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RESOLUTION NO. RES-18-0083

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH APPROVING AN ADDENDUM TO  
THE ENVIRONMENTAL IMPACT REPORT PREPARED FOR  
THE MIDTOWN SPECIFIC PLAN (STATE CLEARING-  
HOUSE NO. SCH2015031034) WITH RESPECT TO THE  
SALVATION ARMY/LONG BEACH CITADEL CORPS  
PROJECT

WHEREAS, on May 24, 2016, the City Council of the City of Long Beach certified a Final Environmental Impact Report (FEIR) (State Clearinghouse No. SCH2015031034) prepared to analyze the environmental impacts associated with the Midtown Specific Plan;

WHEREAS, on April 19, 2018, the Planning Commission of the City of Long Beach held a duly noticed public hearing and recommended that the City Council approve an Addendum to the Midtown Specific Plan Environmental Impact Report and likewise recommended that the City Council approve a Zone Change (ZCHG18-001) to re-designate a portion of the Salvation Army Campus from the I (Institutional), CCA (Community Automobile-Oriented), and R-1-N (Single Family Residential zoning districts to SP-1 (Midtown Specific Plan), and amending and restating the Midtown Specific Plan (SP-1) to address technical errors and provide clarifying language in the Midtown Specific Plan (SP-1), to facilitate the multi-phased development of the campus; and the Planning Commission made all necessary findings to support said recommendations;

WHEREAS, in order to conduct environmental review of the Project in accordance with the California Environmental Quality Act ("CEQA," codified at California Public Resources Code §§ 21000, et seq., as further governed by the State CEQA Guidelines, 14 California Code of Regulations §§ 15000, et seq.), an Addendum to the

1 Midtown Specific Plan Final Environmental Impact Report has been prepared for the  
2 Project, which "Addendum" is attached hereto and incorporated herein by this reference  
3 as Exhibit "A" as though set forth in full, word for word;

4 WHEREAS, in accordance with 14 California Code of Regulations  
5 §15164(b), and as is more fully set forth in the above referenced Addendum (Exhibit A),  
6 the Addendum concludes that no supplemental or subsequent Environmental Impact  
7 Report ("EIR") is required because: (a) no substantial changes are proposed by the  
8 Project which will require major revisions of the Midtown Specific Plan Final  
9 Environmental Impact Report ; (b) no substantial changes have occurred with respect to  
10 the circumstances under which the Project is being undertaken which will require major  
11 revisions in the Midtown Specific Plan Final Environmental Impact Report; and (c) no new  
12 information which was not known and could not have been known at the time the  
13 Midtown Specific Plan Final Environmental Impact Report was certified has become  
14 available;

15 WHEREAS, at a duly-noticed meeting of the City Council of the City of Long  
16 Beach on June 19, 2018, the City Council had the opportunity to receive and consider  
17 public comment on the Addendum and the Project, as well as to review and  
18 independently consider those documents themselves, along with a presentation from  
19 staff on the same;

20 WHEREAS, the City Council makes and accepts as its own, the findings set  
21 forth in Exhibit A, which has been attached hereto and incorporated herein by reference;

22 WHEREAS, the documents and other materials which constitute the record  
23 of proceedings upon which the City Council bases its decision and the findings contained  
24 within this Resolution are available and may be reviewed at the Long Beach City Hall,  
25 located at 333 W. Ocean Boulevard, Long Beach, California 90802 in the Department of  
26 Development Services located on the 5<sup>th</sup> Floor of said City Hall.

27 //

28 //

1                   NOW, THEREFORE, the City Council of the City of Long Beach hereby  
2 finds, determines and resolves as follows:

3                   Section 1.    Recitals.

4                   The recitals set forth above are adopted as further findings of the City  
5 Council.

6                   Section 2.    California Environmental Quality Act Findings.

7                   The City Council has reviewed the Addendum to the Midtown Specific Plan  
8 Environmental Impact Report and finds that an addendum is the proper environmental  
9 review document under CEQA because: (a) no substantial changes are proposed by or in  
10 the Project which will require major revisions to the Midtown Specific Plan Environmental  
11 Impact Report; (b) no substantial changes have occurred with respect to the  
12 circumstances under which the Project is being undertaken which will require major  
13 revisions to the Midtown Specific Plan Environmental Impact Report; and (c) no new  
14 information has become available which was not known and could not have been known  
15 with the exercise of reasonable diligence at the time the Midtown Specific Plan  
16 Environmental Impact Report was certified that shows any of the factors set forth in  
17 14 C.C.R. § 15164(a)(3). The City Council further finds that the Addendum reflects the  
18 Council's independent judgment and analysis, and that there is no substantial evidence  
19 that the Project will have a significant effect on the environment. Based on its  
20 independent review and consideration, the City Council hereby finds that the Addendum  
21 complies with the requirements of CEQA and adopts the conclusions in the Addendum  
22 on the basis of the evidence and reasoning set forth therein and on the record of the  
23 proceeding initiated to undertake this review.

24                   Section 3.    City Council Approval of Addendum.

25                   The City Council hereby approves Exhibit "A," the Addendum to the  
26 Midtown Specific Plan Environmental Impact Report, prepared with respect to the  
27 Salvation Army Long Beach/Citadel Corps project for the property located at 3012 Long  
28 Beach Boulevard and likewise further described in the Addendum, based on the above

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1 findings. Moreover, the City Council finds that the Addendum has fully and accurately  
2 reviewed the Project and all findings set forth in Section 2 above are still true and correct.

3 Section 4. City Council Approval of Project.

4 The City Council hereby approves and adopts Mitigated Negative Declaration  
5 MND-04-15, and adopts this Resolution approving an Addendum to the Midtown Specific  
6 Plan Environmental Impact Report (EIR); approves an ordinance zone change (ZCHG18-  
7 001) to re-designate a portion of the Salvation Army Campus from the I (Institutional), CCA  
8 (Community Automobile-Oriented), and R-1-N (Single Family Residential zoning districts to  
9 SP-1 (Midtown Specific Plan), and approves a resolution amending and restating the  
10 Midtown Specific Plan (SP-1) to address technical errors and provide clarifying language in  
11 the Midtown Specific Plan (SP-1); approves a Site Plan Review (SPR18-020) for a new  
12 two-story gymnasium with a fitness center and activity room, a youth soccer field, and a 70-  
13 space parking lot located at 3012 Long Beach Boulevard; approve a Lot Merger (LMG18-  
14 008) to consolidate the Salvation Army Campus into two lots; and find the proposed  
15 vacation of a portion of Elm Avenue north of Spring Street, and two alleys located between  
16 Elm and Pasadena Avenues, consistent with the General Plan (GPC18-002), as said areas  
17 are more particularly described in the subject Addendum and in the Applications on file in  
18 this action, which Applications are incorporated herein by this reference as though set forth  
19 herein in full, word for word.

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Section 5. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of June 19, 2018, by the following vote:

Ayes: Councilmembers: Gonzalez, Pearce, Price,  
Supernaw, Mungo, Andrews,  
Uranga, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Austin.

  
\_\_\_\_\_  
City Clerk

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**Addendum to the Midtown Specific Plan EIR**

**SCH No. 2015031034**

**General Plan Amendment for Salvation Army**

**Corridor**

**(Application No. 1511-12/ ZCHG 18-001)**



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# 1. Introduction

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## 1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse No. 2015031034) for the adopted Midtown Specific Plan (Approved Project of Midtown Specific Plan) and addresses proposed zoning changes to the Long Beach Boulevard/Spring Street corridor area of the Midtown Specific Plan. The zone change and boundary change to the Midtown Specific Plan will create a unified site under a single zoning designation for the Salvation Army campus. While all operating as a single campus, and all found within General Plan Land Use District 7 (Mixed Uses), the parcels currently are zoned a mix of R-1 (Single Family Homes), I (Institutional), CCA (Commercial), and SP-1 (MTSP). Together these areas serve as the area for the “Proposed Project”. Refer to Section 1.1.3, *Proposed Project*, of this document for a detailed project description.

The 2016 Draft EIR and 2016 Final EIR of the Approved Project (collectively referred to as the 2016 Certified EIR), in conjunction with this EIR Addendum, serve as the environmental review for the Proposed Project, as required by the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, Sections 15000–15387). Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Long Beach (City) is the Lead Agency charged with deciding on the Proposed Project. This EIR Addendum addresses the potential environmental impacts associated with the Proposed Project as compared to the Approved Project. The Proposed Project includes the Project Area covered by the Midtown Specific Plan (Specific Plan Area, which totals 369 acres) and three additional parcels outside of the Midtown Specific Plan. A description of the Approved Project and Proposed Project are provided below.

### 1.1.1 Approved Project (Midtown Specific Plan)

The Approved Project analyzed in the 2016 Certified EIR consists of City adoption of the Midtown Specific Plan (Specific Plan Area), extraction of the two residential blocks around Officer Black Park from PD-29 (Area Outside the Specific Plan), and retention of the underlying conventional zoning designations already in place for the two extracted residential blocks. Each of the project areas and components is described below.

#### Specific Plan Area

The Approved Project provides a framework for the development and improvement of a 369-acre corridor along Long Beach Boulevard. The Midtown Specific Plan Area currently contains just under 1,900 residential units and a little over 2.6 million square feet of commercial and employment uses, as well as medical facilities with over 950 licensed hospital beds and three hotels with approximately 200 hotel rooms. The Approved Project increased the number of permitted residential units within the Midtown

Specific Plan Area to just over 3,600 units—approximately 1,700 more than existing conditions but about 2,200 less than would be allowed under the current PD-29 zoning.

The Midtown Specific Plan allows commercial and employment building square footage of 2.9 million square feet (a net increase of almost 369,000 square feet over existing conditions) by concentrating and intensifying development at key transit and employment nodes. The buildout projections for the Specific Plan assume a small increase in the number of licensed hospital beds (27 beds) and the addition of a business hotel with up to 81 hotel rooms.

### 1.1.2 2016 Certified EIR

On June 24, 2016, the Long Beach City Council certified the 2016 Certified EIR and adopted the Approved Project. The 2016 Certified EIR analyzed environmental impacts of the Approved Project. Most impacts identified in the EIR were determined to be less than significant after implementation of mitigation measures. However, the following impacts were determined to be significant and unavoidable even after implementation of feasible mitigation:

- **Air Quality Standards (Construction).** The Approved Project was found to generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD) regional construction significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin.
- **Air Quality (Operational).** The Approved Project was found to generate long-term emissions that exceed SCAQMD's regional operational significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin.
- **Air Quality (Construction).** It was determined that construction activities related to buildout of the Approved Project could expose sensitive receptors to substantial pollutant concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.
- **Air Quality Plan (Construction and Operational).** It was determined that the Approved Project is a regionally significant project that would contribute to an increase in frequency or severity of air quality violations in the South Coast Air Basin and would conflict with the assumptions of the applicable Air Quality Management Plan.
- **Greenhouse Gas (GHG) Emissions (Operational).** It was determined that buildout of the Approved Project would result in a substantial increase in GHG emissions compared to existing conditions and would not meet SCAQMD's Year 2035 Target efficiency metric of 2.4 metric tons of CO<sub>2e</sub> per year per service population or the long-term GHG reduction goal under Executive Order S-3-05.

## 1. Introduction

- **Noise (Construction).** It was determined that noise from construction activities associated with future development projects that would be accommodated by the Approved Project could result in substantial impacts to sensitive receptors.

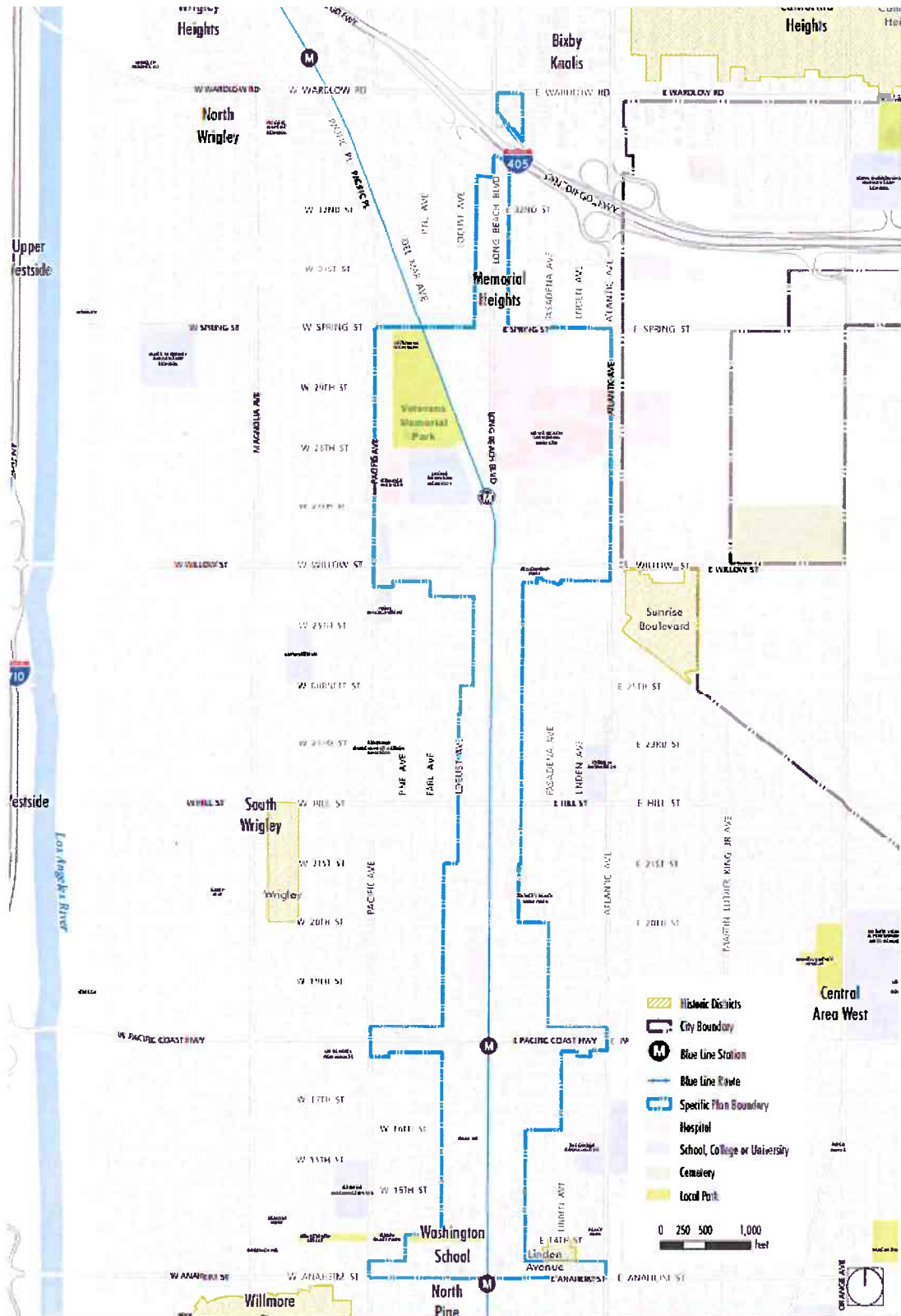
### 1.1.3 Proposed Project

The City is processing Zone Change (ZCHG 18-001) to implement land use designation changes to the Long Beach Boulevard/Spring Street corridor area of the Midtown Specific Plan (SP1) District as well as conforming text and map changes to the Midtown Specific Plan, see Figure 1, *Vicinity Map*. The combined Project Area consist of 12 parcels comprising 3.6 acres of the Salvation Army campus at 3012 Long Beach Boulevard and 455 East Spring Street. The current use of the project site, for religious, social, and educational services will continue. The Zone Change will create a unified site under a single zoning designation SP-1 (Midtown Specific Plan), see Figure 2, *Proposed Zone Change*.

The Proposed Project includes one application:

**Application No. 1511-12** consists of ZCHG 18-001 and ZTA 18-002) to: 1) amend Part 15 of the Zoning Ordinance Map from SP-1 (Midtown Specific Plan), CCA (Commercial), R-1-N (Single Family) and I (Institutional) to SP-1 (Midtown Specific Plan) on 12 lots located near the intersection of Long Beach Boulevard and Spring Street. The action also includes making conforming text and map changes to the Midtown Specific Plan to include the full Salvation Army campus within the boundaries of the Specific Plan. This action also correct typographical errors and ambiguities in the Specific Plan text impacting Table 3-2 (related to Church uses), Section 3.6, Table 3-7, Section 5.4.3, Section 7.2.2, Section 7.2.3, Section 7.3.3, and updating the cover and inside cover of the document.

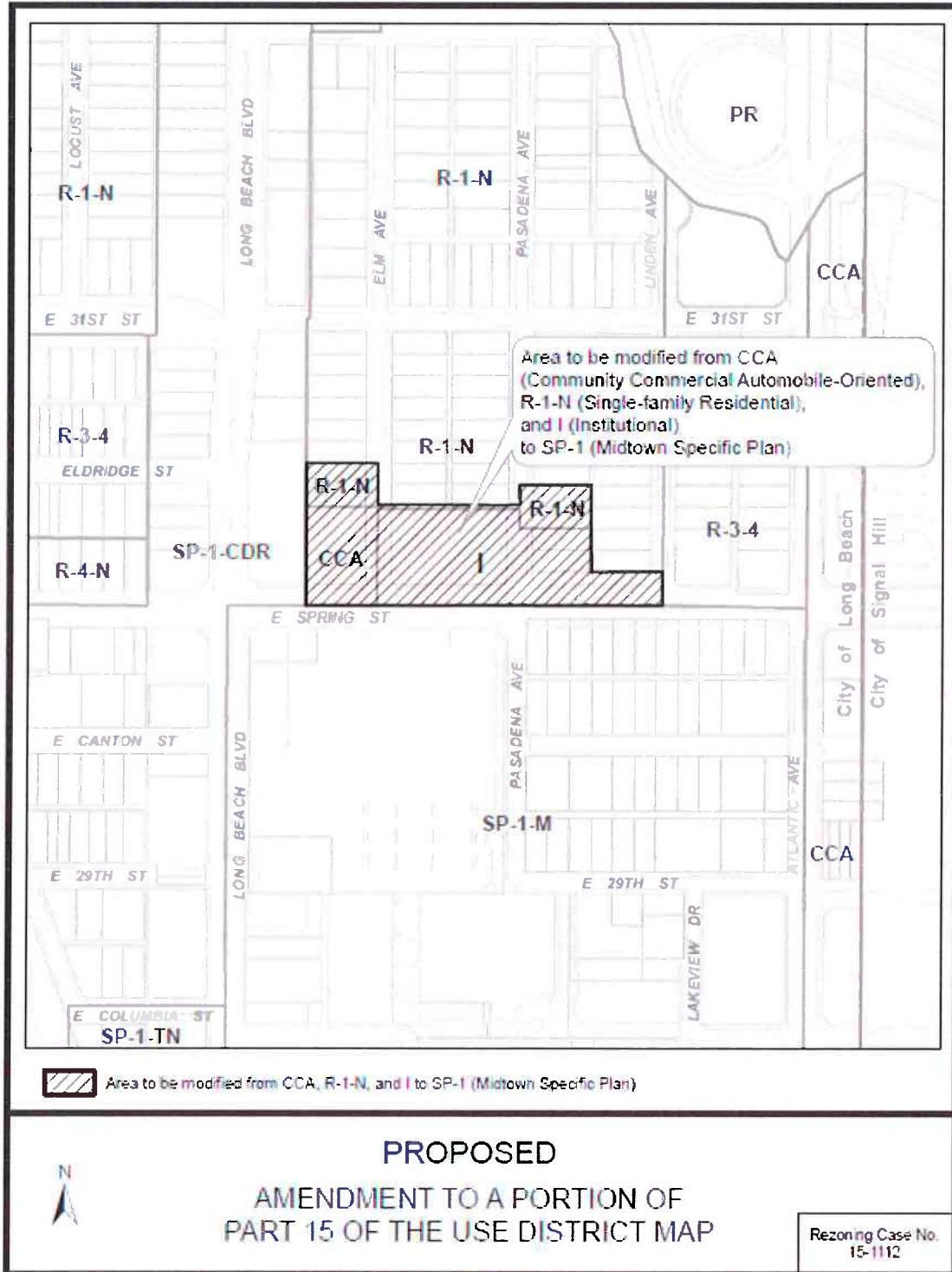
Figure 1 Vicinity Map



## 1. Introduction

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Figure 2 Proposed Zone Change



## 1. Introduction

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### **Proposed Project Buildout**

The Proposed Project would create consistency between the zoning designations across the entire Salvation Army campus. This Proposed Project would not increase the allowable development in the Project Area beyond that anticipated and analyzed by the 2016 Certified EIR for the Approved Project. The change from the split of zones across multiple parcels to a more rational single zone across the entire Salvation Army campus will allow for more unified and consistent regulation. The resulting development would be allowed under both configurations, the existing zoning with a Conditional Use Permit or under the proposed zoning as a matter of right pursuant to the Midtown Specific Plan.

The technical, typographical and mapping changes to the Specific Plan do not result in changes to the total allowable amount of development. These changes adjust the plan boundaries to include the full Salvation Army site, and provide clarity to policy sections of the plan that currently result in ambiguity during the processing of development project. No changes to the height, FAR, or parking regulations are contemplated.

### **Lead Agency and Discretionary Approvals**

This EIR Addendum documents the City's consideration of the potential environmental impacts resulting from the Proposed Project and explains why CEQA analysis in the form of a subsequent EIR or supplemental EIR is not required. The City of Long Beach is the lead agency and has approval authority over the Proposed Project. Discretionary approvals for the Proposed Project include:

#### *Application No. 1511-12*

- Zone Change (ZCHG 18-001)
- Zoning Code Amendment (ZCA 18-002)

## **1.2 INCORPORATION BY REFERENCE**

This Addendum incorporates by reference the technical studies provided in the appendices and the documents described below in accordance with CEQA Guidelines § 15148 and 15150.

- City of Long Beach Midtown Specific Plan
- Final EIR for the City of Long Beach Midtown Specific Plan (SCH No. 2015031034), dated March 2016.

The technical studies and documents are available for review at the City of Long Beach, Development Services Department, 333 West Ocean Boulevard, 5th Floor, Long Beach, CA 90802.

## 2. Environmental Findings

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The CEQA Guidelines provide detailed information on when a subsequent EIR, supplemental EIR, and EIR Addendum can be prepared. This chapter considers the provisions of CEQA Guidelines Sections 15162, 15163, and 15164 and analyzes impacts associated with the changes to the Approved Project.

### 2.1 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, the City's review of the Addendum focuses on the potential environmental impacts associated with the Proposed Project that might cause major revisions to the 2016 Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects pursuant to State CEQA Guidelines Section 15162.

Pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
  - B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be

## 2. Environmental Findings

feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

## 2. Environmental Findings

- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified in Section 15162 are present, the lead agency shall prepare an addendum (CEQA Guidelines Section 15164[a]).

This Addendum analyzes the potential impacts of the Proposed Project as compared to the Approved Project and any changes to the existing conditions that have occurred since certification of the 2016 Certified EIR. It also reviews any new information related to environmental impacts, mitigation measures and/or alternatives (if any) that was not known and could not have been known with exercise of reasonable diligence at the time that the 2016 Certified EIR was certified. It further examines whether, as a result of any changes or any new information, a Subsequent EIR or negative declaration may be required. This examination includes an analysis of the provisions of CEQA Section 21166 and State CEQA Guidelines Section 15162 and their applicability to the Proposed Project.

### 2.2 ENVIRONMENTAL ANALYSIS

This section describes the requirements for the preparation of a Subsequent EIR and EIR Addendum and demonstrates why the preparation of an Addendum to the 2016 Certified EIR is appropriate for the Proposed Project.

#### 2.2.1 CEQA Guidelines, Section 15162: Subsequent EIRs and Negative Declarations

CEQA Guidelines Section 15162(a) states,

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. **No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.** (14 CCR Section 15162[a][1])

Approval of the Proposed Project would not require major revisions to the 2016 Certified EIR because no new significant environmental effects or substantial increase in the severity of previously identified significant effects would occur. The change in zoning designations associated with the Proposed Project would bring the greater Project Area and full Salvation Army campus into unified regulations under the

## 2. Environmental Findings

Midtown Specific Plan zoning of the Project Area. Although the Addendum addresses a Zone Change for parcels outside of the of Midtown Specific Plan area there is no new construction proposed in conjunction with the change in zoning and therefore no need for a subsequent Environmental Impact Report. Furthermore, construction contemplated under a separate action and a separate CEQA review found no significant impacts after mitigation associated with the Salvation Army proposal. The proposal would be allowed under the existing zoning however the unified approach provides more orderly regulation in conformance with good zoning practice. No physical change is anticipated between the no project (development under existing zoning) and the proposed project (with zoning unified in SP-1 Midtown Specific Plan). Text and map changes to the Specific Plan and clarifying in nature and do not result in changes to the total amount of development nor the height or amount of such development.

The analysis below, which discusses environmental topic areas listed in Appendix G of the CEQA Guidelines, demonstrates that no substantial changes are proposed and no major revisions of the 2016 Certified EIR would be required due to approval of the Proposed Project.

**Aesthetics.** The Project Area is built out with buildings, surface parking lots, abandoned oil wells and empty lots (that were previously developed). There have been no substantial changes to the existing Project Area since adoption of the 2016 Certified EIR that would require changes to the EIR. The proposed zone change and zoning code amendment would bring the Project Area into consistency with the underlying Midtown Specific Plan zoning and buildout assumptions used for that area. Future development would be subject to the Midtown Specific Plan zoning standards for setbacks, height requirements, and building design as analyzed in the 2016 Certified EIR. The Proposed Project is consistent with the Midtown Specific Plan. Therefore, any changes to the aesthetic or visual character of the Project Area or its surroundings has already been accounted for in the 2016 Certified EIR. Transferring the full project area out of various zones and into unified regulation under the Midtown Specific Plan will assure that all projects on the full site are subject to the Design Guidelines and Standards contained within the Specific Plan. No new or substantially greater impacts related to aesthetics would occur.

**Agriculture and Forestry Resources.** No agricultural or forestry resources were identified for the Project Area in the 2016 Certified EIR. The Proposed Project increased the proposed development area to include parcels outside of the original project area; it would not result in impacts to new or previously unknown agricultural or forestry resources. This fact remains unchanged for the Proposed Project. No new impacts or substantially greater impacts related to agricultural or forestry resources would occur.

**Air Quality.** The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in construction or operational emissions compared to the Approved Project. Mitigation Measures AQ-1 through AQ-6 would apply to the Proposed Project. Therefore, no new or substantially greater impacts related to air quality would occur. The Proposed Project including proposed development area to include parcels outside of the original project

## 2. Environmental Findings

areas would not result in impacts to new or previously unknown air quality impacts. Bringing all the impacted parcels into the Specific Plan will assure that all projects, including small projects that may have been categorically exempt from CEQA in existing zones (such as I, CCA) will be subject to the strict mitigations of the Midtown Specific Plan Program EIR.

**Biological Resources.** The 2016 Certified EIR found that the Project Area is generally graded, previously-disturbed, and highly urbanized, and, therefore, does not support sensitive biological habitats, communities, species, or wetlands. No biological resources or habitat conservation plans were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project included the expanded area just east of the area of the Midtown Specific Plan. A visual inspection of the project site reveals that the area is fully developed and surrounded by developed sites, all lacking significant habitat or biological resources. Therefore, as with the Approved Project, the Proposed Project would not impact such resources. No new impacts or substantially greater impacts related to biological resources would occur.

**Cultural Resources.** The 2016 Certified EIR identified 66 potential historical resources that required further evaluation pursuant to Mitigation Measure CUL-1. Redevelopment projects are also required to implement Mitigation Measure CUL-2 to protect other potential historical properties that turn 50 years old after adoption of the Midtown Specific Plan. No new historical resources have been identified in the Project Area since adoption of the Midtown Specific Plan. Although the Proposed Project slightly expands the proposed development area to include parcels outside of the original project areas it would not result in impacts to new or previously unknown cultural resources. Development within the Project Area must comply with Mitigation Measures CUL-1 and CUL-2. Therefore, no new or substantially greater impacts related to cultural resources would occur.

**Geology and Soils.** Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project and less than significant. Development of the site must comply with building code and DOGGR standards. While the project site does include abandoned oil wells, they have been abandoned to California safety standards. All grading is required to meet the requirements of the California Building Code and recommendations of the Geotechnical Engineer. No new or substantially greater impacts related to geology and soils would occur.

**Greenhouse Gas Emissions.** The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in GHG emissions compared to the Approved Project. No new or substantially greater impacts related to GHG emissions would occur.

**Hazards and Hazardous Materials.** Implementation of the Proposed Project would not result in a change in buildout or total development. Development within the Project Area would be required to comply with

## 2. Environmental Findings

Mitigation Measures HAZ-1 and HAZ-2. Therefore, no new or substantially greater impacts related to hazards and hazardous materials would occur.

**Hydrology and Water Quality.** The existing conditions have not changed in the Project Area since certification of the 2016 Certified EIR. The 2016 Certified EIR determined that the Adopted Project would not increase runoff over existing conditions, except where single-family residential would be redeveloped as multifamily residential. Additionally, the Adopted Project required drainage improvements specified in Mitigation Measures HYD-1 through HYD-4, which are consistent with those outlined in the 2005 Master Plan of Drainage Update and identified by the City of Long Beach Public Works Department.

Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project. Development within the Project Area would be required to comply with Mitigation Measures HYD-1 through HYD-4. Therefore, no new or substantially greater impacts related to hydrology and water quality would occur.

**Land Use and Planning.** The Proposed Project involves a zone change for the Project Area to bring the full area into consistency with the underlying Midtown Specific Plan zoning of the Project Area. This change is consistent with the underlying General Plan Land Use Element which identifies the full Project Area as LUD No. 7 (Mixed Uses). Use of the site is allowed under existing and proposed zoning therefore any impacts to Land Use and Planning would reflect a lessening of impacts not intensification. A unified zoning scheme will regulate the entire Salvation Army campus under a single set of regulations within the Midtown Specific Plan.

**Mineral Resources.** No mineral resources were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project. No new impacts or substantially greater impacts related to mineral resources would occur.

**Noise.** The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in construction or operational-related noise impacts compared to the Approved Project. Mitigation Measures N-1 through N-5 would apply to the Proposed Project. Therefore, no new or substantially greater impacts related to noise would occur.

**Population and Housing.** Project implementation would not result in the generation of additional housing or population, nor the additional removal of existing housing or population. Residential development and increase in population that would occur within the Project Area (as accommodated by the Midtown Specific Plan) was already considered and analyzed in the 2016 Certified EIR. Therefore, any increase in housing and population for the Project Area has already been accounted for in the 2016 Certified EIR. The parcels outside of the original project area are currently developed and may be redeveloped for religious, educational and social service buildings. No new or substantially greater impacts than related to

## 2. Environmental Findings

population and housing would occur. The proposed project would facilitate greater delivery of services to current and future residents in the larger project and regional area.

**Public Services.** Implementation of the Proposed Project would not result in impacts to or need for additional public services, including fire, police, school, and library. While the Proposed Project involves a change in zoning for the Project Area, its impacts to public services were already considered and analyzed in the 2016 Certified EIR. Therefore, the impacts to public services as a result of actual development permitted within the Project Area have already been accounted for in the 2016 Certified EIR. The demand for public services would not change under the Proposed Project, and no new or substantially greater impacts related to public services would occur. Any new current or future development of the site will be required under the Long Beach Municipal Code to pay impact fees associated with Police, Fire and other Public Services.

**Recreation.** Impacts to recreational facilities and services were already considered and analyzed in the 2016 Certified EIR. The Proposed Project would not increase the need for additional recreational resources. Therefore, the impacts to recreational facilities and services as a result of actual development permitted within the Project Area have already been accounted for in the 2016 Certified EIR. The demand for recreational facilities and services would not change under the Proposed Project, and no new or substantially greater impacts related to recreation would occur. It is anticipated that the parcels added to the Midtown Specific Plan will provide recreational opportunities for current and future residents through on-site open-space, gymnasiums and other cultural and recreational offerings.

**Transportation and Traffic.** As stated previously, the Proposed Project would not generate additional traffic (vehicular, pedestrian, or bicycle) compared to the Adopted Project and building assumptions used in the 2016 Certified EIR. Development that would occur within the Project Area is and its impacts to transportation and traffic were already analyzed and mitigated for in the 2016 Certified EIR. Development is required to comply with Mitigation Measures TRAF-1 and TRAF-2.

TRAF-1 requires preparation of a site-specific traffic study as part of the subsequent review for development projects. The *Site-Specific Traffic Impact Study prepared for the development at 1836-1852 Locust Avenue*, prepared by KOA Corporation (October 2017) determined that the addition of project-related traffic to the adjacent intersection of Long Beach Boulevard and Pacific Coast Highway and Palmer Court and Pacific Coast Highway would not cause any significant impacts. Additionally, the *Traffic Impact Analysis, 1795 Long Beach Boulevard Mixed-Use Development Project, Long Beach, California* prepared by Linscott, Law & Greenspan Engineers (June 27, 2017) determined that the addition of project-related traffic would not significantly impact surrounding area intersections. Specifically, no significant impact would occur at: 1) Pacific Avenue at PCH, 2) N. Palmer Court at PCH, 3) Long Beach Boulevard at PCH, 4) N. Palmer Court at 16th Street, or 5) Long Beach Boulevard at 16th Street under existing plus project and cumulative year 2020 conditions. Therefore, the proposed project has satisfied the requirements of Mitigation Measure TRAF-1.



## 2. Environmental Findings

No new or substantially greater impacts related to transportation and traffic would occur.

**Utilities and Service Systems.** Implementation of the Proposed Project would not result the need for additional utilities or services systems, including water and wastewater collection and treatment facilities and systems, drainage facilities and systems, and solid waste facilities. The Proposed Project would be required to comply with Mitigation Measures USS-1 and USS-2 of the 2016 Certified EIR. The demand for utilities and service systems would not change under the Proposed Project, and no new or substantially greater impacts related to utilities and service systems would occur.

**Conclusion.** In accordance with the CEQA Guidelines, since none of the conditions specified in Section 15162 are present, the City has determined that an Addendum to the 2016 Certified EIR is the appropriate form of environmental review for the Proposed Project.

- 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. (14 CCR Section 15162(a)(2))**

Approval of the Proposed Project would not require major revisions to the 2016 Certified EIR because no substantial changes have occurred with respect to the circumstances under which the Approved Project was undertaken. Existing conditions of the Project Area have not changed since adoption of the Approved Project and certification of the 2016 Certified EIR. The revisions under the Proposed Project would not result in any physical changes to the environment that would cause new significant effects or increase the severity of previously identified impacts.

Although a statement of overriding considerations was made in conjunction with the 2016 Certified EIR, substantial changes in the circumstances under which the project was undertaken have not occurred since the Approved Project was adopted on June 24, 2016. No substantial increases in the severity of impacts would occur. Therefore, the Proposed Project would not have new significant environmental effects or substantially increase the severity of previously identified significant effects due to changes in circumstances.

- 3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:**
  - a. The project will not have one or more significant effects not discussed in the previous EIR. (14 CCR Section 15162(a)(3)(A))**

No new information has been introduced that would increase the severity of the identified cumulative impacts or cause new significant effects not discussed in the 2016 Certified EIR. The change in land

## 2. Environmental Findings

use designations under the Proposed Project is not considered new information of substantial importance that was not previously known. The Proposed Project would not increase previously identified impacts or result in new areas of development or other changes to the physical environment outside the original project area.

**b. Significant effects previously examined will not be substantially more severe than shown in the previous EIR. (14 CCR Section 15162(a)(3)(B))**

No new information has been introduced that would increase the severity of impacts discussed in the 2016 Certified EIR. The Proposed Project does not propose nor allow new development or other changes to the physical environment that were not previously analyzed.

**c. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative” (14 CCR Section 15162(a)(3)(C))**

The 2016 Certified EIR incorporated all feasible mitigation measures. Since certification of the 2016 Certified EIR, no new, previously unknown information of substantial importance has come to light that would affect the mitigation measures that were adopted or the alternatives that were considered as a part of the decision-making process.

The Proposed Project would not create new significant effects that were not previously analyzed, nor would the magnitude of impacts exceed those found in the 2016 Certified EIR. No new mitigation measures are proposed, and the Mitigation Monitoring and Reporting Program adopted as a part of the 2016 Certified EIR remains adequate to mitigate impacts of the Proposed Project.

The alternatives that were analyzed also remain applicable to the Proposed Project and do not need to be reconsidered; therefore, the Proposed Project does not create new impacts that would require new analysis of project alternatives.

**d. No mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR Section 15162(a)(3)(D))**

No new mitigation measures are required, and the Mitigation Monitoring and Reporting Program adopted as a part of the 2016 Certified EIR remains adequate to mitigate impacts of the Proposed Project. The alternatives that were analyzed also remain applicable and do not need to be reconsidered; the Proposed Project does not create new impacts that would require new analysis of project alternatives.

## 2. Environmental Findings

As substantiated in this document, the Proposed Project does not create new significant impacts that would require the preparation of a subsequent EIR, and an addendum to the 2016 Certified EIR would be appropriate to satisfy CEQA.

### **2.2.2 CEQA Guidelines Section 15164: Addendum to an EIR or Negative Declaration**

- 1. The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. (14 CCR Section 15164(a))**

This EIR Addendum provides additional information specifically relevant to the changes to the 2016 Certified EIR caused by the Proposed Project. None of the conditions from Section 15162 are present that would require a subsequent EIR.

- 2. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. (14 CCR Section 15164(b))**

The Approved Project was the subject of a full EIR, not a negative declaration; therefore subsection (b) does not apply.

- 3. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. (14 CCR Section 15164(c))**

This EIR Addendum will not be circulated for public review, but is available for the public's review at the Long Beach Development Services Department, Planning Bureau, 4<sup>th</sup> Floor and will be included as part of the staff report for the Long Beach Planning Commission and City Council hearings for the Proposed Project will be considered.

- 4. The decision -making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. (14 CCR Section 15164(d))**

The Long Beach City Council will consider the EIR Addendum and 2016 Certified EIR prior to approving the Proposed Project.

- 5. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (14 CCR Section 15164(e))**

## 2. Environmental Findings

Pursuant to CEQA Guidelines Section 15164, after an EIR has been certified for a project, if some minor technical changes to the previously certified EIR are necessary, preparation of an Addendum to the EIR is appropriate. Previous analysis of environmental impacts has been conducted for the Approved Project in an Initial Study, a Draft EIR, and a certified Final EIR. As demonstrated in Section 2.2.1, the Proposed Project would not involve new significant environmental effects or a substantial increase in the severity of significant effects already identified in the 2016 Certified EIR. Given this finding, an Addendum to the 2016 Certified EIR is appropriate and has been prepared.

## 2. Environmental Findings

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### 3. Environmental Determination

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Based on the evidence in light of the whole record documented in the certified EIR and cited incorporations:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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*Signature*

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*Date*

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*Printed Name*

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*For*

### 3. Environmental Determination

## 2. Environmental Findings

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## Attachments