

Executive Summary

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

Project Synopsis

Project Proponent

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Project Description

The project site is located on a 5.8-acre site at 3655 North Norwalk Boulevard in the northeastern portion of the city of Long Beach. The site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens. The Artesia-Norwalk Drainage Channel runs along the western boundary of the site.

The project site is currently developed with a 27,709 square foot (sf) church facility with a parking lot, a landscaped area, and a cell tower. The church operates a pre-school on the site. The proposed project would involve demolition of the existing church and construction of 40 four-bedroom single family residences. The residences would all be two stories tall. The 40 residential lots would average 4,005 sf in size, ranging from 3,696 sf to 5,696 sf. The subdivision of the site would result in five additional lots, Lots A, B, C, D, and E. Lot A would be located in the northwest corner of the site and would contain the landscaped area and the cell tower. Lot B would run through the middle of the site and would contain a landscaped area, a paseo area and a "Tot Lot" play area. Lot C would contain the private road and the utilities. Finally, Lots D and E are smaller landscaped areas.

The project would take access from North Norwalk Boulevard along the eastern site boundary. The internal road would be 26-feet wide and would loop through the site with 8.5 feet of street parking along portions of the road throughout the site. The grand entry would have 20-foot wide lanes around a center island. The grand entry would lead to a 26-foot wide gated entry drive. Additional pedestrian access points would be provided on both the north and south sides of the vehicle access point on North Norwalk Boulevard. The cell tower is not proposed to be removed for the project. The area around the cell tower would be landscaped. The site would be surrounded with block walls except for the vehicle and pedestrian access points along North Norwalk Boulevard. Sewer and water easements would run under the proposed road. New water lines would connect to existing water lines at the vehicle and pedestrian access points. A sewer line would run north at the western boundary of the site and connect to existing sewer service north of the project site.

The project requires approval of a Vesting Tract Map to subdivide the lots, a Zone Change from Institutional to Single-Family Residential with moderate sized lots (R-1-M district), a General Plan Amendment from the Institutional/Schools land use district (LUD 10) to the Single Family land use district (LUD 1), and Site Plan Review approval.

Alternatives

Three alternatives to the proposed project were chosen for analysis as follows:

- Alternative 1: No Project
- Alternative 2: Private Elementary School
- Alternative 3: Event Venue

The No Project Alternative assumes that the proposed project is not constructed on the site. It assumes that the site would continue in its current condition and that the existing church, daycare, and associated parking lots would remain and continue to operate. Under this alternative the church would not be demolished.

Under the Private Elementary School Alternative, the church and daycare would no longer operate on the site. Instead, the site would be occupied by a private elementary school that would use the existing chapel. The other buildings would be demolished and replaced with new classroom buildings which would be built on the western portion of the site. The lawn would be used for recreation.

The Event Venue Alternative considers the use of the site as a special event venue. No buildings would be altered or demolished. The site and buildings would be used for events such as parties or weddings.

All three alternatives would eliminate the significant and unavoidable cultural resource impact. However, the private elementary school alternative would be the environmentally superior alternative.

Refer to Section 6.0, *Alternatives*, for the complete alternatives analysis.

Summary of Impacts and Mitigation Measures

Table 1 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 significance. *Significant and unavoidable* adverse impacts require a statement of overriding considerations to be issued per Section 15093 of the State CEQA Guidelines if the project is approved. *Significant but mitigable* impacts are 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*. *Less than significant* impacts would not exceed significance thresholds and therefore would not require mitigation. The summary table addresses the issues of cultural resources, transportation/traffic, and biological resources. A mitigation measure for biological resources and two for cultural resources impacts have been included here, but were initially addressed and mitigated in the Initial Study (Appendix A). Impacts related to all other resource areas were determined to be less than significant in the Initial Study (Appendix A).

Table 1 Summary of Significant Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure	Residual Impact
Biological Resources (Initial Study)		
<p>Would the project 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 Wildlife or U.S. Fish and Wildlife Service?</p>	<p>BIO-1 Nesting Birds. If vegetation clearing or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird or special-status species is located, consultation with the local California Department of Fish and Wildlife representative shall occur to determine what avoidance actions may be taken. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the City of Long Beach. Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds.</p>	<p>Less than significant</p>
Cultural Resources		
<p>Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5? Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Would the project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>CR-1 Resource Recovery Procedures. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material. CR-2 Human Remains Recovery Procedures. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no</p>	<p>Less than significant</p>

Impact	Mitigation Measure	Residual Impact
	<p>further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.</p>	
<p>Impact Cult-1 Construction of the project would involve the demolition of a drive-in church that is over 45 years of age and has been identified as a historical resource for the purposes of CEQA. Demolition of the drive-in church would result in a significant and unavoidable impact.</p>	<p>CR-3 Building Documentation. Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories that will make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.</p>	<p>Significant and unavoidable</p>
<p>Transportation and Traffic</p>		
<p>Impact T-1 Construction and operation of the proposed project would decrease traffic on the surrounding street network, and therefore would not cause any intersection to exceed the City’s LOS standard. Impacts associated with construction and operation of the proposed project would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>