

4 Other CEQA Considerations

4.1 Growth-Inducing Impacts

Discussion of growth-inducing impacts is required by the CEQA Guidelines Section 15126.2(d). Growth inducement refers to the “ways in which a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” This typically includes projects that will remove obstacles to population growth, for example, as a result of the provision of public services to undeveloped areas. It must not be assumed that growth in any area is necessarily beneficial or detrimental in its effect on the environment, or that it has an insignificant effect. Each project must be evaluated on its own merit.

The project consists of a 160,673 SF business park/warehouse complex. The project would not introduce a new residential population to the area, and long-term (i.e., operational) employment opportunities generated by the project would be limited to approximately 45 employees, of which would likely be filled by people already residing in the general vicinity. However, if all employees were new to the area, this would not generate a significant population growth in the area. The project would also generate temporary construction jobs. The short-term nature of the construction jobs is not anticipated to lead to long-term population growth in the region as there is generally an existing workforce available in the Long Beach area and surrounding region. Based on these considerations, the project would not lead to significant long-term population growth in the region.

4.2 Significant Irreversible Environmental Changes

Section 15126.2(c) of the CEQA Guidelines requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation. Development of the proposed project would result in the consumption of nonrenewable energy resources, which would have a significant irreversible effect on such resources. The project site was previously developed with a natural gas processing and compression plant that operated onsite from the 1920s through 2000. The plant was not operating from 2000 to 2007 and all plant operations were removed by 2007, leaving the site vacant. The proposed project would result in the development of the site for a business park/warehouse complex. The proposed project represents a continued commitment of land to urban uses, which intensifies land use on the project site. Once developed, reverting to a less urban use is highly unlikely. Development of the project site would constrain future land use options.

Several irreversible commitments of limited resources would result from implementation of the proposed project. The resources include but are not limited to the following: lumber and other forest products; sand, gravel, and concrete; asphalt; petrochemical construction materials; steel, copper, and other metals; and water consumption.

4.3 Significant and Unavoidable Environmental Impacts

Section 15216.2(b) of the CEQA Guidelines requires EIRs to include a discussion of any significant environmental impacts that cannot be avoided if the project is implemented. Sections 3.1 through 3.5 of this EIR provide a detailed analysis of all significant environmental impacts related to the project; identifies feasible mitigation measures, where available, that could avoid or reduce these significant impacts; and presents a determination whether these mitigation measures would reduce these

impacts to a level less than significant. Sections 3.1 through 3.5 of this EIR also identify the significant cumulative impacts resulting from the combined impacts of the project and related projects considered in cumulative analysis. If a specific impact in any of these sections cannot be fully reduced to a less than significant level, it is considered a significant and unavoidable impact. Implementation of the proposed project would result in significant and unavoidable impacts for transportation at the following intersections:

- The intersection of Spring Street and Orange Avenue would deteriorate from LOS D to LOS E or F with mitigation during AM and PM peak hours under 2021 Cumulative plus project with road diet and AM and PM peak hours under 2038 Buildout plus project with road diet. The deterioration from an acceptable LOS (A through D) to an unacceptable LOS (E or F) is considered a significant impact under the City of Long Beach and City of Signal Hill criteria.
- The intersection of Orange Avenue and 32nd Street would result in a significant and unavoidable impact because the City of Signal Hill has jurisdiction over the intersection of Orange Avenue and 32nd Street. The City of Signal Hill does not have any plans to improve the impacted intersection, or if it does have plans, those plans are either not funded or on a construction schedule that would not allow for those improvements to be operational by the project's opening year. Furthermore, the City of Long Beach has no independent control or jurisdiction over the implementation of the improvements at Orange Avenue and 32nd Street. Therefore, such improvements are within the responsibility and jurisdiction of another public agency and not the City of Long Beach, and the impact at Orange Avenue and 32nd Street during PM peak hours is considered significant and unavoidable.
- The intersection of Orange Avenue and I-405 Southbound Ramps would result in a significant and unavoidable impact because Caltrans has jurisdiction over the Orange Avenue and I-405 Southbound Ramps intersection. Caltrans does not have any plans to improve the impacted intersection, or if it does have plans, those plans are either not funded or on a construction schedule that would not allow for those improvements to be operational by the project's opening year. Furthermore, the City of Long Beach has no independent control or jurisdiction over the implementation of the improvements at Orange Avenue and I-405 Southbound Ramps. Therefore, such improvements are within the responsibility and jurisdiction of another public agency and not the City of Long Beach, and these impacts are considered significant and unavoidable.

4.4 Effects Mitigated in the Initial Study

It was determined during preparation of the IS (Appendix A) that several environmental topics had a sufficient analysis in the IS and were identified to be less than significant with mitigation. This subsection summarizes the IS impact discussion and how the proposed mitigation measures would reduce potential significant impacts to less than significant.

4.4.1 Biological Resources

As discussed in the IS, Table IV. Biological Resources: Environmental Issue Area a), the project site is disturbed and surrounded by commercial and industrial uses. The project site supports a variety of ornamental shrubs that provide suitable nesting habitat for avian species protected by the Migratory Bird Species Act (16 U.S. Code 703-712). Take of an active nest would be a significant impact. With implementation of **Mitigation Measure BIO-1**, the potential impact would be reduced to a level less

than significant. The project site does not provide suitable habitat for any other candidate, sensitive, or special-status species.

4.4.2 Cultural Resources

As discussed in the IS, Table V. Cultural Resources: Environmental Issue Area a), b), and c), the project site is a vacant dirt lot that has previously been heavily disturbed. Southern California is home to a number of Native American tribes, with Gabrieleno groups having occupied the Long Beach area prior to the arrival of Europeans. The project area was subject to extensive development related to both oil and gas extraction and urban growth over the last century. The project site previously contained a historic building, the Lomita Gas Company; however, the historic compressor house was completely removed between 2010 and 2012. No historic buildings or structures remain onsite, and the pedestrian archeological survey conducted found no cultural resources on the project site. However, during ground disturbing activities, the inadvertent discovery of cultural materials or human remains could result in a significant impact if not properly managed. Implementation of **Mitigation Measures CULT-1, CULT-2, and CULT-3** are proposed to reduce potential impacts to a less than significant level.

4.4.3 Hydrology and Water Quality

As discussed in the IS, Table X. Hydrology and Water Quality: Environmental Issue Area a), construction related activities, such as site preparation, grading, and paving associated with the project would occur and could result in temporary soil erosion that could subsequently degrade water quality. During a storm event, soil erosion could occur at an accelerated rate. Additionally, construction related pollutants, such as chemicals, petroleum products, and concrete-related waste could leak, spill, or be transported via storm runoff into drainages. This is considered a significant impact.

During construction, the project would disturb more than 1 acre of soil; therefore, the project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, which requires the preparation of a Storm Water Pollution Prevention Plan and implementation of construction BMPs. Additionally, the project would comply with all requirements of the LBMC related to stormwater management, the city's Stormwater Management Plan, and the city's *Waste Discharge Requirements for Municipal Separate Storm Sewer System Discharges from the City of Long Beach* (City of Long Beach Municipal Separate Storm Sewer System [MS4] Permit) (California Regional Water Quality Control Board 2014). Due to the increase in impervious surfaces, the project would be required to implement post-construction BMPs to mitigate stormwater pollution during operation and prepare a Low Impact Development (LID) Plan, or equivalent, in compliance with the *City of Long Beach LID BMP Design Manual* (Long Beach Development Services 2013).

Implementation of **Mitigation Measure HWQ-1** would require compliance with NPDES requirements and local regulations and is proposed to reduce potential impacts to a less than significant level.

4.4.4 Tribal Cultural Resources

As discussed in the IS, Table XVIII. Tribal Cultural Resources: Environmental Issue Area a) and b), in response to an Assembly Bill (AB) 52 consultation letter, a response letter was received from Andrew Salas of the Gabrieleno Band of Mission Indians. The consultation concluded that **Mitigation Measures TCR-1 and TCR-2** would be required to reduce impacts on tribal cultural resources to a level less than significant.

4.5 Effects Found Not to be Significant

In accordance with Section 15128 of the CEQA Guidelines, an EIR must contain a statement briefly indicating the reasons that various potential significant impacts of a project were determined not to be significant. The City of Long Beach has determined that the proposed project would not have the potential to cause significant impacts associated with the resource issue areas identified below.

4.5.1 Aesthetics

The *City of Long Beach General Plan, Scenic Routes Element* (City of Long Beach 1975b) identifies areas within the city that are considered scenic assets, of which there are none identified within the project area. The project site is not within a state scenic highway; therefore, the project would not damage any scenic resources, including trees, rock outcroppings, or historic buildings (Caltrans 2011).

The project is located in an urbanized area. The project site is vacant, surrounded by commercial, residential, parks, and industrial areas. The project proposes a business park/warehouse complex with off-site improvements. Although the project would introduce new elements to the site, these elements would not degrade the visual quality or substantially change the visual character of the project area. The project would be consistent with adjacent land uses, zoning requirements, and existing visual character of the area.

The General Plan placetype for the project site is Neo-Industrial, and the project site is zoned IM, which allows a wide range of industries, including office and commercial uses. LBMC Section 21.33.090 regulates development standards in industrial districts to govern the scenic quality based on lot size, lot coverage, building and structure height, setbacks, landscaping requirements, signs, and other built-environment standards that affect the scenic quality of an urbanized area. The project, as designed, complies with applicable development standards for IM zone. Additionally, the proposed off-site improvements are consistent with the Willow Springs Park Master Plan, which calls for revitalizing the Willow Springs Park property and would improve the scenic quality in the area.

The project site is currently vacant and is surrounded by an urbanized environment, with nighttime lighting. The project involves the development of three new buildings for new industrial with accessory office uses, as well as off-site street improvements. Light and glare from the proposed buildings would be similar to the light and glare currently produced from the existing residential, commercial, and manufacturing uses. The project would be required to comply with the lighting requirements for parking of the LBMC, including Section 21.41.259, which requires all light introduced by the project to be directed and shielded and to not create a new source of substantial light or glare. The project would not create a new source of light or glare that would adversely affect day or nighttime views in the area.

Therefore, the project would have a less than significant impact on aesthetic resources.

4.5.2 Agriculture and Forestry Resources

The project site is vacant and is surrounded by commercial, residential, parks, and industrial areas where agricultural operations are not feasible. The project site is not mapped as a prime, unique, or farmland of statewide importance according to the Farmland Mapping and Monitoring Program (California Department of Conservation 2016b). No farmland is present that could be converted. Additionally, the project site is not zoned for agriculture and is not under a Williamson Act contract (California Department of Conservation 2017). The project site is not zoned for forest use or timberland production (City of Long Beach 2018). Therefore, the project would have no impact on agriculture and forestry resources.

4.5.3 Air Quality

Threshold (d) - Odors

Construction of the project could result in the emission of odors from construction equipment and vehicles (e.g., diesel exhaust). It is anticipated that these odors would be short term, limited in extent at any given time, and distributed throughout the project site during construction, and, therefore, would not affect a substantial number of individuals. Land uses commonly considered to be potential sources of odorous emissions include wastewater treatment plants, sanitary landfills, food processing facilities, chemical manufacturing plants, rendering plants, paint/coating operations, and concentrated agricultural feeding operations and dairies (CARB 2005). The proposed project does not propose operation of these land uses.

Therefore, the project would have a less than significant impact on Air Quality threshold (d).

4.5.4 Biological Resources

Thresholds (b) Riparian habitat, (c) Wetlands, (d) Wildlife Corridors, (e) Local Policies, and (f) Conservation Plans

The project site consists of a vacant lot surrounded by urban development. A desktop analysis, including database searches of California Department of Fish and Wildlife's California Natural Diversity Database and U.S. Fish and Wildlife Service's Information for Planning and Consultation database, was conducted for the project site. The project site supports no native habitat and does not provide suitable habitat for any other candidate-, sensitive-, or special-status species. The project site does not contain riparian habitat or sensitive natural communities. There are no state or federally protected wetlands in the project vicinity. The project site does not provide any nursery habitat and is situated in an urban area enclosed by fencing; therefore, it provides no wildlife movement function. The conversion of the project to a business park/warehouse complex does not impact wildlife movement.

The project site does not provide significant biological resource value identified for conservation and is not located within the Local Coastal Program Planning Areas (City of Long Beach 1973 and 1980, respectively). The proposed project is consistent with both the Conservation and Local Coastal Program elements of the General Plan. The project site does not support trees subject to city ordinance. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plans in the City of Long Beach; therefore, the project would not conflict with any such plans.

The project would have no impact on riparian habitat (threshold (b)), wetlands (threshold (c)), wildlife corridors (threshold (d)), and would not conflict with any local policies or ordinances protecting biological resources (threshold (e)) or conflict with an adopted Habitat Conservation Plan or Natural Community Conservation Plan (threshold (f)).

4.5.5 Energy

Construction activities would consume electricity and fossil fuels and would not require consumption of natural gas. The use of construction vehicles and equipment would consume fossil fuels, such as diesel, gasoline, and oil. Water consumption during construction activities would indirectly consume electricity. When not in use, electric equipment would be shut off to avoid unnecessary consumption of electricity. Energy consumption during construction would be temporary and would cease upon

completion of construction activities. Therefore, construction would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.

Operation of the business park/warehouse would involve consumption of electricity, natural gas, and fossil fuels related to automobile use. During ongoing operation of the project, the project would consume electricity in the form of building energy use, outdoor electricity use, and electricity consumption related to indoor and outdoor water consumption. The project would comply with building energy efficiency standards, including the 2016 Building Energy Efficiency Standards (CCR, Title 24, Part 6) and California Green Building Standards Code (CCR, Title 24, Part 11). The buildings would include solar-ready roofs that can be equipped with solar panels, and the project would provide eight electric vehicle parking spaces. Therefore, project operation would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.

The project would not conflict with a state or local plan for renewable energy or energy efficiency by complying with the LBMC Section 21.45.400 "Green building standards for public and private development" requirements that the following type of project shall meet the intent of the U.S. Green Building Council's Leadership in Energy and Environmental Design certification. Additionally, the project would voluntarily comply with the City of Long Beach's Climate Action and Adaptation Plan that are under development, as well as the mandatory green building standards, stated above. Therefore, the project would not conflict with, or obstruct, a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

4.5.6 Geology and Soils

Threshold (a.i.) Earthquake Faults, (a.iv.) Landslides, (b) Soil Erosion, (e) Alternative Wastewater Disposal, (f) Paleontological Resources

There are no known active or potentially active faults that have been mapped at the site, and the site is not located within a State of California EFZ (formerly known as an Alquist-Priolo Special Studies Zone). The project site is outside of a landslide zone (CGS 1998). Due to the relatively flat topography of the existing and proposed conditions, landslide risk is considered low. Additionally, due to the lack of exposed slopes, the risk of substantial erosion or loss of topsoil is considered low.

An alternative wastewater disposal system is not proposed as part of the project. The project would be connected to the Long Beach Water Department's sanitary sewer system and would not require the use of septic tanks or alternative wastewater disposal. No impact is identified for this issue area.

Review of the CGS map of the region (Saucedo et al. 2016) and field observations indicate that sediment in the project site consists of artificial fill underlain by Qom (old shallow marine deposits on wave-cut surface, undivided [late to middle Pleistocene]). These poorly consolidated marine deposits are composed mostly of fine- to coarse-grained sand and may locally carry common late Pleistocene molluscan fauna (Addicott 1964). Following Caltrans' (Caltrans 2017) paleontological sensitivity scale, these units are considered to have low potential to contain significant vertebrate, significant invertebrate, or significant plant fossils. Rock units designated as having low potential generally do not require monitoring and mitigation. Based on review of previous studies (e.g., DeLong 1939; Smith 2013), the project would not impact any unique paleontological resources or unique geologic features. No impact on unique paleontological resources or sites or geologic features is identified.

The project would result in no impacts from earthquake faults (threshold (a.i.)), landslides (threshold (a.iv.)), soil erosion (threshold (b)), alternative wastewater disposal (threshold (e)), and paleontological resources (threshold (f)).

4.5.7 Greenhouse Gas Emissions

Threshold (b) – Conflict with Applicable Regulations

As discussed in Section 4.5.5, Energy, the project is in compliance with the LBMC Section 21.454.400 and the proposed Climate Action and Adaptation Plan. Therefore, the project does not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHG. This impact is considered less than significant.

4.5.8 Hazards and Hazardous Materials

The project would involve the construction of a business park/warehouse complex and off-site improvements, which do not typically use or store large quantities of hazardous materials. During construction, the use of potentially hazardous materials such as fuels, lubricants, and solvents would occur. However, the transport, use, and storage of hazardous materials would be conducted in accordance with all applicable state and federal laws. Pursuant to LBMC Section 21.33.090, the project would be required to ensure that any materials or wastes that could cause fumes, dust, create fire hazards, or may be edible/attractive to rodents or insects would be kept outdoors in closed containers approved by the Director of Planning and Building. Adherence to these requirements would reduce impacts of significant hazards to the public or the environment to a less than significant level.

The project would not store large quantities of hazardous materials and is not located within 0.25 mile of a school. No impact is identified for this issue area.

As discussed in the IS, Table IX Hazards and Hazardous Materials, Environmental Issue Area d) (Appendix A), database searches indicated there is no evidence of toxic substances, no leaking and underground storage tanks, and no clean-up programs at the project site. Impacts are considered less than significant.

The project site is located approximately 0.75 mile to the west of the Long Beach Airport. The project site is not within the airport land use planning area for the airport. The proposed business park/warehouse complex would have a maximum height of 30 feet and would not interfere with airport operations, alter air traffic patterns, or in any way conflict with established Federal Aviation Administration flight protection zones. No impact is identified for this issue area.

The project would not involve the development of structures that could potentially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project includes design features that would maintain access for emergency vehicles. The design features would be reviewed and approved by the Long Beach Fire Department (LBFD) to ensure that emergency access meets city standards. This is considered less than significant.

The city is an urbanized community, and there are no wild lands in the project site vicinity. There would be no risk of exposing people or structures to a significant risk of loss, injury, or death involving wild land fires. No impact is identified for this issue area.

4.5.9 Hydrology and Water Quality

Threshold (b) Groundwater, (c) Drainage, (d) Inundation, (e) Conflict with Plans

The City of Long Beach Water Department would provide water service to the project site, and the project would not deplete groundwater supplies. Groundwater depths have varied significantly over

time; however, groundwater levels have not risen to a depth of less than about 20 feet below the proposed grades. Therefore, the project would not interfere with groundwater recharge. This is considered a less than significant impact on groundwater supplies.

The project area is a heavily urbanized area and the project site was previously developed. The project is located within the Los Angeles River Watershed. As discussed above in Section 4.4.3, Hydrology and Water Quality, the project would be required to comply with NPDES requirements and local regulations, which would reduce both the amount and concentration of pollutants from the project site's runoff. Impacts on the existing drainage pattern of the project site are considered less than significant.

The project site is in a Federal Emergency Management Agency Flood Zone X, Minimal Flood Hazard, which is outside the 100-year flood plain (Federal Emergency Management Agency 2008). There are three flood control dams that lie more than 30 miles upstream from the city, including Sepulveda Basin, Hansen Basin, and Whittier Narrows Basin. In the unlikely event that these dams fail, the waters would be expected to dissipate before reaching the City of Long Beach (City of Long Beach 1975c). The project site is located in a low hazard area for tsunamis, seiches, or mudflow and would not risk release of pollutants (City of Long Beach 1975c). The project site is located approximately 3.0 miles from the coastline and 1.5 mile from the Los Angeles River. Therefore, the potential for hazards associated with direct wave action in the event of a tsunami is low. Conditions under the proposed project would be similar to the existing conditions and would not increase the potential of site inundation. This is considered a less than significant impact.

The project would comply with all requirements of LBMC related to water quality, the city's Urban Water Management Plan (UWMP; City of Long Beach 2015), the city's Stormwater Management Plan, and the city's Waste Discharge Requirements for MS4 Discharges from the City of Long Beach (City of Long Beach MS4 Permit). Due to the increase in impervious surfaces, the project would be required to implement post-construction BMPs to mitigate stormwater pollution during operation and prepare a LID Plan or equivalent, in compliance with the City of Long Beach LID BMPs Design Manual (Long Beach Development Services 2013). Impacts on the implementation of a water quality control plan or sustainable groundwater management plan would be less than significant.

4.5.10 Land Use and Planning

The project site is located between the communities of Memorial Heights in Long Beach and the City of Signal Hill, surrounded by industrial and commercial uses. The project site is currently zoned by the city as IM, a zoning district that would allow industrial, manufacturing, and related uses, with permitted uses of office and commercial uses intended to serve nearby industries and employees. The off-site improvements would help improve connectivity, and the off-site park enhancements would be consistent with the land use and development standards of IM zoning districts. Therefore, no impact would result in regards to physically dividing an established community.

There are no proposed changes to applicable land use plans, policies, or regulations. The General Plan placetype for the project site is Neo-Industrial, and the project site is zoned IM. Additionally, the proposed off-site improvements would be consistent with the Willows Springs Park Master Plan, which calls for revitalizing the Willow Springs Park property and would improve public accessibility in the area. However, the project site is located within the proposed Globemaster Corridor Specific Plan that is under preparation by the city. Adoption of the Specific Plan would update the zoning from IM to the Globemaster Corridor Specific Plan's equivalent of Light Industrial zoning. Therefore, implementation of the proposed project would not cause a significant environmental impact due to a conflict with any

land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and no impact would occur.

4.5.11 Mineral Resources

The project site is located on the San Gabriel Valley Production-Consumption Region but is not in an area where significant Portland Cement Concrete-Grade aggregate resources are located (an MRZ-2 area)(Kohler 2010). Additionally, there are no active mine operations in the project area (Division of Mine Reclamation 2017). Therefore, the project site does not contain significant mineral resources that would cause a loss of value to the region. No impact would be expected to mineral resources of value to the region and the residents of the state.

The city is located in Oil and Gas District 1. The Division of Oil, Gas, and Geothermal Resources well finder indicates that the project site is located in the Long Beach Oil Field. The project site does not contain any wells (California Department of Conservation 2018). The project would not require abandonment of any wells. No impact would be expected to locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

4.5.12 Noise

Threshold (c) - Airports

The project site is located approximately 0.75 mile west from the Long Beach Airport. Although located within 2 miles of the airport, based on the airport's influence area map, the project site would be located outside of the 65 dBA CNEL noise contour. Therefore, aircraft noise levels would be less than significant.

4.5.13 Population and Housing

The project would not directly impact population growth through the increase in office and parking space. Additionally, the project would not indirectly add population since the facilities would service employees from the existing community. However, if all 45 employees were new to the area, this would not result in a significant population increase. This impact is considered less than significant.

The project site is located on a vacant lot surrounded by urban and developed areas. There are no existing people or housing on the project site, and the project would not cause displacement or necessitate construction of replacement housing elsewhere. Therefore, no impact is identified for this issue area.

4.5.14 Public Services

The project site is within the jurisdiction of the LBFD, which would provide fire protection, medical, paramedic, and other first aid rescue services. The LBFD fire station nearest to the project site is Fire Station 9, located at 3917 Long Beach Boulevard, approximately 0.90 mile northwest of the project site. Additionally, the Los Angeles County Fire Department serves the City of Signal Hill, and the station nearest to the project site is Station 60, located approximately 0.70 mile southeast at 2300 East 27th Street. Prior to project approval, LBFD would be required to review and approve project activities, as well as confirm the project will be served. Applicable Fire Code requirements, California Fire Code, and the Uniform Building Code requirements would be relevant to the proposed project. The project

would not affect community fire protection services or result in the need for construction of additional fire protection facilities. This is considered a less than significant impact.

Police protection is provided by the Long Beach Police Department. The Long Beach Police Department nearest to the project site is Long Beach Police East Division, located at 3800 Willow Street, approximately 1.7 mile southeast of the project site. Although the project would increase the number of buildings and individuals onsite during daytime working hours, it would be an incremental increase that would not require additional police presence or demand onsite. Prior to project approval, the Long Beach Police Department would be required to confirm the project will be served. This is considered a less than significant impact.

The project does not include any housing that would directly add students to the Long Beach Unified School District. The applicant would be required to pay school impact fees. Pursuant to Section 65995 (b)(2) of the California Government Code (Senate Bill [SB] 50, chaptered August 27, 1998). Payment of development fees would fulfill mitigation requirements for potential project impacts under CEQA. This is considered a less than significant impact.

The closest public library branch is the Signal Hill Public Library, approximately 1 mile south east at 1780 East Hill Street. Of equal distance to the north, the Long Beach Public Library – Dana Branch, located at 3680 Atlantic Avenue, is also nearby. The project would develop a business park/warehouse complex, which would not generate a significant demand for libraries. No impact is identified to impacts on public facilities.

4.5.15 Recreation

Due to the project including off-site improvements to the Willow Springs Park, it is likely that the park would experience an increase in overall use. However, the increase of use would be related to the park being improved. The project would provide additional recreational opportunities; the project itself would not cause accelerated deterioration by introducing an increase in users to the park. Therefore, impacts are considered less than significant.

In addition, the project would include improvements to existing recreational facilities owned by the city. The facilities would not be expanded, and, therefore, would not result in adverse physical effect on the environment. Impacts are considered less than significant.

4.5.16 Transportation

Threshold (b) CEQA Guidelines Section 15064.3(b), (c) Geometric Design Features, (d) Emergency Access

CEQA Guidelines Section 15064.3, subdivision (b) provides criteria for analyzing transportation impacts. For land use projects vehicle miles travelled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within 0.50 mile of either an existing major transit stop, or a stop along an existing high quality transit corridor, should be presumed to cause a less than significant impact. The project site is zoned for IM land use, which is consistent with the City of Long Beach General Plan. The project was designed to be consistent with the Mobility Element of the City of Long Beach General Plan (City of Long Beach 2013b). The Mobility Element includes policies to reduce VMT and vehicle and implementation measures to promote pedestrian, bicycle, and transit use.

A Class II Bikeway is currently in place along Spring Street, and the Mobility Element includes plans for a bicycle route along Orange Avenue. Bus route 71 runs along Orange Avenue, with a bus stop near the project site. A multimodal hub is located at Long Beach Boulevard and East 27th Street, approximately 1 mile from the project site. The Mobility Element highlights multimodal transportation, the importance of promoting a bicycle and pedestrian friendly city, and overcoming the first and last mile barrier, all with the overall intent to reduce VMT in the region. The project is consistent with provisions of the Mobility Element, as applicable to the type of use proposed, and in the context of the project location. Therefore, this land use project has a less than significant impact.

The project is located adjacent to existing roadways that do not contain sharp curves or dangerous intersections. The project does not include major modifications to the street system or any dangerous design features. The project would not result in any incompatible uses. Therefore, no impacts related to an increased hazard due to a geometric design feature or incompatible use would occur.

Project construction is anticipated to be confined onsite; however, if some construction activities are required in adjacent streets, no street closures would be required. Any lane closures would be temporary and both directions of travel on area roadways would be maintained as not to physically impair emergency access. Therefore, impacts would be less than significant.

4.5.17 Utilities and Service Systems

Generation rates based on the project uses is based on wastewater generation rates developed by the Sanitation Districts of Los Angeles County (Sanitation Districts of Los Angeles County n.d.). The proposed project would generate an estimated net total of 11,246 gallons of wastewater per day. The project would require standard utilities for supporting the facilities that would be onsite; however, the project's contribution to the wastewater capacity would be less than 0.1 percent. The increase associated with the percent of the available daily capacity would not cause the wastewater treatment limits to be exceeded. Energy consumption for operation of the project would occur but would not be large enough to trigger the construction or relocation of electric power, natural gas, or telecommunication facilities. Therefore, the project would not require or result in the relocation or construction of water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities. Impacts would be less than significant.

The project is not subject to a water supply assessment according to Water Code Section 10912. According to the City of Long Beach's 2015 UWMP (City of Long Beach 2015), the total citywide water demand for 2015 was 55,206 acre feet and would increase by 3,900 acre feet in 2040. The UWMP identifies water supply as adequate to meet these needs. As a business park/warehouse complex with approximately 45 employees, the project is anticipated to have minimal water demand. Due to the project's incremental contribution to the future demand, new sources of water supply would not be required to meet the anticipated project water needs. Additionally, all developer-funded projects with the Long Beach Water Department require a developer to enter into an agreement with the Board of Water Commissioners of the City of Long Beach. Therefore, this is considered a less than significant impact.

California Department of Resources Recycling and Recovery maintains a waste characterization list of waste generation rates. The most recent information for employee disposal rates indicates a waste generation rate of 11.9 pounds of waste per employee, per day (California Department of Resources Recycling and Recovery 2019). Based on this rate, the 45 employees would generate 535 pounds of solid waste per day. This increase would be within the capacity of Scholl Canyon Landfill, which currently receives 1,400 tons per day, with 2,000 tons per day of capacity available (City of Glendale

2014). Based on the disposal capacity of landfills serving the project site, this incremental increase in solid waste generation would not affect the availability of solid waste disposal capacity. This is considered a less than significant impact.

Construction debris would be generated and disposed of in accordance with all federal, state, and local requirements for solid waste disposal. Therefore, no impact is identified for this issue area.

4.5.18 Wildfire

The California Department of Forestry and Fire Protection (CAL FIRE) is required to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. Fire Hazard Severity Zones are used to guide appropriate construction of buildings to reduce the risk associated with wildland fires. These zones are developed based on several factors, including fire history, existing and potential fuel (natural vegetation), flame length, blowing embers, terrain, and typical weather for the area. Zones are classified as moderate, high, and very high (CAL FIRE 2011). The project site is not located in a Very High Fire Hazard Severity Zone, as recommended by CAL FIRE. Therefore, no impact is identified for issues regarding wildfires.