

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, and Figure 3, both of which can be found in Section 2.0, *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). Developed land comprises approximately 98.6 percent of Long Beach and about 473 acres, or 1.4 percent, of the city is undeveloped (City of Long Beach, 2013). Water-covered areas and miscellaneous land uses account for the remaining land. 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, tsunamis and flooding.

3.2 Project Site Setting

The project site is located on a 5.8-acre site at 3655 North Norwalk Boulevard in northeastern 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 eastern boundary of the site.

The project site is currently occupied by a 27,709 sf church facility that operates a preschool facility, parking lot, cell tower, and landscaped grounds. Site access is along the eastern boundary, from North Norwalk Boulevard.

The site is bordered by senior apartments to the north, single family residences to the south and east, and the Artesia-Norwalk Drainage Channel to the west. Single family residences are located further to the west across the drainage channel.

Photos of the project site and surrounding uses are shown in Figure 4. The project site setting is described in greater detail in the individual environmental issue analyses in Section 4, *Environmental Impact Analysis*.

3.3 Cumulative Development

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 EIR 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 cultural resources, the cumulative analysis in this EIR uses the list of planned and pending projects in the general area shown in Table 3, based on information provided by the City in September of 2016. The projects on this list consist of planned or pending projects in the City of Long Beach or neighboring jurisdictions within 5 miles of the proposed project. Nine planned or pending projects were identified within this area. The total development involved with these projects would therefore consist of 582,441 sf of commercial space, 149,400 sf of office space and 413,300 sf of industrial space.

Table 3 Cumulative Projects List

Project No.	Project Name/Applicant	Project Location	Description
1	Application 1603-01	4069 Lakewood	New construction for a retail shopping center in PD-32 North, Douglas Park. Total building square footage is approx. 259,149 net square feet.
2	Application 1603-03	Northeast corner of Cover and Bayer	Construction of a new two-story office building approx. 41,000 net square feet in PD-32 North, Douglas Park
3	Application 1603-04B	Southwest corner of McGowen and Schaufele	Construction of new 43,400 sf concrete tilt-up building.
4	Application 1606-05	Northwest corner of Lakewood and Conant	Construction of four new creative two-story office buildings in PD-32 South, Douglas Park. Total building area is approx. 96,400 net square feet. (The Terminal)
5	Application 1606-11	4600 East PCH	Construction of a single-story 10,000 sf or 2-story 12,000 sf medical office bldg.
6	Application 1606-18	6370 Stearns Street	Proposed new C-Store (2,432 sf) with 2nd floor storage (1,111 sf) for existing 76 gas station. Project involves the demolition of existing mini-mart and garage service bay buildings (two buildings).
7	Application 1607-24	2300 Redondo Avenue	Demo existing post office facility and develop 3 industrial buildings totaling 413,300 sf
8	Application 1608-03	1775 Ximeno Avenue	Demolish existing 21,403 sf building and construct two new building pads (4,400 sf and 6,200 sf) w/ drive-thru windows, outdoor seating and new site works.

Source: City of Long Beach, 2016

Table 4 Cumulative Projects Summary

Land Use	Development
Commercial/Retail	323,292 sf
Office	149,400 sf
Industrial	413,300 sf

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