

3 Environmental Analysis

Introduction to the Environmental Analysis

Sections 3.1 through 3.5 of this ~~Draft-Final~~ EIR contain discussions of the potential project-related significant environmental effects resulting from implementation of the proposed project, including information related to existing project site conditions, criteria for determining significance of potential environmental impacts, analyses of the type and magnitude of environmental impacts, feasible mitigation measures that would reduce or avoid significant environmental impacts, and cumulative impacts.

This chapter provides an analysis of the following potential environmental impacts of the proposed project:

- Section 3.1, Air Quality
- Section 3.2, Geology and Soils
- Section 3.3, Greenhouse Gas Emissions
- Section 3.4, Noise and Vibration
- Section 3.5, Transportation

It was determined during preparation of the IS and Environmental Checklists (Appendix A) that the project would have either a less than significant impact or no impact associated with the following topics: aesthetics, agriculture and forestry resources, energy, hazards and hazardous materials, land use, mineral resources, public services, population and housing, recreation, utilities and services systems, and wildfire. Additionally, the following topics were determined to have sufficient analyses in the IS and were identified to be less than significant with mitigation: biological resources, cultural resources, hydrology and water quality, and tribal cultural resources. These topics are not included in this chapter; Section 4.4, Effects Not Found Not to be Significant, contains a summary of these topics.

Format of the Environmental Analysis

Each of the five environmental topic sections of this chapter include the following subsections.

Overview

This subsection provides a brief overview of each resource section.

Environmental Setting

According to Section 15125 of the CEQA Guidelines, an EIR must include a description of the physical environmental conditions in the vicinity of the project. The EIR should describe the physical environmental conditions as they exist at the time the NOP is published in order to set a baseline physical condition by which a lead agency determines whether an impact is significant. For the purposes of this EIR, the environmental setting described in each of the following sections will be the physical condition which existed on October 25, 2019, the date the NOP was published.

Regulatory Framework

This subsection provides a summary of regulations, plans, policies, and laws at the federal, state, and local levels that are relevant to the proposed project as they relate to the particular environmental resource area. Compliance with the applicable laws and regulations is mandatory, unless otherwise noted within the analysis. Therefore, as it relates to the project impact analysis, compliance is assumed because it is required by law, and mitigation would generally not be required when compliance with an existing law or regulation would either avoid or reduce a significant impact to a level less than significant.

Analysis of Impacts

This subsection describes the methodology used for the analysis of the potential environmental impacts of the proposed project and identifies the criteria for determining the significance of potential impacts. The discussion of impacts is based on the applicable thresholds of significance. The analysis may be separated by construction and operation wherever relevant. Each threshold of significance discussion includes a conclusion as to whether the environmental impacts would be considered significant and unavoidable, less than significant with mitigation incorporated, or less than significant (see definitions below). Where potential impacts are significant, mitigation measures are identified, as feasible, to minimize, rectify, reduce, eliminate, or compensate for the significant impacts with the goal of reaching a less-than-significant impact determination. This subsection also includes a cumulative impact analysis based on a list of projects that are reasonably foreseeable, planned, proposed, or under construction in the vicinity of the project site.

Methodology

This subsection describes the means used to analyze potential impacts on a particular resource, discussing the steps followed, and listing any studies or databases relied on for arriving at the significance conclusions.

Thresholds of Significance

Thresholds of significance are the criteria used to assess whether potential environmental impacts are significant. The significance criteria used in this analysis are based on the recommendations provided in Appendix G of the CEQA Guidelines. The thresholds of significance define the type, amount, and/or extent of impact that would be considered a significant adverse change in the environment. The thresholds of significance are intended to assist the reader in understanding how an impact is determined to be significant.

Impact Analysis

According to Section 15126.2 of the CEQA Guidelines, an EIR must identify and focus on the significant effects of the proposed project on the environment by assessing direct and indirect effects, as well as short-term, long-term, on-site, and off-site effects. This EIR utilizes the following terms to describe the level of significance of impacts identified during the course of the environmental analysis.

No Impact. This term is used when construction or operation of the project would have no adverse effect on a resource.

Less than Significant. This term is used to refer to impacts resulting from implementation of the project that are not likely to exceed the defined threshold of significance. This term is also used to refer to potentially significant impacts that are reduced to a level that does not exceed the defined thresholds of significance after implementation of mitigation measures.

Significant. This term is used to refer to impacts resulting from implementation of the proposed project that exceed the defined threshold of significance before identification of mitigation measures. Section 15382 of the CEQA Guidelines states that a “significant effect” is “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including, land, air, water, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significance effect on the environment [but] may be considered in determining whether they physical change is significant.” For impacts that exceed a threshold of significance, mitigation measures that avoid or reduce the potential impact are identified. In this case mitigation may cause the impact to be reclassified as less than significant if it is sufficiently reduced or the impact may remain significant, in which case it is referred to as a significant and unavoidable impact.

Significant and Unavoidable. This term is used to refer to significant impacts resulting from implementation of the proposed project that cannot be eliminated or reduced to below standards or significance through implementation of feasible mitigation measures.

Mitigation Measures

CEQA Guidelines Section 15126.4 requires an EIR to “describe feasible measures which could minimize significant adverse impacts.” Mitigation includes avoiding an impact, minimizing an impact, rectifying the impact by restoring or rehabilitation, reducing or eliminating the impact over time, or compensating for the impact by replacing or providing substitute resources or environments. CEQA Guidelines define feasible as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” This subsection lists the mitigation measures identified to reduce the severity of potential impacts resulting from implementation of this project. These mitigation measures will be included in the Mitigation, Monitoring, and Reporting Program and adopted as conditions of approval of the project.

Cumulative Impacts

Section 15355 of the CEQA Guidelines define a cumulative impact as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” The CEQA Guidelines [Section 15130(a)(1)] further state that “an EIR should not discuss impacts which do not result in part from the project.”

Section 15130(a) of the CEQA Guidelines provides that “[A]n EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable...” Cumulatively considerable, as defined in Section 15065(a)(3), “means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”

An adequate discussion of significant cumulative impacts requires either: (1) “a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency”; or (2) “a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been

adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.” In this case, the City of Long Beach is using Option (1) above; a list of past, present, and probable future projects that could potentially produce related or cumulative impacts; including projects in the City of Signal Hill, which is adjacent to the project site.

The CEQA Guidelines recognize that cumulative impacts may require mitigation, such as new rules and regulations that go beyond project-by-project measures. An EIR may also determine that a project’s contribution to a significant cumulative impact would be rendered less than cumulatively considerable and thus is not significant. A project’s contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The lead agency must identify facts and analysis supporting its conclusion that the contribution would be rendered less than cumulatively considerable (CEQA Guidelines Section 15130(a)(3)).

Cumulative Projects

The City of Long Beach identified 27 cumulative projects in the project vicinity, including projects in the City of Long Beach and projects in the City of Signal Hill. Figure 3-1 depicts the location of the cumulative projects in relation to the proposed project. Table 3-1 lists the cumulative projects and provides a brief description.

Figure 3-1. Cumulative Projects in the Vicinity of the Project Site

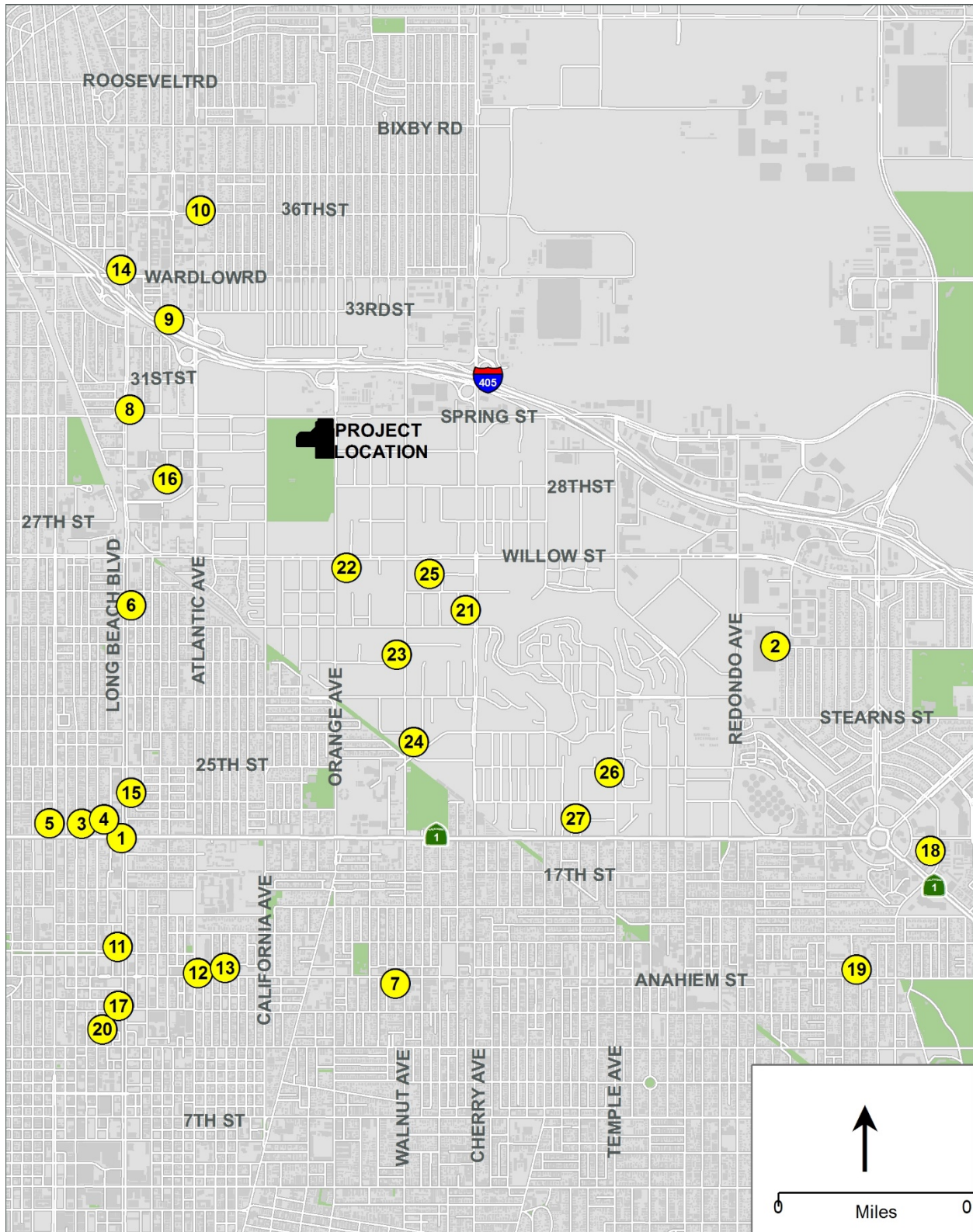


Table 3-1. Cumulative Projects

Number	Cumulative Project	Location/Address	Description
City of Long Beach			
1.	Las Ventanas Apartments	1795 Long Beach Boulevard	101 DU apartments and 4,051 SF ground floor retail
2.	Pacific Edge Industrial	2300 Redondo Avenue	410,500 SF warehouse
3.	101 East Pacific Coast Highway/1814 Pine Avenue	101 East Pacific Coast Highway/1814 Pine Avenue	26 DU low-rise multifamily residential over 5,499 SF retail
4.	1836-1852 Locust Avenue	1836-1852 Locust Avenue	48 DU affordable housing and 3,600 SF retail
5.	Mendoza Project	201-245 West Pacific Coast Highway/1827 Pacific Avenue	36,000 SF commercial on the ground floor with 154 DU mid-rise multifamily residential
6.	Long Beach Senior Living	2400 and 2450 Long Beach Boulevard/2459 Elm Avenue	145 bed assisted living
7.	Anaheim Street and Walnut Avenue Development Project	1500 East Anaheim Street/1209 Walnut Avenue	88 DU mid-rise multifamily residential affordable housing with 18,000 SF medical office building on ground floor
8.	Salvation Army	3012 Long Beach Boulevard	1 soccer field and 24,608 SF recreational community center
9.	Harbor Freight	530 East 33rd Street	15,432 SF commercial building
10.	Starbucks	3602 Atlantic Avenue	1,800 SF coffee shop with drive-through window
11.	1401 Long Beach Boulevard/217 East 14th Street	1401 Long Beach Boulevard/217 East 14th Street	142 DU low-rise multifamily residential and 4,000 SF retail
12.	1320 Atlantic Avenue	1320 Atlantic Avenue	6,400 SF fast food with drive-through and 4,020 SF restaurant
13.	739 East Anaheim Street	739 East Anaheim Street	20,120 SF supermarket and 3,600 SF fast food with drive-through
14.	3435-3459 Long Beach Boulevard/3464 Locust Avenue	3435-3459 Long Beach Boulevard/3464 Locust Avenue	100,000 SF office and 5 DU low-rise multifamily residential
15.	1900-1940 Long Beach Boulevard	1900-1940 Long Beach Boulevard	95 DU mid-rise multifamily residential and 12,400 SF retail
16.	Long Beach Memorial Medical Center	2801 Atlantic Avenue	80,000 SF medical office building to replace an existing 12,000 SF Ranch House/Women, Infant, and Children Medical Center building

Table 3-1. Cumulative Projects

Number	Cumulative Project	Location/Address	Description
17.	1101-1105, 1107, 1145, and 1157 Long Beach Boulevard	1101-1105, 1107, 1145, and 1157 Long Beach Boulevard	121 DU mid-rise multifamily residential and 5,000 SF retail
18.	1775 Ximeno Avenue	1775 Ximeno Avenue	10,306 SF fast-food with drive-through window
19.	4223 East Anaheim Street	4223 East Anaheim Street	11,576 SF medical office building
20.	1112 Locust Avenue	1112 Locust Avenue	95 DU mid-rise multifamily residential and 12,400 SF retail
City of Signal Hill			
21.	Signal Hill Heritage Square	West of Cherry Avenue, east of Rose Avenue, south of Crescent Heights Street, and north of Burnett Street	4 DU single family residential, 199 DU apartments, 10,700 SF retail, 19,500 SF quality restaurant, 5,000 SF high-turnover sit-down restaurant, and 1,600 SF coffee shop with drive-through window
22.	2550 Orange Avenue Industrial	2550 Orange Avenue Industrial	144,919 SF manufacturing/warehouse to replace an existing golf driving range with 21 hitting positions
23.	2351 Walnut Avenue	2351 Walnut Avenue	7,904 SF warehouse and 2,051 SF office
24.	2020 Walnut Avenue	2020 Walnut Avenue	110,300 SF industrial park
25.	Crescent Square	Northeast corner of Walnut Avenue and Crescent Heights Street	25 DU single family residential
26.	The Courtyard	1939 Temple Avenue	10 DU condominiums
27.	2599 Pacific Coast Highway	2599 Pacific Coast Highway	14 DU low-rise multifamily residential

Notes:
 DU=dwelling unit; SF=square foot

This page is intentionally blank.