



June
2020

CITY OF
LONG BEACH



Spring Street Business Park Project

Final Environmental Impact Report

Prepared for the City of Long Beach



This page is intentionally blank.



Table of Contents

Executive Summary	ES-1
Introduction	ES-1
Project Location	ES-1
Project Description	ES-1
Project Objectives	ES-2
Required Project Approvals	ES-2
Summary of Impacts and Mitigation Measures	ES-2
Significant and Unavoidable Environmental Impacts	ES-3
Areas of Known Controversy and Issues to be Resolved	ES-18
Project Alternatives	ES-18
Environmentally Superior Alternative	ES-18
1 Introduction	1-1
1.1 Overview of the Proposed Project	1-1
1.2 Purpose of an EIR	1-1
1.2.1 Agency Roles and Intended Uses of This EIR	1-1
1.3 Document Organization	1-2
1.4 Notice of Preparation and Scoping Meeting	1-3
1.5 Environmental Topics Addressed	1-3
1.6 EIR Processing	1-4
1.7 Comments Requested	1-4
2 Project Description	2-1
2.1 Project Location	2-1
2.2 Environmental Setting	2-3
2.2.1 Project Background	2-3
2.2.2 Project Site	2-3
2.2.3 Surrounding Land Uses	2-3
2.3 Project Objectives	2-4
2.4 Project Characteristics	2-4
2.4.1 Project Design	2-4
2.4.2 Project Construction and Schedule	2-10
2.5 Required Project Approvals	2-10
3 Environmental Analysis	3-1
3.1 Air Quality	3.1-1
3.1.1 Overview	3.1-1
3.1.2 Environmental Setting	3.1-1
3.1.3 Regulatory Framework	3.1-5
3.1.4 Analysis of Impacts	3.1-13
3.2 Geology and Soils	3.2-1
3.2.1 Overview	3.2-1
3.2.2 Environmental Setting	3.2-1
3.2.3 Regulatory Framework	3.2-2
3.2.4 Analysis of Impacts	3.2-5

3.3	Greenhouse Gas Emissions	3.3-1
3.3.1	Overview	3.3-1
3.3.2	Environmental Setting	3.3-1
3.3.3	Regulatory Framework	3.3-2
3.3.4	Analysis of Impacts	3.3-6
3.4	Noise	3.4-1
3.4.1	Overview	3.4-1
3.4.2	Environmental Setting	3.4-1
3.4.3	Regulatory Framework	3.4-5
3.4.4	Analysis of Impacts	3.4-8
3.5	Transportation	3.5-1
3.5.1	Overview	3.5-1
3.5.2	Environmental Setting	3.5-1
3.5.3	Regulatory Framework	3.5-6
3.5.4	Analysis of Impacts	3.5-7
4	Other CEQA Considerations	4-1
4.1	Growth-Inducing Impacts	4-1
4.2	Significant Irreversible Environmental Changes	4-1
4.3	Significant and Unavoidable Environmental Impacts	4-1
4.4	Effects Mitigated in the Initial Study	4-2
4.4.1	Biological Resources	4-2
4.4.2	Cultural Resources	4-3
4.4.3	Hydrology and Water Quality	4-3
4.4.4	Tribal Cultural Resources	4-3
4.5	Effects Found Not to be Significant	4-4
4.5.1	Aesthetics	4-4
4.5.2	Agriculture and Forestry Resources	4-4
4.5.3	Air Quality	4-5
4.5.4	Biological Resources	4-5
4.5.5	Energy	4-5
4.5.6	Geology and Soils	4-6
4.5.7	Greenhouse Gas Emissions	4-7
4.5.8	Hazards and Hazardous Materials	4-7
4.5.9	Hydrology and Water Quality	4-7
4.5.10	Land Use and Planning	4-8
4.5.11	Mineral Resources	4-9
4.5.12	Noise	4-9
4.5.13	Population and Housing	4-9
4.5.14	Public Services	4-9
4.5.15	Recreation	4-10
4.5.16	Transportation	4-10
4.5.17	Utilities and Service Systems	4-11
4.5.18	Wildfire	4-12
5	Alternatives	5-1
5.1	Introduction	5-1
5.2	Criteria for Alternatives Analysis	5-1
5.3	Alternatives Considered but Rejected	5-2
5.3.1	Alternative Site	5-2
5.4	Evaluation of Alternatives	5-2
5.4.1	Alternative 1: No Project/No Development Alternative	5-2
5.4.2	Alternative 2: Reduced Project	5-4



5.4.3	Alternative 3: Mixed-Use Development.....	5-8
5.5	Environmentally-Superior Alternative.....	5-11
6	References	6-1
7	EIR Preparers and Persons and Organizations Contacted	7-1
7.1	Lead Agency	7-1
7.2	EIR Preparers.....	7-1
7.2.1	HDR.....	7-1
7.3	Persons and Organizations Contacted	7-1
8	Response to Comments.....	8-1
8.1	Introduction.....	8-1
8.2	Comments on the Draft EIR.....	8-1
8.3	Responses to Comments on the Draft EIR.....	8-1
8.4	Additional Changes	8-43

Figures

Figure 2-1.	Regional Vicinity and Project Location	2-2
Figure 2-2.	Project Site Plan	2-6
Figure 2-3.	Visual Simulations of the Project Site.....	2-7
Figure 2-4.	Visual Simulation of Building 1	2-7
Figure 2-5.	Visual Simulation of Building 2	2-8
Figure 2-6.	Visual Simulation of Building 3	2-8
Figure 2-7.	Visual Simulation of the North Elevation of Building 2	2-10
Figure 3-1.	Cumulative Projects in the Vicinity of the Project Site.....	3-5
Figure 3.4-1.	City of Long Beach Noise District Map.....	3.4-3

Tables

Table ES-1.	Summary of Project Impacts and Proposed Mitigation Measures.....	ES-5
Table ES-2.	Summary of Project Impacts and Proposed Mitigation Measures Identified in the Initial Study.....	ES-12
Table ES-3.	Comparison of Alternative Impacts on Proposed Project	ES-19
Table 3-1.	Cumulative Projects.....	3-6
Table 3.1-1.	Ambient Air Quality Monitoring Concentrations.....	3.1-2
Table 3.1-2.	Applicable Laws, Regulations, and Plans for Air Quality.....	3.1-5
Table 3.1-3.	Federal and State Criteria Air Pollutant Standards, Effects, and Sources	3.1-8
Table 3.1-4.	South Coast Air Quality Management District Air Quality Thresholds of Significance	3.1-14
Table 3.1-5.	South Coast Air Quality Management District Localized Significance Thresholds	3.1-15
Table 3.1-6.	Construction Emissions	3.1-16
Table 3.1-7.	Summary of On-Site Construction Emissions, Localized Significance.....	3.1-16
Table 3.1-8.	Daily Operational Emissions.....	3.1-17
Table 3.1-9.	Summary of On-Site Operation Emissions, Localized Significance.....	3.1-18
Table 3.2-1.	Applicable Laws, Regulations, and Plans for Geology and Soils	3.2-3
Table 3.3-1.	Global Warming Potential of Greenhouse Gases.....	3.3-2

Table 3.3-2. Applicable Laws, Regulations, and Plans for Greenhouse Gas Emissions	3.3-2
Table 3.3-3. Construction Greenhouse Gas Emissions.....	3.3-7
Table 3.3-4. Annual Greenhouse Gas Emissions.....	3.3-8
Table 3.4-1. Existing Traffic Volumes	3.4-4
Table 3.4-2. California Department of Health Services Noise Guidelines	3.4-5
Table 3.4-3. Recommended Criteria for Maximum Acceptable Noise Levels (A-weighted Decibels).....	3.4-6
Table 3.4-4. Exterior Noise Limits.....	3.4-7
Table 3.4-5. Interior Noise Limits	3.4-7
Table 3.4-6. Ground-borne Vibration and Noise Impact Criteria - Human Annoyance	3.4-9
Table 3.4-7. Ground-borne Vibration and Noise Impact Criteria - Structural Damage	3.4-9
Table 3.4-8. Project Construction Noise Levels by Phase.....	3.4-11
Table 3.4-9. Existing With Project Traffic Noise Levels	3.4-13
Table 3.4-10. 2038 Without Project Traffic Volumes	3.4-14
Table 3.4-11. 2038 With Project Traffic Volumes	3.4-14
Table 3.4-12. Vibration Source Amplitudes for Construction Equipment	3.4-15
Table 3.5-1. Intersection Level of Service Definitions – Intersection Capacity Utilization and Methodologies	3.5-3
Table 3.5-2. Study Intersections	3.5-5
Table 3.5-3. Applicable Laws, Regulations, and Plans for Transportation	3.5-6
Table 3.5-4. Project Trip Generation Forecast.....	3.5-8
Table 3.5-5. Existing Plus Project Peak Hour Intersection Capacity and Caltrans Analysis Summary	3.5-14
Table 3.5-6. Year 2021 Cumulative Plus Project Peak Hour Intersection Capacity and Caltrans Analysis Summary without Road Diet.....	3.5-16
Table 3.5-7. Year 2038 Buildout Plus Project Peak Hour Intersection Capacity and Caltrans Analysis Summary without Road Diet.....	3.5-18
Table 3.5-8. Year 2021 Cumulative Peak Hour Intersection Capacity and Caltrans Analysis Summary with Road Diet.....	3.5-21
Table 3.5-9. Year 2038 Buildout Plus Project Peak Hour Intersection Capacity and Caltrans Analysis Summary with Road Diet	3.5-22
Table 5.4-1. Attainment of Project Objectives – No Project/No Development Alternative.....	5-4
Table 5.4-2. Attainment of Project Objectives – Alternative 2: Reduced Project.....	5-7
Table 5.4-3. Attainment of Project Objectives – Alternative 3: Mixed-Use Development.....	5-11
Table 5.5-1. Comparison of Alternative Impacts on Proposed Project.....	5-13
Table 8-1. List of Agencies and Organizations that Commented on the Draft EIR	8-1



Appendices

Appendix A: Notice of Preparation, Initial Study, and Comment Letters

Appendix B: Air Quality/Greenhouse Gas Technical Memorandum

Appendix C: Preliminary Geotechnical Investigation

Appendix D: Noise and Vibration Technical Memorandum

Appendix E: Traffic Impact Analysis

Appendix F: Alternatives Calculations – Trip Generation

Appendix G: Response to Comment Exhibit – California Air Resource Board

Appendix H: Response to Comment Exhibit – City of Signal Hill

Appendix I: Mitigation Monitoring and Reporting Program

Acronyms

°F	Fahrenheit
9G	general industry
AB	assembly bill
AQMP	Air Quality Management Plan
BMP	best management practice
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH ₄	methane
CMP	Congestion Management Program
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalents
dB	decibel
dBA	A-weighted decibel
DU	dwelling unit
EFZ	Earthquake Fault Zone
EIR	environmental impact report
EO	executive order
FCAA	Federal Clean Air Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	greenhouse gas
GWP	global warming potential
HCM	Highway Capacity Manual
I-405	Interstate 405
ICU	Intersection Capacity Utilization
IM	medium industrial
IS	Initial Study
ITE	Institute of Transportation Engineers
L _{dn}	average hourly noise level
L _{eq}	equivalent continuous sound level
L _{max}	maximum A-weighted sound level
LBFD	Long Beach Fire Department
LBMC	Long Beach Municipal Code
LBT	Long Beach Transit
LID	Low Impact Development
LOS	level of service
LST	localized significance threshold
MLD	most likely descendant
MS4	Municipal Separate Storm Sewer System
MT	metric tons
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
N ₂ O	nitrous oxide



NI	neo-industrial
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
Pb	lead
PCE	passenger car equivalency
PM _{2.5}	particles of 2.5 micrometers and smaller
PM ₁₀	particles of 10 micrometers and smaller
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
RMS	root mean square
ROG	reactive organic gases
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SF	square feet
SIP	State Implementation Plan
SLCP	short-lived climate pollutant
SO ₂	Sulfur Dioxide
SO _x	sulfur oxides
TIA	Traffic Impact Analysis
U.S.	United States
U.S. EPA	United States Environmental Protection Agency
UWMP	Urban Water Management Plan
V/C	volume/capacity ratio
VdB	velocity in decibels
VMT	vehicle miles traveled
VOC	volatile organic compounds

This page is intentionally blank.