

## INITIAL STUDY

**Project Title:** North Village Center Redevelopment Project

**Lead Agency:** Redevelopment Agency of the City of Long Beach  
333 W. Ocean Blvd, 3rd Floor  
Long Beach, CA 90802  
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**Contact Person:** Angela Reynolds, Environmental Officer  
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**Project Location:** The project site encompasses two full blocks comprising approximately 6.3 acres on the east and west sides of Atlantic Avenue north of South Street in the North Long Beach Redevelopment Project Area in the City of Long Beach, County of Los Angeles. 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 59<sup>th</sup> 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 59<sup>th</sup> Street. Figures 1 and 2 illustrate the project location.

### Project Sponsor's

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

**Existing Land Use:** All improvements on the west block have been demolished except for one unoccupied structure. All improvements on the east block have been demolished except for four structures. One of these, an auto parts store, is presently occupied. The Long Beach Redevelopment Agency (RDA) owns the subject property in its entirety except for the parcel on the eastern block where the auto parts store is located.

### General Plan and Zoning:

The site is divided between the following General Plan Land Use designations: Townhomes (3A), Mixed Style Homes (2), Traditional Retail Strip Commercial (8A) and Mixed Retail/Residential Strip (8R). 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).



**Surrounding  
Land Uses:**

The prevailing uses along Atlantic to the north and south of the Site are one- and two-story commercial buildings. The prevailing uses to the east and west of the site are mixed-density residential, including single-family and multi-family homes. The project site is within Parcel One of the ten non-contiguous subareas in the North Long Beach Redevelopment Project Area. Additionally, the project site is split along Atlantic Avenue between the De Forest (west) and California/Cherry (east) communities. These communities are characterized as residential areas with localized commercial shopping areas.



## DESCRIPTION OF PROJECT

The proposed project is a mixed-use “village center” on an approximately 6.3-acre site in the City of Long Beach. The project site encompasses two full city blocks on either side of Atlantic Avenue between South Street and 59<sup>th</sup> Street. The project location is illustrated on Figures 1 and 2 at the end of this document. The project as proposed includes the following primary components:

- Up to 180 units of multi-family housing in a mix of row houses, courtyard units and units built atop ground floor non-residential space.
- Up to 50,000 square feet of neighborhood-serving commercial/retail space. This space could include restaurants, and would be split between the east and west blocks.
- A public library and community center totaling approximately 30,000 square feet fronting Atlantic Avenue on the east block.

Residential and commercial components of the project would be constructed on both the east and west blocks. The proposed commercial/retail and institutional space would be oriented primarily towards Atlantic Avenue. The maximum building heights would be five stories on Atlantic Avenue and two stories on both Linden and Lime Avenues.

The existing street configuration would remain unchanged. Hullett Street, which currently terminates mid-block on Linden Avenue at the site’s western border, would “continue” eastbound through the site as a pedestrian paseo.

On the west block, each residential unit would have exclusive access to a private two-car garage built on-grade. The restaurant and other non-residential uses on the west block would be served by a combination of adjacent surface lots built internally to the block and spaces in a public “park once” structure of approximately 300 stalls on the east block. On the east block, each residential courtyard unit would have exclusive access to its own private two-car garage built on-grade. The other residential units, including the row house and units built atop ground-floor non-residential space, would have access to stalls in the “park once” structure. The non-residential space would be served by the “park once” structure. Overall, up to approximately 600 off-street parking spaces would be provided in these garages, parking lots and parking structure. The project would make use of a shared parking arrangement to minimize the number of spaces required to serve visitors to its retail/commercial, public and residential components.

Both public and private open space would be incorporated into the project. The open space would generally be for passive use (i.e. sports courts and play fields are not proposed), but could include one or more “tot-lot” playgrounds. Restaurants in the proposed commercial/retail space would have opportunities to offer outdoor dining areas.

Structures within the project would attain LEED certification. The entire project would utilize “green” design strategies including stormwater management and use of natural light. Construction would employ recyclable, renewable and locally-sourced materials throughout the interior and exterior of the development. Management of the property would incorporate a



recycling program, regular maintenance and conservation of resources through the use of Energy Star appliances. Storm water runoff management would be implemented through the use of permeable surfaces, roof gardens, cisterns and bioswales.

Site preparation would include demolition or significant modification of all remaining structures on the site as well as grading and necessary infrastructure improvements.

Discretionary approvals by the City of Long Beach required for the project include the following:

- *Certification of an environmental impact report (Redevelopment Agency)*
- *General Plan Amendment (City Council)*
- *Zone Code Amendment (City Council)*
- *Site Plan Review (Planning Commission)*
- *Administrative Use Permit for off-street parking (Planning Commission)*

**PUBLIC AGENCIES WHOSE APPROVAL WILL BE REQUIRED FOR SUBSEQUENT ACTION:**

- *Redevelopment Agency of the City of Long Beach*
- *City of Long Beach Planning Commission*
- *Long Beach City Council*

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

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<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hydrology and Water Quality	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Energy and Mineral Resources	<input checked="" type="checkbox"/> Utilities and Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Population and Housing	

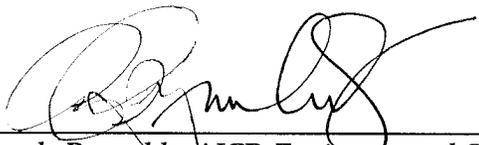
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## DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potential significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

  
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Angela Reynolds, AICP, Environmental Officer  
City of Long Beach, Development Services Department

2/14/08  
\_\_\_\_\_  
Date



## Environmental Checklist

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy/Mineral Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of Long Beach in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. AESTHETICS</b> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-b. The project site is located approximately seven miles from the Pacific Ocean and approximately 0.6 miles from the channelized Los Angeles River and is not located along a designated scenic corridor. The project is not expected to block views of offsite scenic resources such as the Pacific Ocean or Los Angeles River, as they are not visible from public viewing areas near the site. The project site has been previously graded and built out with commercial buildings and surface parking lots, and lacks important scenic resources such as major trees or rock outcroppings. Finally, although there are potentially historic buildings on the site, they are not visible from a state scenic highway. Therefore, development of the project would not affect any scenic vistas or scenic resources. Impacts would be less than significant and **further analysis of these issues in an EIR is not warranted.**

c. The proposed project would change the visual character of the site from vacant lots and older one- and two-story buildings to a fully built out development. The demolition of the existing buildings and overall change in mass, height and style of development on the site would substantially alter the visual character of the site and its surroundings. The project would also introduce taller buildings and a contemporary architectural style to a neighborhood of primarily lower-profile development. Finally, the proposed new structures have the potential to cast shadows on surrounding properties, including residences, which would vary seasonally and with time of day. Changes to the visual character of the site and surroundings, and potential shade and shadow impacts, are potentially significant and **will be further analyzed in the EIR.** The analysis will include shadow modeling to illustrate the effect of building height and massing.

d. Development of the proposed project would create new sources of lighting and glare on the project site, due largely to the increased height and scale of development as well as the change in character to a more modern design and mixed-use development. Although development would be expected to comply with City lighting standards, lighting and glare could create potentially significant aesthetic impacts. Therefore, **the potential light and glare impacts will be further analyzed in an EIR.**



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>II. <u>AGRICULTURAL RESOURCES</u> -- Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c. The project site is located in a highly developed urbanized area in the City of Long Beach. Until the recent demolition of most of the structures on the site, the entire property was developed with commercial and residential structures and surface parking lots. Project development would not convert farmland, conflict with agricultural zoning or have the potential to result in the loss or conversion of farmland to non-agricultural use. There would be no impact and **further analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>III. <u>AIR QUALITY</u> -- Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-d. Construction activity on the project site would result in temporary air quality impacts due to the generation of fugitive dust (PM<sub>10</sub>) and exhaust emissions associated with heavy construction vehicles. Site preparation would include demolition or significant modification of all remaining structures on site, which due to its age, may have been constructed with



asbestos-containing materials. The primary source of long-term emissions would be vehicles driven by future residents as well as future commercial-component customers. Other sources of operational emissions include stationary and area source emissions, such as the consumption of natural gas and the use of landscape maintenance equipment. Development associated with the proposed project could also result in increased carbon monoxide concentrations on congested roadways. Because project-generated emissions could potentially exceed South Coast Air Quality Management District (SCAQMD) thresholds or otherwise be potentially significant, **these issues will be analyzed in an EIR**, and mitigation measures will be provided, including adherence to the City’s regulations pertaining to air quality (Chapter 8.64 of the Municipal Code), to minimize future project-specific air quality impacts.

e. Construction activities could result in odors resulting from the use of construction equipment. However, construction activities would be temporary and would not result in significant long-term odor impacts, particularly as the project would be required to adhere to the City’s regulations pertaining to air quality (Chapter 8.64 of the Municipal Code). The proposed residential use of the property would not generate objectionable odors during normal operations, and the project would comply with City requirements applicable to maintenance of trash areas to minimize potential odors. Therefore, impacts would be less than significant and **further analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES** -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-d. The project site is in an urbanized area and lacks sensitive animal species or associated habitat. Although the Pacific Ocean is located approximately seven miles from the project site and the Los Angeles River is located approximately 0.6 miles from the site, there are no existing waterways connecting the site to the ocean or other surface water body. The project does not involve development in a federally protected wetland and does not involve improvements that would impair or interrupt hydrological flow into a wetland. No impact related to movement of fish or wildlife species or migration corridors would occur. Therefore, the project would not result in impacts to animal or plant species or habitats and **further analysis in an EIR is not warranted.**

e, f. The project site is within an urbanized area that is not subject to any habitat conservation plan, natural community conservation plan, or local policy or ordinance relating to biological resource protection. Therefore, the proposed project would not conflict with any biological resource policy or ordinance and **further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>V. <u>CULTURAL RESOURCES</u> -- Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. The proposed project would include demolition or significant modification of all remaining structures on the site as well as grading and necessary infrastructure improvements. Three existing structures on the project site are over 50 years old and could be potential historic resources. A historic resources evaluation has been completed for the project. Therefore, **the issue of historic resources will be further analyzed in an EIR**, and mitigation will be provided, including adherence to the City’s regulations pertaining to historic resources contained in Chapter 16.52 of the Municipal Code, as warranted, to minimize impacts.



b, c, d. The project site is located within an urbanized area and has been subject to extensive disturbance over the years due to previous development; thus, any surficial archaeological resources, unique paleontological resources, unique geologic feature or human remains that may have been present at one time have likely been previously disturbed. However, the potential does exist for previously unknown resources or remains to be damaged during grading for site preparation. Potential impacts to previously unknown resources are likely mitigable, however, with standard mitigation measures and procedures to be followed if resources or remains are discovered during grading and site preparation. **These mitigation measures will be included in the cultural resources section of the EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VI. <u>GEOLOGY AND SOILS</u> – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a (i –iii)-d. The proposed project has the potential to expose people or structures to substantial adverse effects relating to geology and soils, including those associated with earthquake risk, liquefaction or expansive soils. Therefore, **these issues will be further evaluated in an EIR.** Mitigation measures, including adherence to the City’s Earthquake Hazard Regulations (Chapter 18.68 of the Municipal Code), will be provided for identified significant impacts.



a.iv. As the project site is relatively flat and there are no substantial hillsides or unstable slopes within the vicinity, there is no potential for landslide hazards. **No impact would occur and further analysis in an EIR is not warranted.**

e. The proposed development would be connected to the City sewer system and would not use on-site septic systems for wastewater treatment. **No impacts would occur and further analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a-c. The proposed mixed-use redevelopment project would not involve the transport, use, or disposal of substantial quantities of hazardous materials and by its nature would not introduce any unusual hazardous materials to the area. As discussed above (Section III, *Air Quality*), construction of the project would involve partial demolition of the commercial structures, which, due to their age, may contain asbestos and lead-based paints and materials. The removal of any asbestos-containing materials would be required to comply with all applicable existing rules and regulations, including SCAQMD Rule 1403 (Asbestos Demolition and Renovation Activities). In addition, the proposed project would have to comply with California Occupational Safety and Health Administration (CalOSHA) regulations regarding lead-based materials. The California Code of Regulations, §1532.1, require testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed CalOSHA standards. Nevertheless, in order to more fully evaluate the potential for significant impacts, **this issue will be assessed in an EIR.** Mitigation measures, including adherence to the City’s regulations pertaining to hazardous materials and waste (Chapters 8.85 through 8.88 of the Municipal Code), will be provided for identified significant impacts.

d. The proposed project is in a highly urbanized area with historic commercial activity associated with a variety of businesses. Thus the potential exists for hazardous materials to be present on the site. **This impact will be analyzed in an EIR.** Mitigation measures, including adherence to the City’s regulations pertaining to hazardous materials and waste, will be provided for identified significant impacts.

e, f. The project site is located over two miles from the nearest airport/airstrip, the Long Beach Airport. **No impacts are anticipated and further analysis in an EIR is not warranted.**

g. The proposed project would not change the alignment of or access through streets serving the project site or surrounding area, and thus would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. **Further analysis of this issue in an EIR is not warranted.**

h. The project site is in an urbanized area that is not subject to wildland fire hazards. **Further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY</b> -- Would the project:				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, c-f. The proposed project involves the demolition of existing structures and the construction of residential buildings, a parking structure, retail/restaurant space, public library, a tot lot, and a community center. As much of the site is currently vacant and unpaved, the project is expected to result in an overall increase in impervious surfaces and thus potentially increased quantities of stormwater runoff. This runoff also has the potential to carry pollutants and sediment off the site. However, the proposed project would be required to comply with all local, state and federal requirements pertaining to preservation of water quality and reduction of runoff to offsite areas, including Best Management Practices (BMPs) and the implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP). Provisions of the City’s regulations that protect water quality, including Chapter 18.95 of the Municipal Code, would apply. In addition, as part of a LEED Neighborhood Development strategy, the entire project would utilize green design strategies including stormwater management through the use of permeable surfaces, roof gardens and bioswales among other design strategies. Finally, earthwork for project construction would involve greater than one acre of land, and therefore,



would require a National Pollutant Discharge Elimination System (NPDES) permit.

There are no creeks, streams or formal drainage channels on or near the site. The existing drainage is relatively uncontrolled due to piecemeal development that has occurred on the site in the past and the current condition of the site resulting from recent demolition of structures.

Based on the discussion above, impacts to stormwater quantity and quality are potentially significant and **further analysis in an EIR is warranted.**

b. The proposed mixed-use development would result in a net increase in water demand due to the intensification of development on the site. Although the majority of the City’s water supply consists of imported water purchased from the Metropolitan Water District of Southern California (MWD), approximately 38% is extracted from the local basin (Long Beach Water Department, January 28, 2008). **The EIR will assess the project’s impacts to groundwater resources as part of the analysis of utilities and service systems impacts (see also Section XVI.d. below).**

g, h. According to the City of Long Beach and the Federal Emergency Management Administration Flood Insurance Rate Maps (2002), the project site is located outside the 100-year flood zone. Therefore, no significant flood impacts are anticipated and **further analysis in an EIR is not warranted.**

i, j. There are no dams or levees located within the vicinity of the project site; thus, there is no potential for flooding due to dam failure. The project site is not located near any landlocked water; therefore, impacts from seiches would not occur. The project site is located approximately seven miles from the Pacific Ocean and would not be inundated by a tsunami (General Plan Public Safety Element, 1975). Therefore, no impacts from dam or levee failures, seiches, or tsunamis are anticipated and **further analysis of these issues in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IX. <u>LAND USE AND PLANNING</u> - Would the proposal:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. The proposed project involves the redevelopment of two existing blocks. Circulation patterns around and through the site would not be blocked or otherwise substantially changed,



and the residential, commercial and institutional uses proposed uses are generally similar to those in the vicinity. The project would not physically divide the established community. No impacts would result and **further analysis of this issue in an EIR is not warranted.**

b. The proposed project includes uses not allowed in the existing zone districts (e.g. residential uses are not permitted in the CCA or CNA districts) and exceedence of development standards for the existing zone districts (e.g. buildings up to five stories are proposed in R-2-N, R-3-T CNN and CCA districts, which have two-story height limits). Because amendments to the General Plan Land Use Element and zoning designations on the site are needed, the project has the potential to conflict with policies contained in the General Plan and Zoning Ordinance. Therefore, land use compatibility and the project’s consistency with applicable local and regional policies **will be further analyzed in an EIR.**

c. The proposed project would not conflict with an adopted habitat conservation plan or natural communities conservation plan, as no such plans apply to the project site. No impacts would occur and **further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>X. ENERGY AND MINERAL RESOURCES--</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Oil is the primary mineral resource within the City of Long Beach. The site is not currently used for oil extraction, nor is that the proposed use; no oil extraction land uses currently exist anywhere near the project site. No impacts to mineral resources are anticipated in this regard, and **further analysis in an EIR is not warranted.**

b. Development of the proposed project would not result in the loss of the availability of a known mineral resource that would be of value locally, regionally, or to the State. Therefore, no impacts to mineral resources are anticipated and **further analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XI. NOISE –</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- other agencies?
- |   |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

A project will normally have a significant effect on the environment related to noise if it will increase substantially the ambient noise levels of adjoining areas or conflict with adopted environmental plans and goals of the community in which it is located. The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and State Government Code Section 65302 (g).

In addition to the State noise guidelines, the City of Long Beach has adopted a quantitative Noise Control Ordinance, (Municipal Code Chapter 8.80). The ordinance establishes maximum permissible hourly noise levels (L<sub>50</sub>) for different districts throughout the City. The project site is located in District One, which allows a maximum of 45 dBA at night and 50 dBA during the day. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

a-d. Construction activity associated with development of the proposed project would create temporary noise level increases. The grading/excavation phase of project construction tends to create the highest noise levels because of the operation of heavy equipment and the use of heavy equipment that has the potential to generate groundborne vibration and groundborne noise. Noise levels associated with heavy equipment typically range from about 78 to 88 dBA at 50 feet from the source (US EPA, 1971). Operation of this equipment could generate noise levels onsite and at adjacent receptor locations that are above ambient levels and that could exceed applicable noise standards.

Noise associated with operation of the project would be consistent with those typical of a mixed-use residential building, such as music, conversations, doors slamming, and children playing. Additionally, vehicle-related noise would be audible to surrounding receptors including noise such as car doors slamming, engines starting, and car alarms. The commercial component of the proposed project would produce noise associated with loading and deliveries, which could conflict with residential uses.



The proposed project would also result in an increase in overall traffic on area roadways, including the existing traffic noise sources of South Street, Lime Avenue, East 59<sup>th</sup> Street, Linden Avenue, and Atlantic Avenue. Implementation of the proposed project would increase ambient noise levels in the project area above current conditions.

**Noise associated with both temporary construction activity and long-term project operation will be analyzed in detail in an EIR.** Mitigation, including adherence to the City’s Noise Ordinance, will be proposed for identified significant impacts.

e, f. The project site is located over two miles from the Long Beach Airport. Significant impacts relating to aircraft noise are not anticipated and **further analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING</b> — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses ) or indirectly (for example, through extension of roads or other infrastructure)?	■	□	□	□
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	□	□	□	■
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	□	□	□	■

a. The proposed project would involve the redevelopment of a mixed-use “village center” including up to 180 multi-family housing. Based on the City average of 2.91 people per household (California Department of Finance, 2007), the residential component of the project would generate a potential net increase of approximately 524 residents. This increase in population and associated infrastructure has the potential to induce growth and exceed established thresholds. **Therefore, potential impacts relating to population growth will be evaluated in an EIR.**

b, c. Implementation of the proposed project would not displace any housing or people, as the site is currently unoccupied except for a few several commercial structures. **Further analysis of these issues in an EIR is not warranted.**



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XIII. PUBLIC SERVICES**

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

- |                             |                          |                          |                          |                          |
|-----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| i) Fire protection?         | <input type="checkbox"/> | ■                        | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection?      | <input type="checkbox"/> | ■                        | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools?               | <input type="checkbox"/> | ■                        | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) Parks?                  | <input type="checkbox"/> | ■                        | <input type="checkbox"/> | <input type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | ■                        | <input type="checkbox"/> |

a (i-iv). The proposed project would incrementally increase the demand for public services due to the increase in residential population and commercial uses at the project site. As discussed under Item XII, *Population and Housing*, the project would result add 180 dwelling units and approximately 524 residents. The added residences and commercial development could potentially affect public services and facilities. **Therefore, potential impacts relating to fire and police protection, schools and parks will be further evaluated in an EIR.**

v. The proposed project is not expected to adversely affect any services other than those described above. The project includes a new public library branch, which is expected to result in a **beneficial impact to library services; this will be discussed in the EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XIV. RECREATION —**

- |  |                          |   |                          |                          |
|--|--------------------------|---|--------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | ■ | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | ■ | <input type="checkbox"/> | <input type="checkbox"/> |



a, b. A limited amount of recreational space is proposed as part of the proposed North Village Center project. This component of the project in itself is not expected to result in significant environmental impacts beyond those of the overall proposed site development. However, the project would add up to 180 dwelling units and approximately 524 residents and would therefore increase the demand for recreational facilities in the area. **This issue will be further evaluated in the EIR as part of the public services analysis.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XV. TRANSPORTATION / TRAFFIC</b> — Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	■	□	□	□
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	■	□	□	□
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	□	□	□	■
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible use (e.g. farm equipment)?	□	□	□	■
e) Result in inadequate emergency access?	□	■	□	□
f) Result in inadequate parking capacity?	□	■	□	□
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	□	□	■	□

a, b. The proposed project would generate an increase in vehicle trips to and from the site. Project-generated trips would have the potential to adversely affect levels of service on surrounding roadways and at area intersections. **This issue will be further evaluated in an EIR.** The traffic analysis will evaluate the project’s potential to create significant impacts relating to traffic, circulation and access. Mitigation measures will be provided if necessary.

c. The project would not necessitate any change in air traffic patterns. **Further analysis of this issue in an EIR is not warranted.**

d. The proposed project would not involve the construction of new roadways, nor would it substantially reconfigure existing roadways. Site access including driveways and parking garage ramps would be required to conform to City standards and would be subject to City and Fire Department review to ensure that safety requirements are met. Impacts related to design



feature hazards would be less than significant and **further analysis of this issue in an EIR is not warranted.**

e. Emergency access to the site would be continued to be provided via five roadways: East 59<sup>th</sup> Street, Linden Avenue, East South Street, Lime Avenue, and Atlantic Avenue. All plans for site access including driveways and parking garage ramps would be subject to the review of City staff and the City of Long Beach Fire Department for compliance with fire and emergency access standards. Nevertheless, as a mid-block crossing and traffic signal is proposed on Atlantic Avenue between South and 59<sup>th</sup> Streets, impacts related to emergency access are potentially significant. **Further analysis of this issue in an EIR is warranted.**

f. The proposed project includes a parking structure, garages, and parking lots. Up to approximately 600 off-street parking spaces would be provided. The project may utilize shared parking spaces to minimize the number of spaces required to serve both the residential and commercial components. **This issue will be further evaluated in the EIR,** including a shared parking analysis as part of the traffic study if warranted.

g. No conflicts with adopted policies supporting alternative transportation modes such as bus facilities and bicycle access/parking are anticipated to occur. The proposed project involves the development of residential and commercial uses in a mixed-use development within walking distance of a variety of services and commercial opportunities. Bus service to downtown Long Beach and light rail connections is available at and near the site, including Long Beach Transit lines 52, 61, 62, 63 and 192. **Further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> — Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



demand in addition to the provider's existing commitments?

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a, b, e. The proposed project would intensify development on the project site and would therefore increase the generation of wastewater. To determine whether the existing wastewater conveyance infrastructure and treatment plant have sufficient available capacity to accommodate wastewater from the proposed development, **these issues will be further analyzed in an EIR.**

c. As discussed under Item VIII.a above, the proposed project would increase the area covered by impervious surfaces, potentially increasing runoff quantities. New drainage infrastructure would be also installed on site, potentially affecting off-site facilities. **This issue will be further analyzed in an EIR.**

d. The proposed project would increase the demand for water in the City. To determine whether or not water supplies and infrastructure are adequate to serve the proposed development, **this issue will be further analyzed in an EIR.** Mitigation measures will be provided for identified significant impacts where possible.

f, g. Development of the proposed project would increase the amount of solid waste generated within the City. Compliance with State waste diversion requirements and the potential effects of the increase in solid waste generation on regional landfill capacity **will be further evaluated in an EIR** and waste reduction measures will be recommended for identified significant impacts.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XVII. MANDATORY FINDINGS OF SIGNIFICANCE —**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	□	□	□
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	■	□	□	□
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	□	□	□

a. As discussed in *Section IV. Biological Resources*, the proposed project is located in a completely urban area with sparsely located street trees. The project would not have the potential to substantially reduce habitats, wildlife populations, communities, or restrict the range of endangered plants or animals. However, the project includes demolition of potentially historic structures. An analysis of potential project impacts on historical resources **will be included in the EIR** (refer to Item V, *Cultural Resources*).

b. Review of cumulative impacts for each issue area that has been identified as potentially significant **will be included in the EIR**.

c. The proposed project has the potential to create environmental effects that could significantly affect human health or safety (refer to Items III, *Air Quality*, and VII, *Hazards and Hazardous Materials*). **These issues will be studied further in an EIR**.

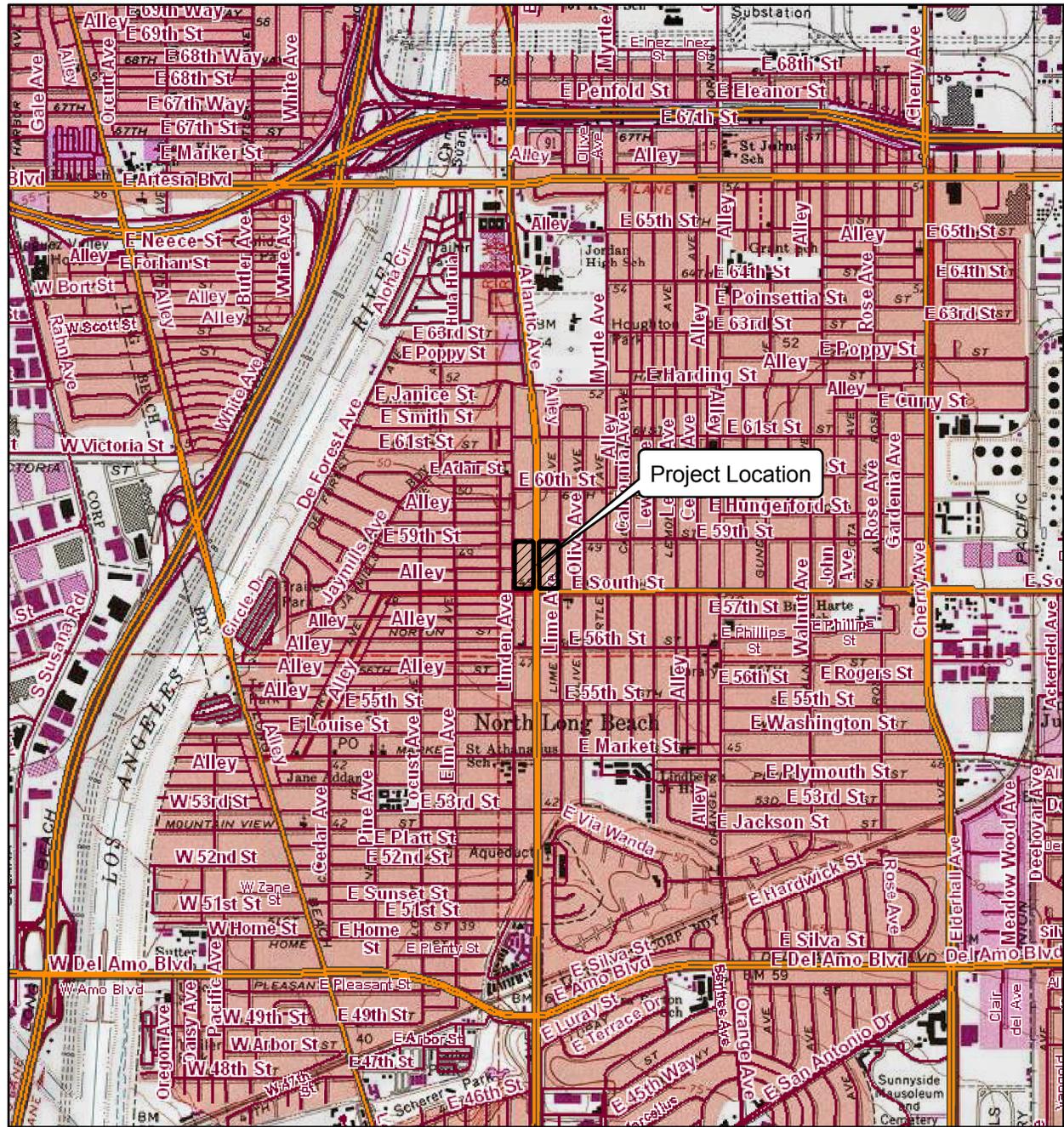


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Source: National Geographic TOPOI 2004 and Rincon Consultants, Inc., 2008.



Project Location

Figure 2-2