3 ENVIRONMENTAL SETTING

3.1 REGIONAL SETTING

The project site is located in the City of Long Beach, in southern Los Angeles County, within the greater Los Angeles metropolitan area (refer to Figure 2-1, Regional Location, and Figure 2-2, Project Location, both of which can be found in Section 2, Project Description). Long Beach is approximately 20 miles south of downtown Los Angeles and is located adjacent to the Pacific Ocean. The total area of the City is approximately 33,908 acres (53 square miles). The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The region is subject to various natural hazards, including earthquakes, tsunami and flooding.

3.2 PROJECT SITE SETTING

The project site includes several areas throughout downtown Long Beach: Civic Block, Lincoln Park Block, Third & Pacific Block, and Center Block. The larger portion of the project site is bounded by Magnolia Avenue and Chestnut Avenue to the west, Broadway to the north, Pacific Avenue to the east, and Ocean Boulevard to the south. A smaller part of the project site is bounded by Third Street, Cedar Avenue, and Pacific Avenue.

The project site is located within the Downtown Plan Area, which encompasses approximately 719 acres bounded by the Los Angeles River on the west and Ocean Boulevard on the south. The northern boundary of the Plan Area generally follows portions of 7th and 10th streets, and the eastern boundary includes land on both sides of Alamitos Avenue.

Downtown Long Beach is a modern, cosmopolitan area that adjoins a vibrant seaport and waterfront district that provides numerous venues for entertainment, shopping, and tourism. Both sides of Ocean Boulevard are lined with high-rise and mid-rise residential, hotel, commercial, and corporate office buildings, including the Civic Center complex. As described in the Downtown Plan, distinct neighborhood "character areas" within Downtown include the Business and Entertainment Area centered on Pine Avenue, which primarily functions as Downtown's entertainment corridor with many shops, restaurants, and theaters; the West End, containing low-rise single- and multi-family residences and neighborhood amenities of churches, schools, and Cesar Chavez Park; the Willmore City/Drake Park historic district to the northwest, which features residences of the early 1900s and tree-lined streets; the North Pine neighborhood, which has a variety of housing types, including modern high-rise and mid-rise residential and mixed-use buildings and neighborhood businesses; and East Village, which is the center of local arts and culture with small businesses, galleries, and shops that attract both tourists and local residents.

The Downtown Plan Area and surrounding areas are developed with a variety of commercial and residential uses in buildings generally ranging from one story to more than 20 stories in height. Uses include historic structures that reflect various eras of development extending back more than 100 years. Historic buildings are frequently intermixed with more contemporary structures. Densities range from open space and surface parking, to the most intensive development found in Long Beach, such as the World Trade Center and other skyscrapers and full-block developments.

Photos of the project site and surrounding uses are shown in Figure 4.1-2a through 4.1-5b in Section 4.1, *Aesthetics*. The project site setting is described in greater detail in the individual environmental issue analyses in Section 4.0, *Environmental Impact Analysis*.

3.3 CUMULATIVE PROJECTS SETTING

CEQA defines "cumulative impacts" as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the SEIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Cumulative impacts are discussed within each of the specific impact analysis discussions in Section 4, *Environmental Impact Analysis*. Section 15130 of the *CEQA Guidelines* states that an adequate discussion of cumulative impacts should include either a list of past, present, and probable future projects producing related or cumulative impacts; or a summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.

For cumulative impacts that are localized in nature, such as aesthetics, cultural resources, geology and soils, and noise, the cumulative analysis in this SEIR uses the list of planned and pending projects in the general area shown in Table 3-1. The projects in this list consist of planned or pending projects within a two-mile radius of the project site. Twelve planned or pending projects were identified within this area and are shown in Figure 3-1.

For certain cumulative impacts with a larger area of potential effect (impacts that may combine with the impacts of other projects on a city-wide, regional, state-wide, or even global level), the "summary of projections" method is used in this SEIR. For example, Section 4.2, *Air Quality*, of this SEIR uses land use projections from the Long Beach Downtown Plan EIR, summarized in Table 3-3. Full implementation of the Downtown Plan would increase the density and intensity of existing Downtown land uses by allowing up to: (1) approximately 5,000 new residential units; (2) 1.5 million square feet of new office, civic, cultural, and similar uses; (3) 384,000 square feet of new retail; (4) 96,000 square feet of restaurants; and (5) 800 new hotel rooms. The additional development projected in the Downtown Plan would occur over a 25-year time period. The Downtown Plan EIR assumed that buildout of the Civic Center area would include development of up to 800 residential units, 460,000 square feet of office/commercial floor area, 64,000 square feet of retail space and 16,000 square feet of restaurant uses within the Civic Center area (see Table 3-3).

Other impacts, such as greenhouse gas emissions that may contribute towards global warming, are cumulative by nature, with no localized impacts that could be attributed to any one project alone. The cumulative impacts analysis for such impacts therefore notes this fact and explains that the analysis contained throughout the impact analysis is cumulative in nature. The cumulative impacts analysis for Section 4.6, *Transportation and Traffic*, is conducted under year 2020 traffic conditions. The future year scenario is taken from the Traffic Impact Analysis (TIA) for the proposed project completed in June 2015 by Linscott, Law, and Greenspan, which assumed a 1 percent annual growth rate factor from Year 2015 for Year 2020 Conditions, in addition to the planned and pending projects shown in Table 3-1.

Table 3-1
Planned and Pending Projects in the Vicinity of the Project Site

No.	Project	Address	Description/Size
1	207 East Seaside Way Apartments	207 East Seaside Way, Long Beach	113 Apartments
2	Silversands	2010 East Ocean Boulevard, Long Beach	40 Hotel Rooms and 56 DU Condominiums
3	Mixed-Use Project	125 Linden Avenue, Long Beach	25 Apartments and 1,257 SF Retail
4	City Hall East	100 Long Beach Boulevard, Long Beach	156 Apartments and 3,621 SF Retail
5	Ocean Center Building Reuse	110 West Ocean Boulevard, Long Beach	81 Apartments, 5,000 SF Restaurant and 5,400 SF Retail
6	Oceanaire Residential Project	150 West Ocean Boulevard, Long Beach	216 Apartments
7	The Pike Outlet Conversion Project	Generally south of Seaside Way between Cedar Avenue and Pine Avenue, Long Beach	Conversion of Retail/Entertainment Center to Retail Outlet Center and the construction of 49,825 SF of new retail space
8	442 West Ocean Boulevard Apartments	442 West Ocean Boulevard, Long Beach	95 DU apartments
9	SRG 1st Alamitos Development	101 Alamitos Avenue, Long Beach	7-story mixed-use project with 141 DU condominiums, 2,700 SF of commercial, and 213 parking stalls
10	200 West Ocean Boulevard Apartments	200 West Ocean Boulevard, Long Beach	Conversion of an existing nine-story office building with three levels of subterranean parking into a 94 unit apartment building with ground level commercial spaces (4,597 sf), including the addition of two stories at 200 W. Ocean Blvd.
11	City Ventures Development	227 Elm Avenue, Long Beach	4-story, 40 DU residential townhome development
12	Shoreline Gateway (The Current)	777 E. Ocean Boulevard, north of Ocean Boulevard and east of Alamitos Boulevard, Long Beach	Buildout of the site: 445 residential condominium units and 15,549 SF retail

Source: Linscott, Law and Greenspan, Engineers, Traffic Impact Analysis, June 2015.
SF = Square-Feet; DU = Dwelling Unit

Table 3-2
Planned and Pending Projects Summary[1]

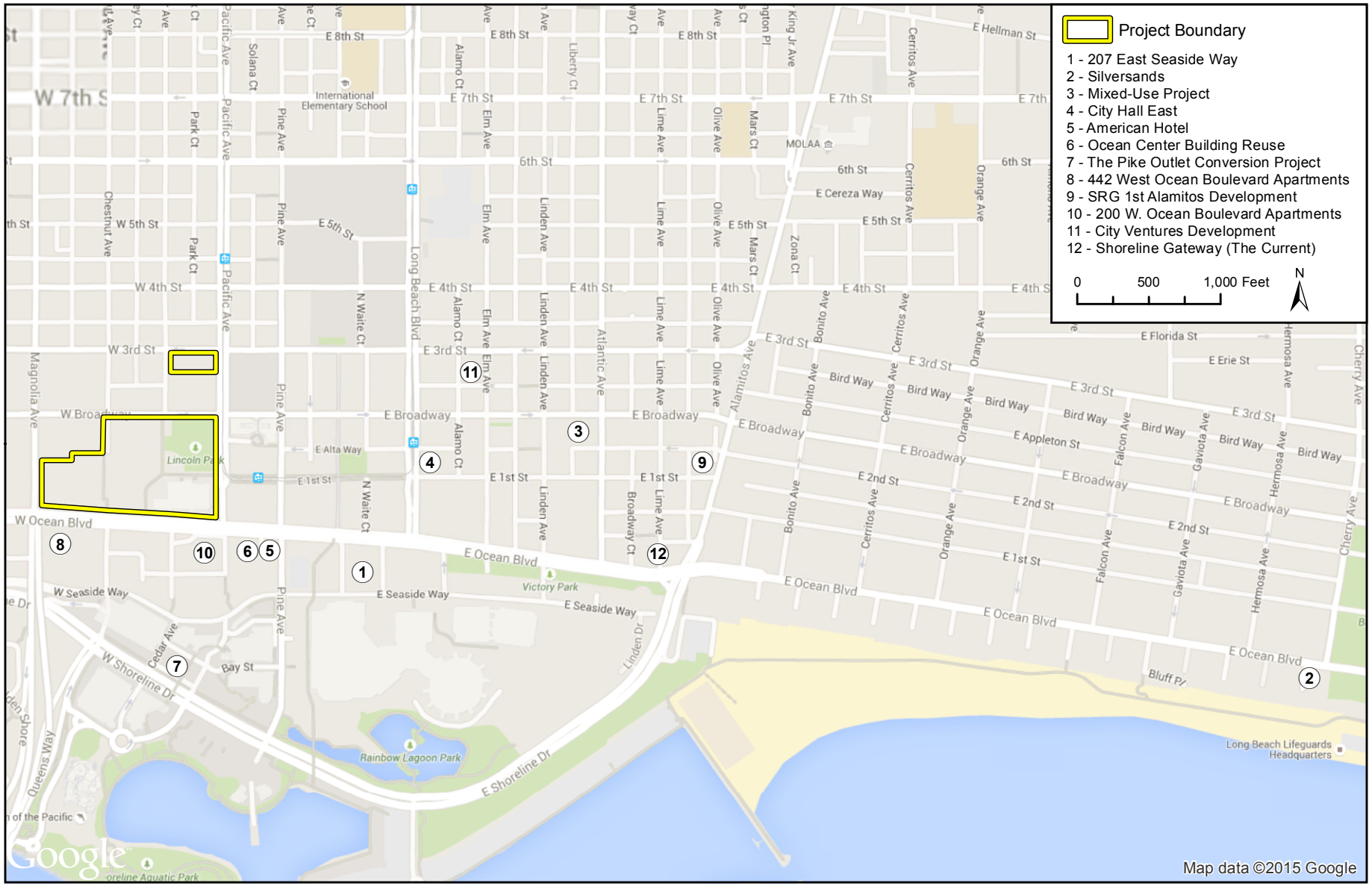
Land Use	Development Statistics
Residential	1,462 DU
Office/Commercial	7,297 SF
Retail	75,652 SF
Restaurant	5,000 SF
Hotel	40 Rooms

Source: Table 3-1
Notes: SF = Square-Feet; DU = Dwelling Unit
[1.] Not all planned and pending projects are within the Downtown Plan Area

Table 3-3
Estimated Downtown Plan Buildout

Civic Center Area[1,2]	
Land Use	**Development Statistics**
Residential	800 DU
Office/Commercial	460,000 SF
Retail	64,000 SF
Restaurant	16,000 SF
Downtown Plan Area[2]	
Land Use	**Development Statistics**
Residential	5,000 DU
Office, Civic, and Cultural	1.5 million SF
Retail	384,000 SF
Restaurant	96,000 SF
Hotel	800 rooms

[1] Source: Iteris, Long Beach Downtown Community Plan EIR Traffic Impact Analysis, 2010
[2] Source: Long Beach Downtown Plan EIR, December 2010
SF = Square-Feet; DU = Dwelling Unit



Imagery provided by Google and its licensors © 2015.

Location of Planned and Pending Projects

Figure 3-1

This page intentionally left blank.