)*
- *General Plan Amendment (City Council)*
- *Zone Code Amendment (City Council)*



ALTERNATIVES

Three alternatives to the proposed project were selected for consideration as follows:

- Alternative 1: No Project (no change to existing land uses)
- Alternative 2: General Plan and Zoning Ordinance Consistent Alternative
- Alternative 3: Historic Resources Preservation Alternative

The “no project” alternative would involve no change to the environment and is therefore considered environmentally superior overall. It should be noted, however, that this alternative would not preclude future development of the site.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-3 includes a brief description of the environmental issues relative to the proposed project, the identified environmental impacts, proposed mitigation measures, and residual impacts. Impacts are categorized by classes. Class I impacts are defined as significant, unavoidable adverse impacts which require a statement of overriding considerations to be issued per Section 15093 of the *State CEQA Guidelines* if the project is approved. Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *State CEQA Guidelines*. Class III impacts are considered less than significant impacts.

Table ES-3 Summary of Environmental Impacts, Mitigation Measures and Residual Impacts

<i>Class I (Significant and Unavoidable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
CULTURAL RESOURCES		
Impact CR-1 The proposed North Village Center Redevelopment Project would involve the demolition of the structures at 5870-5874 Atlantic Avenue. This would result in a significant adverse impact to an historic resource. Impacts would be Class I, significant and unavoidable for Option A or Option B.	CR-1(a) 5870-5874 Atlantic Avenue Recordation Document. Prior to the issuance of a demolition permit and in consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete Documentation Reports on the eligible properties to be demolished. The property shall be documented at HABS/HAER Level 2 standards. This recordation document shall be completed and approved by the Director or their designee. The approved document, along with historical background of the properties prepared for this property, shall be submitted to an appropriate repository approved by the Director or their designee.	Significant and unavoidable



**Table ES-3 Summary of Environmental Impacts,
 Mitigation Measures and Residual Impacts**

<i>Class I (Significant and Unavoidable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
	<p>CR-1(b) 5870-5874 Atlantic Avenue Interpretive Plan. In consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected by the City to prepare an on-site interpretive plan, focusing on the significant historic themes associated with the properties to be demolished and the historical development of North Long Beach. The plan may consist of a public display or other suitable interpretive approaches, as approved by the Director or their designee, and be installed in an appropriate public location within the proposed Library-Community Center building. The interpretive plan shall be completed and approved prior to the issuance of building permits for the proposed Library-Community Center building, and shall be installed within one year of occupancy of the proposed Library-Community Center building. If the proposed Library-Community Center building is not occupied within two years after the issuance of demolition permits, another suitable temporary or permanent location for the interpretive display shall be determined, subject to the approval of the Director or their designee. The interpretive display shall remain in public view for a minimum of five years, and if removed, appropriately archived.</p>	
<p>Impact CR-2 The proposed project would involve the demolition of the structure at 635 E. South Street, which has been determined eligible for designation as a Long Beach City Landmark. This proposed activity would result in a significant adverse impact to an historic resource. Impacts would be Class I, significant and unavoidable for Option A or Option B.</p>	<p>CR-2(a) 635 South Street Recordation Document. Prior to the issuance of a demolition permit and in consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete Documentation Reports on the eligible property to be demolished. The property determined to be eligible for City Landmark listing shall be documented with archival quality photographs of a type and format approved by the Director or their designee. The recordation document shall be completed and approved to the satisfaction of the Director or their designee. The approved document, along with historical background of the properties, shall be submitted to an appropriate repository approved by the Director or their designee.</p>	<p>Significant and unavoidable</p>



**Table ES-3 Summary of Environmental Impacts,
 Mitigation Measures and Residual Impacts**

<i>Class I (Significant and Unavoidable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
	<p>CR-2(b) 635 South Street Interpretive Plan. In consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected by the City to prepare an on-site interpretive plan, focusing on the significant historic themes associated with the properties to be demolished and the historical development of North Long Beach. The plan may consist of a public display or other suitable interpretive approaches, as approved by the Director or their designee, and be installed in an appropriate public location within the proposed Library-Community Center building. The interpretive plan shall be completed and approved prior to the issuance of building permits for the proposed Library-Community Center building, and shall be installed within one year of occupancy of the proposed Library-Community Center building. If the proposed Library-Community Center building is not occupied within two years after the issuance of demolition permits, another suitable temporary or permanent location for the interpretive display shall be determined, subject to the approval of the Director or their designee. The interpretive display shall remain in public view for a minimum of five years, and if removed, appropriately archived.</p>	
LAND USE AND PLANNING		
<p>Impact LU-1 The proposed North Village Center project would implement a number of City of Long Beach planning goals and policies, and with the requested amendments would be consistent with the project site's land use and zoning designations. However, the demolition of the Atlantic Theater (5870-74 Atlantic Avenue) and 635 E. South Street structures could be considered inconsistent with the General Plan's goals and policies related to preservation of historic resources. This is considered a Class I, significant and unavoidable, impact.</p>	<p>Mitigation measures CR-1 and CR-2, discussed in Section 4.3, Historic Resources, require documentation of the historic resources and preparation of interpretive plans. These would help to reduce the impact to historic resources, but would not reduce them to a less than significant level.</p>	<p>Significant and unavoidable</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class II (Significant but Mitigable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
AESTHETICS		
<p>Impact AES-2 The proposed project would introduce new sources of light and glare on the project site, due to the increased height and scale of development as well as the larger proportion of glazing and potentially reflective materials shown in the conceptual renderings in contrast with the existing development on the site. This is considered a Class II, significant but mitigable, impact for Option A or Option B.</p>	<p>AES-2(a) Lighting Plans and Specifications. Prior to the issuance of any building permits, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Department of Development Services and the Police Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on-site and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Such lighting shall be primarily located and directed so as to provide adequate security.</p> <p>AES-2(b) Building Material Specifications. Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Department of Development Services for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25% reflectivity shall be prohibited in the exterior of all buildings on the project site.</p> <p>AES-2(c) Light Fixture Shielding. Prior to the issuance of any building permits, the applicant shall demonstrate to the Department of Development Services that all night lighting installed on private property within the project site shall be shielded, directed away from residential uses, and confined to the project site. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations.</p> <p>AES-2(d) Window Tinting. Prior to the issuance of any building permits, the applicant shall submit plans and specifications showing that building windows are tinted in order to minimize glare from interior lighting.</p>	<p>Less than significant</p>
CULTURAL RESOURCES		
<p>Impact CR-4 The project would involve</p>	<p>CR-4(a) Archaeological Resources. If archaeological resources, such as chipped or</p>	<p>Less than significant</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class II (Significant but Mitigable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
<p>excavation that may disturb human remains interred outside of formal cemeteries or unrecorded cultural resources of significance. Potential impacts to previously unknown archaeological resources and human remains would be Class II, significant but mitigable for Option A or Option B.</p>	<p>ground stone, dark or friable soil, large quantities of shell, historic debris, or human bone, are inadvertently discovered during ground disturbing activities, no further construction shall be permitted within 250 feet of the find until the City of Long Beach Department of Development Services has been notified and a qualified archaeologist can be secured to determine if the resources are significant per the Criteria of Eligibility in the NRHP regulations (36 CFR 60.4) and the California Register of Historical Resources eligibility criteria (Public Resources Code Section 5024.1; Title 14 CCR Section 4852). If the archaeologist determines that the find does not meet these standards of significance, construction shall proceed.</p> <p>If the archaeologist determines that further information is needed to evaluate significance, the City of Long Beach Department of Development Services shall be notified and a Data Recovery Plan shall be prepared.</p> <p>The Data Recovery Plan shall delineate a plan and timetable for evaluating the find. The Plan shall also emphasize the avoidance, if possible, of significant impacts to archaeological resources. If avoidance or preservation is not possible, the acquisition of data from the site or salvage through excavation that produces qualitative and quantitative data sets of scientific value may be considered an effective mitigation measure damage to or destruction of the deposit or components of it (Public Resources Code Section 21083.2(d)). Upon approval of this Plan by the City staff, the plan shall be implemented prior to reactivation of any project activities within 250 feet of the resource boundary.</p> <p>CR-4(b) Human Remains. If human remains to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a most likely descendant (MLD). With the permission of the landowner or an authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of the human remains and items associated with Native American burials.</p>	



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class II (Significant but Mitigable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
GEOLOGY		
<p>Impact GEO-1 Seismically-induced ground shaking could damage proposed structures and infrastructure, potentially resulting in loss of property or risk to human health and safety. However, required compliance with the Uniform Building Code and California Building Code would reduce impacts to Class II, significant but mitigable for Option A or Option B.</p>	<p>GEO-1 UBC and CBC Compliance. Design and construction of the buildings proposed for the North Village Center Redevelopment project shall be engineered to withstand the expected ground acceleration that may occur at the project site. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with all applicable provisions of the most recent Uniform Building Code and the California Building Code.</p>	Less than significant
<p>Impact GEO-3 Seismic activity could produce ground shaking that results in seismic settlement of material underlying the site. Settlement potential at the site is low; however, if the underlying material is improperly compacted, it can settle during earthquakes or due to construction-related loading and could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Impacts relating to settlement would be Class II, significant but mitigable for Option A or Option B.</p>	<p>GEO-3(a) Construction Fill Material Certification. All fill material used for construction shall be approved by a geotechnical or civil engineer, and all backfill and foundation sub-grade shall be certified by a geotechnical or civil engineer for proper compaction.</p> <p>GEO-3(b) Backfill Material Certification. All fill material used for backfill of any below-grade levels within the project area shall be approved by a geotechnical or civil engineer. In addition, the backfill shall be certified by a geotechnical or civil engineer for proper compaction.</p>	Less than significant
<p>Impact GEO-4 Impacts would be significant if the project is 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. The proposed project may require excavation for footings, deep foundations and deep utilities. The alluvial deposits underlying the site may be susceptible to sloughing and failure during excavation. This would be a Class II, significant but mitigable, impact for Option A or Option B.</p>	<p>GEO-4(a) Adherence to Geotechnical Recommendations and City Requirements. All grading activities, including but not limited to excavations, placement of backfill, placement of structural fill, and cut and fill slopes shall adhere to the recommendations in the March 5, 2008 Geotechnologies, Inc. report.</p> <p>GEO-4(b) Temporary Shoring. If constructed at angles greater than approximately 2:1, temporary cut slopes in alluvial deposits are susceptible to sloughing and failure. Temporary or permanent shoring shall be designed to protect the temporary or permanent excavations, structures to remain in place, and adjacent properties. This shoring shall be designed to the satisfaction of the project civil engineer and shall take into account all lateral load parameters and the possible presence of groundwater at the base of the shoring soldier piles (if used).</p>	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
HAZARDS AND HAZARDOUS MATERIALS		
<p>Impact HAZ-1 The proposed project would require the demolition of buildings and structures that could contain asbestos. Therefore, there is potential for a significant hazard to the public or the environment through the release of hazardous materials. However, compliance with state and federal regulations regarding the handling and disposal of these asbestos containing materials would reduce impacts to a Class II, significant but mitigable, level for either Option A or Option B.</p>	<p>HAZ-1 Asbestos. Prior to issuance of a demolition permit for any structure, an asbestos survey shall be performed by a qualified and appropriately licensed professional. All testing procedures shall follow recognized local standards as well as established California and Federal assessment protocols and SCAQMD Rule 1403. The asbestos survey report shall quantify the areas of asbestos containing materials.</p> <p>Prior to any demolition or renovation, on-site structures that contain asbestos must have the asbestos containing material removed according to proper abatement procedures recommended by the asbestos consultant. All abatement activities shall be in compliance with California and Federal OSHA, and with the South Coast Air Quality Management District requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement. All asbestos containing material removed from on-site structures shall be hauled to a licensed receiving facility and disposed of under proper manifest by a transportation company certified to handle asbestos. Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of asbestos containing material removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Long Beach.</p>	<p>Less than significant</p>
<p>Impact HAZ-2 The proposed project would require the demolition of buildings and structures that could contain lead-based paints. Therefore, there is potential for a significant hazard to the public or the environment through the release of hazardous materials. However, compliance with state and federal regulations regarding the handling and disposal of these materials would reduce impacts to a Class II, <i>significant but mitigable</i>, level for Option A or Option B.</p>	<p>HAZ-2 Lead-Based Paint. Prior to the issuance of a permit for the renovation or demolition of any structure, a licensed lead-based paint consultant shall be contracted to evaluate the structure for lead-based paint.</p> <p>If lead-based paint is discovered, it shall be removed according to proper abatement procedures recommended by the consultant. All abatement activities shall be in compliance with California and Federal OSHA requirements. Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities. All lead-based paint removed from these structures shall be hauled and disposed of by a</p>	<p>Less than significant</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead-based paint abatement, the lead-based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead-based paint removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Long Beach.</p>	
<p>Impact HAZ 3 Current and historic activity on-site and in the project vicinity may have adversely affected soil and groundwater quality at the project site. Impacts relating to potential contamination would be Class II, <i>significant but mitigable</i>, for Option A or Option B.</p>	<p>HAZ-3(a) Excavation and Demolition Contingency Plans. All excavation and demolition activities conducted within the project site shall have a contingency plan to implement in the event that contaminants or structural features associated with contaminants or hazardous materials are discovered. The contingency plan shall be submitted to the City with the grading plans, and must be approved by the City prior to the issuance of a grading permit. The contingency plan shall identify appropriate measures to follow if contaminants are found or suspected. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol to implement. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials, and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination.</p> <p>HAZ-3(b) Soil Remediation. If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures or concurrent with construction. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the Long Beach/Signal Hill Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic</p>	<p>Less than significant</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class II (Significant but Mitigable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
	<p>Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests. Soil remediation would likely include the excavation and proper disposal of contaminated areas during grading on-site for redevelopment. Removal of contaminated soil beyond the proposed 10 feet of excavation is not warranted, provided any residual contamination left beneath the proposed construction does not pose a health risk to future occupants.</p> <p>HAZ-3(c) Groundwater Sampling and Remediation. If groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency Long Beach/Signal Hill Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary. It is important that any proposed groundwater remediation options be discussed with the appropriate regulatory agencies prior to site redevelopment. The agencies may require ongoing groundwater monitoring and sampling, which would require incorporation of groundwater monitoring well locations into the project site. In addition, if groundwater remediation is required, in-situ remediation systems, including but not limited to, soil vapor extraction systems, groundwater pump and treat systems, or bioremediation systems, may need to be installed and incorporated into the overall site redevelopment plans.</p> <p>HAZ-3(d) Health Risk Assessments. If residual soil or groundwater contamination is present and would remain below proposed buildings and excavated areas, a human health</p>	



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>risk assessment shall be performed for those areas. The health risk assessment shall include vapor transport and risk calculations in an environmental fate and transport analysis for specified chemicals. The calculations shall be performed to evaluate the inhalation exposure pathway for future building occupants, and if deemed to exist, calculations shall also be prepared for exposure pathways for dermal contact and ingestion. A commercial exposure scenario shall be used for those areas to be redeveloped with commercial uses, and a residential exposure scenario shall be used for those areas to be redeveloped with residential uses. The human health risk assessment model used shall include site-specific VOC soil vapor concentrations for all contaminants identified in soil and groundwater beneath the proposed redevelopment areas, and for all reported concentrations beneath these areas. The assessment shall be submitted to the City with the grading plans and must be approved by the City prior to the issuance of a grading permit. The assessment shall contain recommendations for design features, which shall be implemented if warranted, to avoid exposure.</p>	
HYDROLOGY AND WATER QUALITY		
<p>Impact H-1 Construction of the proposed mixed use project could subject the downstream watershed to discharges of various pollutants. This is a Class II, significant but mitigable impact, for both Option A and Option B.</p>	<p>H-1 Stormwater Pollution Prevention Plan. Prior to issuance of a grading permit, the developer shall prepare a Stormwater Pollution Prevention Plan (SWPPP) for the site for review and approval by the City Building Official prior to the issuance of any grading or building permits. The SWPPP shall fully comply with City and RWQCB requirements and shall contain specific BMPs to be implemented during project construction to reduce erosion and sedimentation to the maximum extent practicable (CA-1 through CA-40 and ESC-1 through ESC-56 as published in <i>California Stormwater BMP Handbook—Construction Activity, 2003</i>). At a minimum, the following BMPs shall be included within the Plan:</p> <p><u>Pollutant Escape: Deterrence</u></p> <ul style="list-style-type: none"> • <i>Cover all storage areas, including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs.</i> <p><u>Pollutant Containment Areas</u></p> <ul style="list-style-type: none"> • <i>Locate all construction-related equipment</i> 	<p>Less than significant</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p><i>and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape.</i></p> <ul style="list-style-type: none"> • <i>Locate construction-related equipment and processes that contain or generate pollutants in secure areas, away from storm drains and gutters.</i> • <i>Place construction-related equipment and processes that contain or generate pollutants in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill.</i> • <i>Park, fuel and clean all vehicles and equipment in one designated, contained area.</i> <p><u>Pollutant Detainment Methods</u></p> <ul style="list-style-type: none"> • <i>Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins.</i> <p><u>Erosion Control</u></p> <ul style="list-style-type: none"> • <i>Conduct major excavation during dry months. These activities may be significantly limited during wet weather.</i> • <i>Utilize soil stabilizers.</i> • <i>Reduce fugitive dust by wetting graded areas with adequate, yet conservative amount of water. Cease grading operations in high winds.</i> <p><u>Recycling/Disposal</u></p> <ul style="list-style-type: none"> • <i>Develop a protocol for maintaining a clean site. This includes proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants).</i> • <i>Provide disposal facilities. Develop a protocol for cleanup and disposal of small construction wastes (i.e., dry concrete).</i> 	



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p><u>Hazardous Materials Identification and Response</u></p> <ul style="list-style-type: none"> • Develop a protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution; fate and transport of spilled materials. • Provide a protocol for proper clean-up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials. • Provide an emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies. 	
<p>Impact H-3 The proposed project would generate various urban pollutants such as oil, herbicides and pesticides, which could adversely affect surface water quality. This would be a Class II, significant but mitigable impact for either Option A or Option B.</p>	<p>H-3 Stormwater Management Plan. A Stormwater Management Plan that incorporates Best Management Practices (BMPs) for the long term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site. The plan shall be developed in accordance with the requirements of the City of Long Beach including the NPDES permit and the subsequent requirements of the SUSMP. BMPs shall follow the applicable source control BMPs (SC-1 through SC-14) and treatment control BMPs (TC-1 through TC-8) published in the California Stormwater BMP Handbook—Industrial/Commercial, 2003. Examples of BMPs that apply to both initial development of the site and to long-term operation of the project are listed below.</p> <p><u>Minimization of Storm Water Pollutants of Concern</u></p> <p>Source-control and treatment BMPs are needed to assure that pollutants are removed to the maximum extent practicable. At a minimum a Stormwater Management Plan shall include:</p> <ul style="list-style-type: none"> • A program for the routine cleaning and maintenance of streets, parking lots, catch basins and storm drains, especially prior to the rainy season, to help reduce the level of gross pollutants being discharged from the plan area • Other BMPs incorporated in project design so as to minimize, to the maximum extent practicable, the 	<p>Less than significant</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>introduction of pollutants of concern to receiving waters. Such BMPs may include, but are not limited to:</p> <ul style="list-style-type: none"> ○ Use of permeable materials where feasible for sidewalks and patios ○ Directing rooftop runoff to pervious surfaces, such as yards and landscaped areas ○ Use of biofilters, including vegetated swales and strips ○ Trees and other vegetation shall be maximized by planting additional vegetation, clustering tree areas, and the use of native and/or drought tolerant plants. In addition, parking lots shall incorporate landscaped islands ○ 25% of required landscape shall be vegetated with xeriscape. ○ Energy dissipaters, such as riprap, shall be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels. <p><u>Informational Materials, including Storm Drain System Stenciling and Signage</u></p> <p>The following informational materials shall be provided:</p> <ul style="list-style-type: none"> • Educational flyers for each new building unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products (the flyers should also explain the proper disposal of household hazardous waste) • Stenciling of all storm drains inlets and post signs along channels to discourage dumping by informing the public that water flows to the Pacific Ocean • Maintenance of the legibility of stencils and signs <p><u>Proper Design of Trash Storage Areas in Commercial Zoned Area</u></p> <p>All trash container areas shall meet the following Structural or Treatment Control BMP requirements:</p> <ul style="list-style-type: none"> • Trash container areas shall have 	



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class II (Significant but Mitigable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
	<p>drainage from adjoining roofs and pavement diverted around the area(s).</p> <ul style="list-style-type: none"> • Trash container areas shall be screened or walled to prevent off-site transport of trash. • Trash container areas shall be roofed to prevent rain water from entering trash and becoming contaminated. • Trash enclosures that serve restaurants, grocery stores, or other establishments that requires a grease interceptor be constructed with a drain inlet within the enclosure that collects all enclosure wash water or drippings and conveys them to the sewer system via the grease interceptor. <p><u>Ongoing BMP Maintenance</u></p> <p>The applicant shall provide a plan to ensure ongoing maintenance for permanent BMPs. This shall include the developer's signed statement accepting responsibility for all structural and treatment control BMP maintenance until the time the property is transferred. All future transfers of the property to a private or public owner shall have conditions requiring the recipient to assume responsibility for the maintenance of any structural or treatment control BMP. The condition of transfer shall include a provision requiring the property owner to conduct maintenance inspection at least once a year and retain proof of inspection. In addition, printed educational materials indicating locations of storm water facilities and how maintenance can be performed shall accompany first deed transfers. For residential properties where the BMPs are located within a common area to be maintained by the homeowners' association, the project's conditions, covenants and restrictions (CC&Rs) shall include the maintenance requirements.</p> <p><u>Proper Design and Treatment of Runoff from Parking Lots</u></p> <p>Parking lots may accumulate oil, grease, and water insoluble hydrocarbons from vehicle drippings and engine system leaks. To minimize the potential impacts of parking lots, the following shall be required:</p> <ul style="list-style-type: none"> • Impervious Area. The parking area shall be designed to infiltrate runoff to the 	



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>maximum extent practicable before it reaches the storm drain system and to treat the remaining runoff before it reaches the storm drain system.</p> <ul style="list-style-type: none"> Maintenance. The developer shall ensure adequate operation and maintenance of treatment systems, particularly sludge and oil removal, and system fouling/plugging prevention control. 	
LAND USE AND PLANNING		
Impact LU-2 The proposed mixed use project would be generally compatible with existing adjacent commercial and residential uses, with incorporation of mitigation measures included in the noise section of this EIR. This is considered a Class II, significant but mitigable, impact.	The mitigation measures recommended in Section 4.8 Noise to reduce traffic noise on adjacent streets would reduce impacts that could lead to land use conflicts to levels that would avoid significant land use compatibility impacts.	Less than significant
Impact LU-3 The proposed North Village Center project is inconsistent with the requirements of the existing project site General Plan and Zoning Code designations, including those relating to height, density and mix of uses. However, with approval of the requested General Plan and Zoning Code amendments, this would be a Class III, less than significant, impact for either Option A or Option B.	As impacts would be less than significant with approval of the requested General Plan and Zoning Ordinance amendments, no further mitigation is required.	Less than significant
NOISE		
Impact N-1 Project construction would intermittently generate high noise levels and groundborne vibrations on and adjacent to the site. These noise levels could adversely affect sensitive receptors near the project site. However, with adherence to the Municipal Code requirements and implementation of noise attenuating techniques contained in mitigation measures N-1 (a-c), temporary construction noise impacts would be Class II, significant but mitigable, for Option A or Option B.	<p>N 1(a) Diesel Equipment Mufflers. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers.</p> <p>N 1(b) Electrically-Powered Tools. Electrical power shall be used to run air compressors and similar power tools.</p> <p>N 1(c) Additional Noise Attenuation Techniques. For all noise generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels. Such techniques shall include the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.</p>	Less than significant
Impact N-2 Project-generated traffic would increase noise levels on area	N-2 Rubberized Asphalt. Lime Avenue between 59th Street and South Street shall	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
roadways. The change in noise levels would exceed applicable thresholds at one street segment (Lime Avenue between 59th Street and South Street) under Option A. However, implementation of Mitigation Measure N-2 would reduce noise levels on this street segment to a Class II, significant but mitigable, level.	be re-surfaced with rubberized asphalt paving material in order to reduce roadway noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material.	
Impact N-3 On-site operations would generate noise levels that may periodically exceed the City's noise standards. However, with implementation of mitigation measures N-3(a) and N-3(b) operational noise would not exceed City Noise Ordinance standards. This is considered a Class II, significant but mitigable, impact for Option A and Option B.	<p>N-3(a) Rooftop Ventilation. Parapets shall be installed around all rooftop ventilation systems.</p> <p>N-3(b) Trash/Products Pick-Up and Deliveries. All trash or product pickups and deliveries shall be restricted to daytime operating hours (7:00AM to 10:00 PM Monday through Friday, and 8:00 AM to 10:00 PM on weekends).</p>	Less than significant
Impact N-4 The proposed on-site residential uses could be subject to noise levels in exceedance of the thresholds established by Title 24 California Noise Insulation Standards due to transportation generated noise on roadways in the project site vicinity. However, with implementation of noise attenuating building materials, impacts would be Class II, significant but mitigable, for Option A or Option B.	<p>N-4(a) Building Material Guidelines. Residences located within 100 feet of Atlantic Avenue or South Street shall be constructed to include sufficient noise attenuation to achieve an interior level of 45 dBA CNEL or lower. At a minimum, this would require the following design features or their equivalent based on an acoustical engineering study:</p> <ul style="list-style-type: none"> • Double-paned windows on all windows that face Atlantic Avenue and South Street. • Windows that face Atlantic Avenue and South Street shall have a minimum laboratory standard transmission class (STC) of 45. The glass shall be sealed into the frame in an airtight manner with a non-hardening sealant or a soft elastomer gasket, or gasket tape. The window frames shall be correctly installed into the wall and insulated to avoid any air gaps. • The total area of glazing facing Atlantic Avenue or South Street in rooms used for sleeping shall not exceed 20% of the wall area. • Solid-core doors shall be used for those doorways facing Atlantic Avenue or South Street. • Walls shall be insulated in conformance with California Title 24 requirements. • Exterior wall facing material shall be stucco, or other surface with an STC rating of at least 45 for walls that face 	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>Atlantic Avenue and South Street.</p> <p>N-4(b) Building Design. The living areas shall contain forced air ventilation. All duct work for ventilation shall include noise louvers at the exterior outlet and/or duct outlets shall be directed either opposite or perpendicular to Atlantic Avenue and South Street. Patio/deck areas shall not be positioned facing Atlantic Avenue or South Street.</p>	
PUBLIC SERVICES		
<p>Impact PS-3 The proposed project would incrementally increase demands on the Long Beach Police Department. This increase would not require the construction of new police protection facilities. However, site design that includes walkways not visible from public streets may create public safety concerns. Therefore, this is a Class II, significant but mitigable, impact for Option A or Option B.</p>	<p>PS-3 Pedestrian Lighting. The proposed project shall include lighting in pedestrian corridors and alcoves from one hour before sunset until one hour after sunrise. Lighting shall be designed so that it properly illuminates the appropriate areas, but also to reflect downward so that other project uses are not impacted by the security lighting. The applicant shall provide photometric plans for review and approval by the Long Beach Police Department prior to the issuance of a building permit.</p>	Less than significant
UTILITIES AND SERVICE SYSTEMS		
<p>Impact U-2 The proposed project would generate an estimated net increase of 29,235 gallons of wastewater per day, which would flow to the Joint Water Pollution Control Plant. The treatment plant has sufficient capacity to accommodate this increase in wastewater generation. However, the sewer main in Linden Avenue adjacent to the project site is over-capacity and not able to receive wastewater flows from the proposed increased density on the project site. This impact is considered Class II, significant but mitigable, for Option A or Option B.</p>	<p>U-2 Wastewater Infrastructure. The developer shall implement one of the following two options prior to issuance of a certificate of occupancy for the project. For either option, prior to issuance of grading or building permits, the developer shall submit a sewer study performed by an experienced civil engineer, including a hydraulic analysis, for review and approval by the LBWD. Whichever option is chosen must be designed and implemented consistent with the information and conclusions in the approved sewer study. The options are:</p> <p>Upgrade the 10-inch sewer main in Linden Avenue to sufficient design and capacity to accommodate the proposed project.</p> <p>OR</p> <p>Connect the 8-inch sewer main in the west side of Atlantic Avenue to another 8-inch sewer main in the east side of Atlantic Avenue.</p>	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class III (Less than Significant) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
AESTHETICS		
Impact AES-1 The proposed project would increase the intensity of on-site development over current conditions, which would alter the visual character of the project site. However, due to the low- to moderate existing visual character and quality of the site and the highly urbanized context, the change from relatively low-profile development and vacant, unimproved land to development of higher intensity and scale is considered a Class III, less than significant, impact for Option A or Option B.	None required	Less than significant
Impact AES-3 The proposed structures would cast shadows onto portions of adjacent residential properties during both the summer and winter. Shadows from the project would fall on sensitive residential uses for less than three hours during the winter months and less than four hours during the summer months. Therefore, shadow impacts would be Class III, less than significant for Option A or Option B.	None required	Less than significant
AIR QUALITY		
Impact AQ-1 Air pollutant emissions generated during project construction would not exceed SCAQMD construction thresholds for Option A or Option B. Temporary construction impacts would be Class III, less than significant.	None required	Less than significant
Impact AQ-2 Operation of the proposed project would generate air pollutant emissions. However, emissions at full buildout of all phases would not exceed established thresholds of significance for any pollutant. Therefore, the project's operational impact to regional air quality would be Class III, less than significant for Option A or Option B.	None required. However, to further reduce emissions, the following measures is <i>recommended</i> for either option. AQ-2 Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.	Less than significant
Impact AQ-3 Project traffic, together with cumulative traffic growth in the area, would not create	None required	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class III (Less than Significant) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
carbon monoxide concentrations exceeding state or federal standards. Localized air quality impacts would therefore be Class III, less than significant for Option A or Option B.		
Impact AQ-4 The proposed project would generate population growth, but such growth is within the population projections upon which the Air Quality Management Plan (AQMP) are based. Therefore, impacts associated with AQMP consistency for Option A or Option B would be Class III, less than significant.	None required	Less than significant
CULTURAL RESOURCES		
Impact CR-3 The proposed project would introduce new construction into the setting of the property at 620-630 E. South Street and properties located on the west side of the 5600-5700 block of Atlantic Avenue. However, the integrity of the historic setting for these properties has already been substantially diminished due to new construction and loss of commercial and residential buildings in the area. Furthermore, the scale and massing of the proposed project would be consistent with the historic scale of commercial development in the neighborhood. Impacts would be Class III, less than significant.	None required	Less than significant
GEOLOGY		
Impact GEO-2 Seismic activity could produce ground shaking that results in liquefaction. Liquefaction could potentially cause structural failure, resulting in loss of property or risk to human health and safety. However, geotechnical studies at the site indicate that the site is not prone to liquefaction. This is a Class III, less than significant impact for Option A or Option B.	None required	Less than significant
HYDROLOGY AND WATER QUALITY		
Impact H-2 Implementation of the proposed project may increase surface water runoff during storm events. However, the existing storm drain infrastructure and off-site	None required	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class III (Less than Significant) Impacts		
Impact	Mitigation Measures	Residual Impact
facilities are adequate to handle flows from the site once developed. In addition, with the development of LEED Neighborhood Development strategies, the overall amount of impermeable surface could be reduced compared to historical use. Therefore, impacts related to site drainage would be Class III, less than significant for Option A or Option B.		
POPULATION AND HOUSING		
Impact PH-1 The proposed project would add 61 housing units, an estimated 177 residents and 126 jobs within the City. This would not exceed population, housing unit or employment projections for Long Beach. Additionally, the project would not contribute to a jobs/housing imbalance in the City. Therefore, impacts related to population growth for either Option A or Option B would be Class III, less than significant.	None required	Less than significant
PUBLIC SERVICES		
Impact PS-1 The proposed project would generate an estimated 25 school-age students. This could adversely affect school facilities. However, with payment of required school impact fees, impacts would be reduced to a Class III, less than significant, level for Option A or Option B.	None required	Less than significant
Impact PS-2 The proposed project would incrementally increase demands on the Long Beach Fire Department. However, this increase would not require the construction of new fire protection facilities and the applicant would be required to pay development fees. Therefore, this is considered a Class III, less than significant, impact for Option A or Option B.	None required	Less than significant
Impact PS-4 The increase in residents associated with the proposed project would generate demand for parks. However, the applicant would be required to pay parkland in-lieu fees in the amount	None required	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class III (Less than Significant) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
established by the City of Long Beach. With collection of these fees, the City could provide additional facilities to meet project-generated demand. Impacts would therefore be Class III, less than significant for Option A or Option B.		
TRANSPORTATION AND CIRCULATION		
Impact T-1 Project-generated traffic under both Option A and Option B, in combination with cumulative traffic growth, would not result in a significant impact at any of the study area intersections based on City of Long Beach significance criteria. Therefore, the project and cumulative impact at study area intersections would be Class III, less than significant.	None required	Less than significant
Impact T-2 The proposed project, under both Option A and Option B, would not adversely affect freeway mainline locations or CMP arterial monitoring intersections. Therefore, the project's CMP impact would be Class III, less than significant.	None required	Less than significant
Impact T-3 The Shared Parking Analysis performed for the North Village Center Project determined that the proposed off-street parking supply would be deficient by nine spaces on weekdays and four spaces on weekend. As the applicant would be required to either obtain an Administrative Use Permit for the parking as proposed or provide parking per code requirements, parking impacts would be a Class III, less than significant, impact for either Option A or Option B.	Per Zoning Code Section 21.41.223, when two or more land uses share a parking facility and the hours of demand for parking at least partially overlap, an Administrative Use Permit may be approved by the City to allow less than Code required parking. The project application includes a request for approval of an Administrative Use Permit to allow a reduced parking supply on the project site. Approval of an Administrative Use Permit would allow the project to be implemented as proposed in accordance with this provision of the Zoning Code. If the Administrative Use Permit is not approved by the City, the project would be revised to meet Zoning Code parking requirements. Therefore, no mitigation is need for either Option A or Option B.	Less than significant
Impact T-4 The design of the proposed project, under either Option A or Option B, would not result in adverse traffic hazards or inadequate emergency access. Impacts related to traffic hazards and emergency access would be Class III, less than significant.	None required	Less than significant



**Table ES-3 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

<i>Class III (Less than Significant) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
UTILITIES AND SERVICE SYSTEMS		
Impact U-1 Buildout of the proposed project would incrementally increase water demand in the City of Long Beach. However, the Long Beach Water Department's water supplies are sufficient to meet the projected demand. Therefore, the impact on water supplies is considered to be Class III, less than significant for Option A or Option B.	None required	Less than significant
Impact U-3 The proposed project would incrementally increase the long-term generation of solid waste at the site. However, the City's solid waste and recycling systems have adequate capacity to accommodate the increases. Therefore, impacts to the City's solid waste handling system would be Class III, less than significant for Option A or Option B.	None required	Less than significant
Impact U-4 The proposed project would incrementally increase electricity and natural gas consumption within the City. However, because energy resources are available to serve the project, impacts to energy would be Class III, less than significant for Option A or Option B.	None required	Less than significant



1.0 INTRODUCTION

This document is a Draft Environmental Impact Report (EIR) for the proposed North Village Center Redevelopment, located in the City of Long Beach, County of Los Angeles. For the purposes of this analysis, the North Village Center Redevelopment refers to the development scenario proposed by North Long Beach Partners LLC for the entire 6.3-acre site, as detailed in Section 2.0, *Project Description*.

This section describes: (1) the purpose and legal authority of the EIR; (2) the general background of the project; (3) the scope and content of the EIR; (4) lead, responsible, and trustee agencies; (5) the environmental review process required under the California Environmental Quality Act (CEQA); and (6) areas of known public controversy.

1.1 ENVIRONMENTAL IMPACT REPORT BACKGROUND

A Notice of Preparation (NOP) of an environmental impact report was prepared for the proposed project and distributed for agency and public review for the required 30-day review period on February 21, 2008. Twelve written responses to the NOP were received (including the State Clearinghouse letter confirming receipt of the NOP). The NOP is presented in Appendix A, along with the Initial Study that was prepared for the project and the comment letters received. A public scoping meeting was also held on March 5, 2008 at the Houghton Park Community Building. The intent of the scoping meeting was to provide interested individuals, groups, public agencies and others a forum to provide input to the Lead Agency verbally in an effort to assist in further refining the intended scope and focus of the EIR. Table 1-1 lists the issues relevant to the EIR that were brought up in the NOP written comments and at the public scoping meeting and the EIR sections where the issues are addressed.

Table 1-1 NOP Comment Issues

Issue	EIR Section
<ul style="list-style-type: none">Shadow impacts to surrounding land usesLighting and glare impactsSecurity lighting would reduce vandalism and graffitiCompatibility of project, including massing/scale/design/use, with surrounding neighborhoodImportance of project landscaping/tree selection	Aesthetics, Land Use and Planning
<ul style="list-style-type: none">Air quality analysis based on realistic traffic patterns and conditionsDust control mitigationGreenhouse gas emissions; alternative energy opportunities, e.g. solar, stations in parking lots and residential garages	Air Quality, Transportation and Circulation, Long Term Impacts
<ul style="list-style-type: none">Potential impacts to historic and potentially historic structuresPotential impacts to archaeological and cultural resources, sacred sites	Cultural Resources
<ul style="list-style-type: none">Potential for asbestos and lead in older structures	Hazards and hazardous materials



Table 1-1 NOP Comment Issues

Issue	EIR Section
<ul style="list-style-type: none"> • Water quality impacts 	Hydrology and Water Quality
<ul style="list-style-type: none"> • Construction noise impacts • Traffic noise impacts • Noise ordinance consistency 	Noise
<ul style="list-style-type: none"> • Impacts to schools and police services, and public safety 	Public Services
<ul style="list-style-type: none"> • Traffic congestion impacts • Traffic study must address standard Caltrans criteria • Impacts to Caltrans facilities, infrastructure funding • Neighborhood parking impacts • Adequacy of widths/traffic capacity of Lime and Linden avenues • Access to and consideration of alternative transportation 	Transportation and Circulation
<ul style="list-style-type: none"> • Adequacy of utilities including storm drain infrastructure 	Utilities and Service Systems
<ul style="list-style-type: none"> • Adequacy of existing recreational facilities to serve project residents • Adequacy of proposed on-site recreational facilities and open space 	Public Services
<ul style="list-style-type: none"> • Project consistency with land use designation, including density 	Land Use and Planning

The State Native American Heritage Commission provided written comment on the NOP in a letter dated February 22, 2008. This letter included the names and mailing addresses of five Native American Contacts representing tribal councils in the Long Beach area. Pursuant to SB 18, the Lead Agency sent written correspondence on February 28, 2008 to all five Contacts, describing the project and requesting notification of any Traditional Cultural Properties, Traditional Tribal Cultural Sites, and/or any sacred sites that may be impacted by this project.

On March 24, 2008, Adrian Morales, a representative of the Gabrieleno/Tongva San Gabriel Band of Mission Indians, sent an e-mail to the Lead Agency requesting formal consultation regarding this project. Lead Agency staff met with Adrian Morales on April 15, 2008 to discuss the project's potential impacts to unknown Native American archaeological resources and human remains. Both parties agreed that the mitigation measures proposed to address this potential impact, specifically Mitigation Measures CR-4(a) and CR-4(b), would be adequate and no further consultation would be necessary.

1.2 PURPOSE AND LEGAL AUTHORITY

The proposed project requires the discretionary approval of the City of Long Beach. Therefore, it is subject to the requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:



...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared as a Project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A Project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:

This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.

This EIR is to serve as an informational document for the public and City of Long Beach decision-makers. The process will culminate with Planning Commission and City Council hearings to consider certification of a Final EIR and approval of the project.

1.3 SCOPE AND CONTENT/ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This EIR addresses the issues determined to be potentially significant by the City of Long Beach. The issues addressed in this EIR include:

- *Aesthetics (Shadows, Light and Glare)*
- *Air Quality (including wind tunneling)*
- *Historic Resources*
- *Geology and Soils*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use and Planning*
- *Noise*
- *Population and Housing*
- *Public Services*
- *Transportation and Circulation*
- *Utilities and Service Systems*

This EIR addresses the issues referenced above and identifies the potentially significant environmental impacts, including site-specific and cumulative effects of the project, in accordance with the provisions set forth in the *CEQA Guidelines*. In addition, the EIR recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects.

In preparing the EIR, use was made of pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and background documents prepared by the City. A full reference list is contained in Section 7.0, *References and Report Preparers*.

The Alternatives Section of the EIR (Section 6.0) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines*. The alternatives discussion evaluates the CEQA-required “no project” alternative and two alternative development scenarios for the site. It also identifies the environmentally superior alternative among the alternatives assessed.



The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. The *Guidelines* (Section 15151) state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

1.4 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The *State CEQA Guidelines* define lead, responsible and trustee agencies. The Long Beach Redevelopment Agency (RDA) is the lead agency for the project because it holds principal responsibility for approving this EIR.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. The California Department of Toxic Substances Control (DTSC) and the California Regional Water Quality Control Board (RWQCB) are potential responsible agencies for the proposed project because they could be oversight agencies for soil and/or groundwater contamination that may be present on-site (see Section 4.5, *Hazards and Hazardous Materials*) for further discussion.

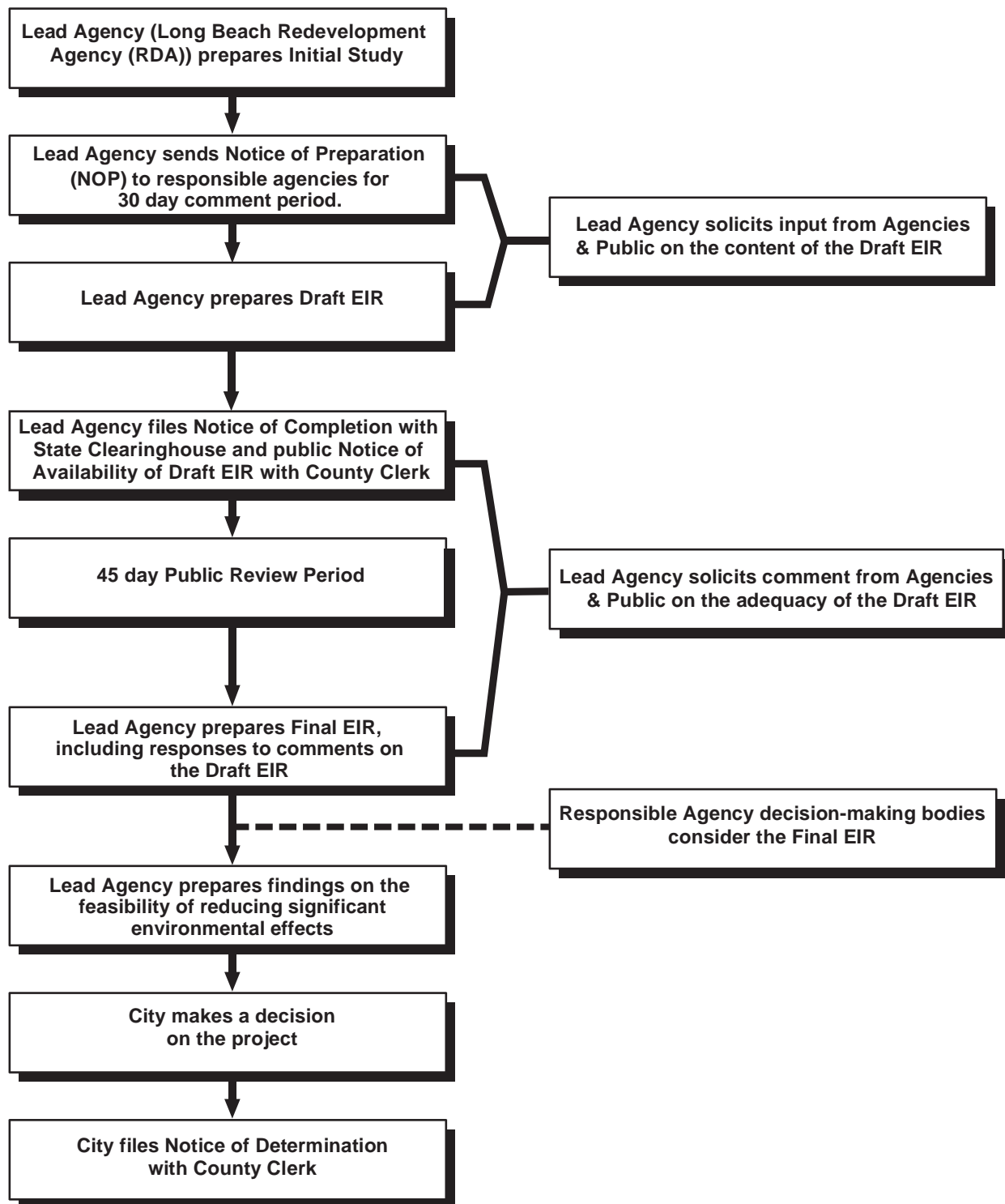
A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no trustee agencies for the proposed project.

1.5 ENVIRONMENTAL REVIEW PROCESS

The major steps in the environmental review process, as required under CEQA, are outlined below and illustrated on Figure 1-1. The steps are presented in sequential order.

- 1. Notice of Preparation (NOP).** After deciding that an EIR is required, the lead agency must file an NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the proposed project could create significant environmental impacts.
- 2. Draft Environmental Impact Report (DEIR) Prepared.** The DEIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) a discussion of alternatives; g) mitigation measures; and, h) discussion of irreversible changes.





3. **Notice of Completion and Notice of Availability.** A lead agency must file a Notice of Completion with the State Clearinghouse when it completes a Draft EIR (*CEQA Guidelines* Section 15085) and prepare a Public Notice of Availability of a Draft EIR. The lead agency must file the Notice of Availability with the County Clerk's office for a 30 day posting period and send a copy of the Notice of Availability to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public, and respond in writing to all comments received (PRC Sections 21104 and 21153). The minimum public review period for a DEIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the Clearinghouse (Public Resources Code Section 21091) approves a shorter period.
4. **Final EIR.** A Final EIR (FEIR) must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and, d) responses to comments.
5. **Certification of FEIR.** Prior to making a decision on a proposed project, the lead agency must certify that: a) the FEIR has been completed in compliance with CEQA; b) the FEIR was presented to the decision-making body of the lead agency; and, c) the decision-making body reviewed and considered the information in the FEIR prior to approving a project (*CEQA Guidelines* Section 15090).
6. **Lead Agency Project Decision.** A lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or, c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).
7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
8. **Mitigation Monitoring Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination.** An agency must file a Notice of Determination within five working days after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA legal challenges [Public Resources Code Section 21167(c)].

