

CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

February 14, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, adopt a Resolution certifying Final Environmental Impact Report (EIR 04-16), and make certain findings relative thereto, adopt a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for 40 new detached single-family homes located at 3655 N. Norwalk Boulevard (SCH#2016081047);

Uphold the Planning Commission's recommendations to the City Council and deny an appeal by Warren Blesofsky and Long Beach Citizens for Fair Development;

Adopt a Resolution amending the Land Use Element of the General Plan from LUD No. 10 (Institutional and School) to LUD No. 1 (Single-Family District);

Declare Ordinance amending the Zoning District Map by amending portions of Part 20 from Institutional (I) to Single-Family Residential (R-1-M), read the first time and laid over to the next regular meeting of the City Council for final reading;

Approve a Vesting Tentative Tract Map for a subdivision of 5.76 acres into 40 residential lots; and,

Approve a Site Plan Review for 40 new detached single-family homes. (District 5)

DISCUSSION

On January 5, 2017, the Planning Commission held a public hearing and voted 6-0 to recommend that the City Council: certify the Environmental Impact Report (EIR 04-16); adopt Findings and a Statement of Overriding Considerations; adopt a Mitigation Monitoring and Reporting Program; approve a General Plan Amendment from Land Use Designation No. 10 (Institutional and School) to Land Use Designation No. 1 (Single-Family District); approve a Zone Change from Institutional (I) to Single-Family Residential (R-1-M); approve a Vesting Tentative Tract Map (VTTM) for a subdivision of 5.76 acres into 40 residential lots; and approve a Site Plan Review (SPR) for 40 new detached single-family homes on a site located at 3655 N. Norwalk Boulevard.

The 5.76-acre project site is bounded by the Artesia-Norwalk drainage channel to the west, a multi-family senior housing development within the City of Hawaiian Gardens to the north, single-family dwellings to the south, and single-family dwellings to the east across Norwalk Boulevard (Exhibit A – Location Map). The project site was developed with a church in 1963, and the church has been vacant since February 2016. No church services or activities are currently being conducted at the site. The applicant proposes to demolish the existing church and build a new residential community with gated access, private streets, common open space areas, and open space trails within the project site.

A General Plan Amendment is required in order to develop a residential project on the site, because the current General Plan designation of the site is Land Use District (LUD) No. 10 Institutional and School, reflecting the site's former use as a church. The applicant is requesting LUD No. 1 Single-Family as the appropriate designation for the project site, as it allows the construction of detached single-family dwellings at moderate densities up to seven dwelling units per acre (Exhibit B – General Plan Amendment Map). The proposed project conforms to LUD No. 1, and maintains the character of the surrounding neighborhood. Further, the land use designation proposed will be consistent with the pending update of the Land Use Element of the General Plan, as well as the Housing Element goal to create opportunities for homeownership that will contribute to the stability and quality of the surrounding neighborhood.

The General Plan identifies LUD No. 1 as an area that will benefit from a wide variety of lot sizes in different locations of the City, offering the single-family lifestyle as a choice across a spectrum of incomes and environmental preferences. Should the update to the Land Use Element be adopted as currently proposed, the project site's designation of LUD No. 1 would change to the Neighborhood Place type, Founding and Contemporary Neighborhood.

The project requires a Zone Change as the current Institutional (I) zone reflects the site's former use as a church. The Institutional zone is primarily intended for government offices, hospitals, college campuses, and churches, among other large and intense land uses. However, this zone also permits R-1-N single-family, low-density for residential uses on a minimum lot size of 6,000 square feet per lot.

The applicant is requesting a Zone Change to R-1-M, to facilitate a project that offers a typical lot size of 3,600 square feet with private streets, and open space amenities in a gated community (Exhibit C – Zone Change Map). The proposed R-1-M development standards provides opportunities to cluster density on certain areas of a site, while reserving other portions as community open space, such as a secured entry driveway, a meandering pedestrian "paseo," an outdoor play yard, a picnic and barbecue area, and shaded bench areas that serve as an extra community yard for all its residents. An R-1-M development also enables the provision of an internal street system for the development.

Vesting Tentative Tract Map No. 73385 allows the subdivision of the site into 40 new residential lots ranging from 3,696 to 5,681 square feet in area, accessed from a private street (Dorado Circle). The gated community will have a secondary access lane for fire

emergency purposes to be located south of the main entrance at Dorado Circle, similarly accessed through North Norwalk Boulevard. The secondary access fire lane will be gated and will have secured access only (Exhibit D – Plans and Vesting Tentative Tract Map No. 73385).

Site Plan Review is required for projects containing more than four residential units. The Site Plan Review Committee reviewed the project on February 10, 2016, and expressed overall support. The development provides for three, two-story single-family plan types (Plan 1, Plan 2 and Plan 2x), all designed with Craftsman influence, featuring high pitched gabled roofs, board and batton lap siding in combination with smooth stucco walls. These plan types will be distinguished by the use of their own paint color palettes. Plans 1 and 2 are specifically designed to be side-by-side to provide breaks between front yard setbacks and driveway lengths, contributing to an open street view design. Plan 2x includes larger living areas and are placed on larger lots within the project.

The development provides for sixteen Plan 1 unit types of 2,475 square feet, fifteen Plan 2 unit types of 2,530 square feet, and nine Plan 2x unit types of 2,700 square feet. All three unit plan types feature four bedrooms and three baths with a two-car garage. Street parking is provided on one side of the street and additional parking spaces are located adjacent to the larger recreation area.

The street (Dorado Circle), sidewalks, street trees, and driveways within the development, as well as all common facilities and amenities, will be commonly owned and maintained by the Homeowner's Association (HOA). This includes the recreation area, perimeter walls, fences and gates, as well as the retention basin and storm drain connection, and sewer connection. The HOA will be responsible for enforcing the maintenance and appearance standards for each dwelling, as well as enforcing parking restrictions and managing the placement of trash carts for refuse collection. Through the inclusion of Covenants, Conditions, and Restrictions (CC&Rs), adequate provisions will be made for the long-term maintenance and upkeep of the development by the HOA.

Staff is able to make positive findings for each of the requested entitlements, including the General Plan Amendment, Zone Change, Vesting Tentative Tract Map No. 73385, and Site Plan Review as discussed above, demonstrating that the project meets the requirements and the intent of the Zoning Regulations (Exhibit E – Findings). Staff has included conditions of approval to ensure that the objectives of consistent, high-quality design for this project will be met, and the interests of the City will be protected (Exhibit F – Conditions of Approval).

The Planning Bureau received an appeal of the Planning Commission's recommendation within the ten-day appeal period. Since the City Council is the final decision-making body on this project, an appeal of the Planning Commission's decision is not warranted. Nevertheless, an appeal was filed by Warren Blesofsky as an individual, and the Long Beach Citizens for Fair Development. In summary, the reasons stated for the appeal were "inadequate openness and transparency of planning, development with respect to CEQA, EIR and historic buildings" (Exhibit G – Appeal Application).

A notice was published in a newspaper of general circulation on January 25, 2017, and public hearing notices were mailed and distributed on January 30, 2017, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Notices were also sent to those who spoke at the Planning Commission meeting on January 5, 2017, and to those individuals who submitted comments on the Environmental Impact Report. All public comments not received as part of the EIR process (discussed below) are attached (Exhibit H – Public Comments).

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (EIR 04-16) (Draft EIR) was prepared for the proposed project. The Draft EIR found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources with regard to the chapel structure. The chapel is significant from a cultural resources standpoint as it was the first drive-in church in the region and is an example of mid-century modern architecture applied to an institutional use. The Draft EIR considered alternatives to the demolition of the structure, but did not find options that were feasible while still accomplishing the goals of the project. The Draft EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations has also been prepared, and has been recommended by the Planning Commission for approval.

The Draft EIR was made available for public review and comment for a 45-day review period from October 20, 2016 to December 5, 2016. The City received three separate written comments on the Draft EIR during this review period. These written comments, and the City's written responses to these comments, are provided in the Final EIR, which also includes the Draft EIR text with minor edits based on public comments and the Mitigation Monitoring and Reporting Program (Exhibit I – Final EIR 04-16, Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations). Text edits provided in the Final EIR did not substantially alter the Draft EIR environmental analysis or change the conclusions of the Draft EIR regarding the potential environmental impacts of the project.

This matter was reviewed by Assistant City Attorney Michael J. Mais on January 26, 2017 and by Budget Analysis Officer Julissa Jose-Murray on January 27, 2017.

TIMING CONSIDERATIONS

City Council action is requested on February 14, 2017. Section 21.25.103 of the Zoning Regulations requires presentation of this request to the City Council within 60 days of the Planning Commission hearing, which took place on January 5, 2017.

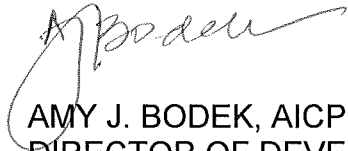
FISCAL IMPACT

There is no direct fiscal or local ongoing job impacts associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

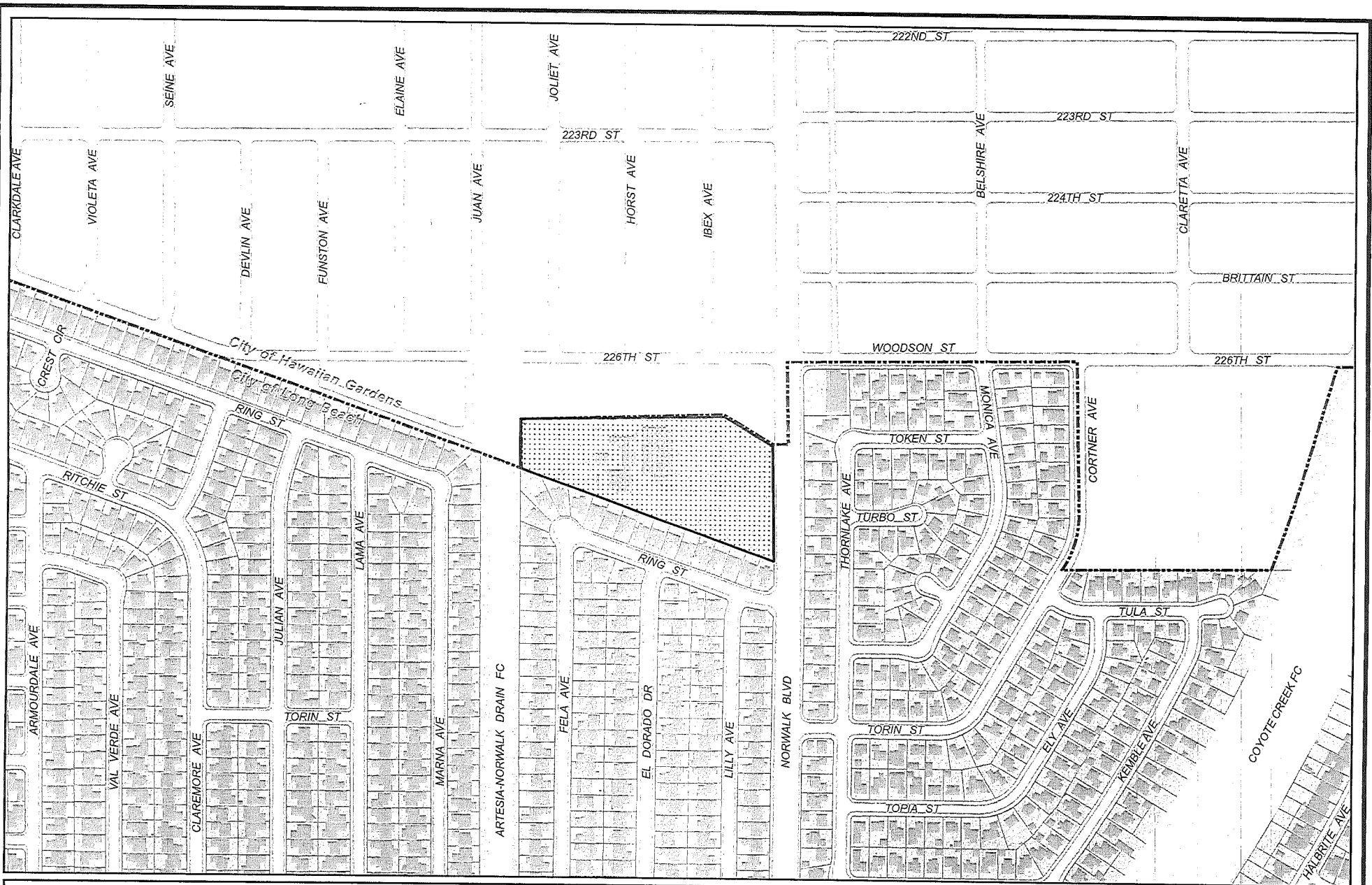
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APPROVED:



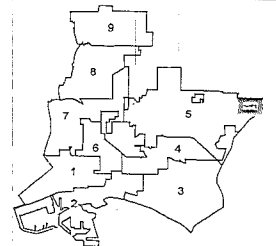
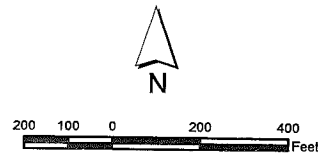
PATRICK H. WEST
CITY MANAGER

- Attachments:
- Exhibit A – Location Map
 - Exhibit B – General Plan Amendment Map
 - Exhibit C – Zone Change Map
 - Exhibit D – Plans and Vesting Tentative Tract Map No. 73385
 - Exhibit E – Findings
 - Exhibit F – Conditions of Approval
 - Exhibit G – Appeal Application
 - Exhibit H – Public Comments
 - Exhibit I – Final EIR 04-16, Findings and Statement of Overriding Consideration
- City Council Resolutions
- 1) Resolution certifying EIR 04-16 and approving Mitigation Monitoring and Reporting program for 3655 N. Norwalk Boulevard development project (State Clearinghouse No. 016081047)
 - 2) Resolution amending the Land Use Element of the General Plan from LUD No. 10 (Institutional and School) to LUD No. 1 (Single-Family District)
 - 3) Ordinance amending the Zoning District Map by amending portions of Part 20 from Institutional (I) to Single-Family Residential (R-1-M), read the first time and laid over to the next regular meeting of the City Council for final reading



Subject Property:
3655 N Norwalk Blvd
Application No. 1510-19
Council District 5
Zoning Code : I

Exhibit A



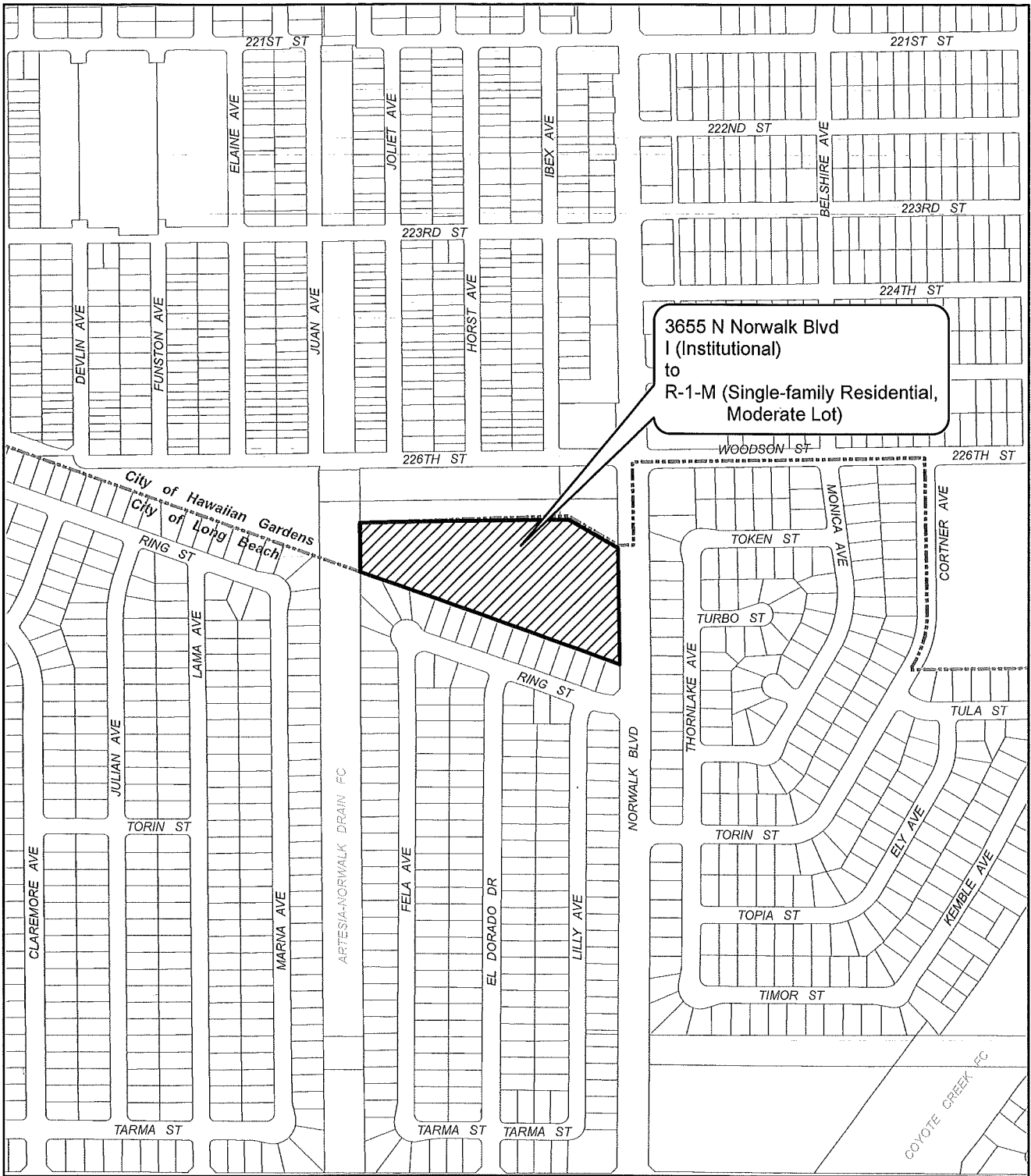


Area to be modified from 10 to 1



**PROPOSED
AMENDMENT TO A PORTION OF PART 20
OF THE LANDUSE DISTRICT MAP**

General Plan
Amendment
1510-19



Area to be modified from I to R-1-M



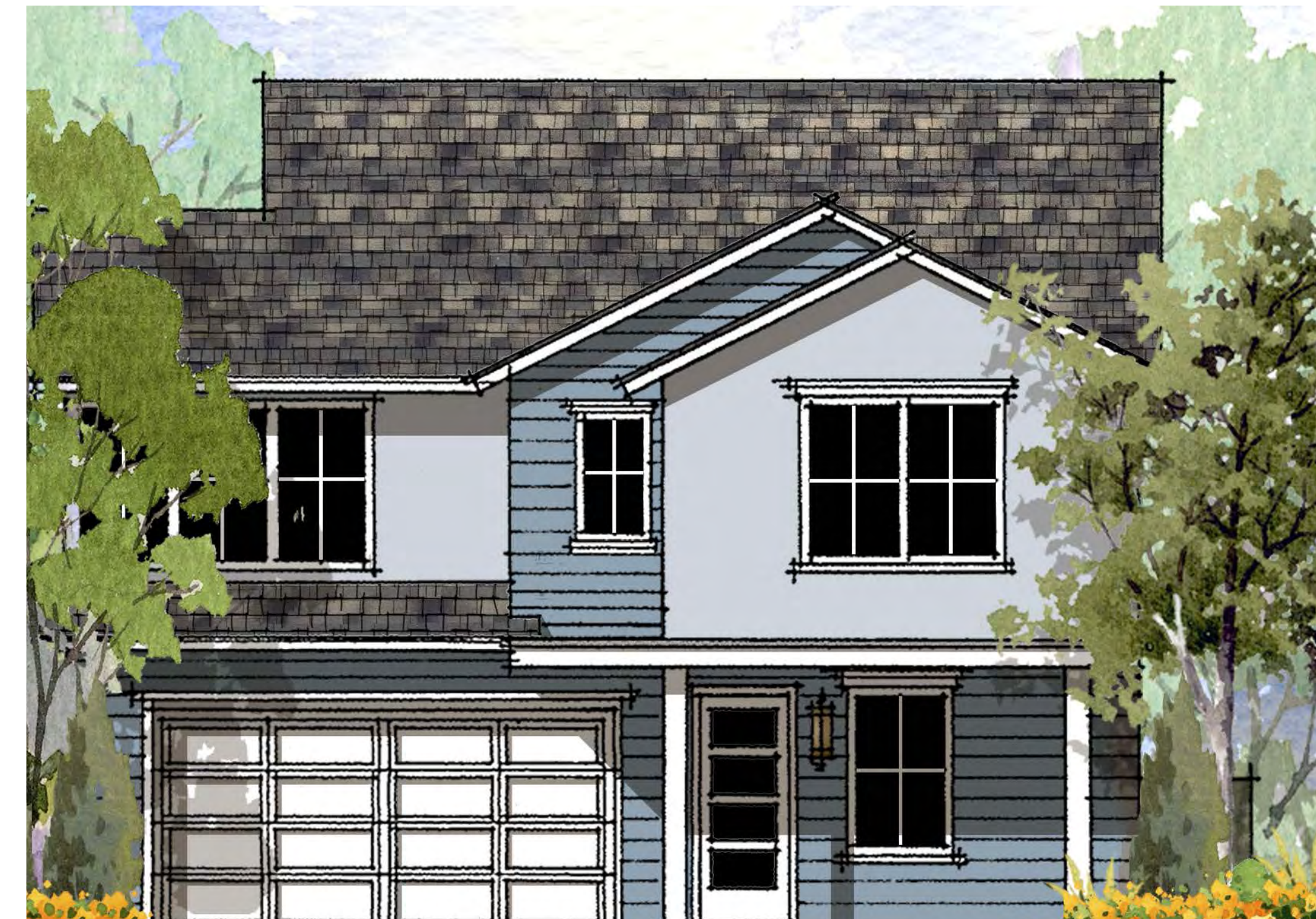
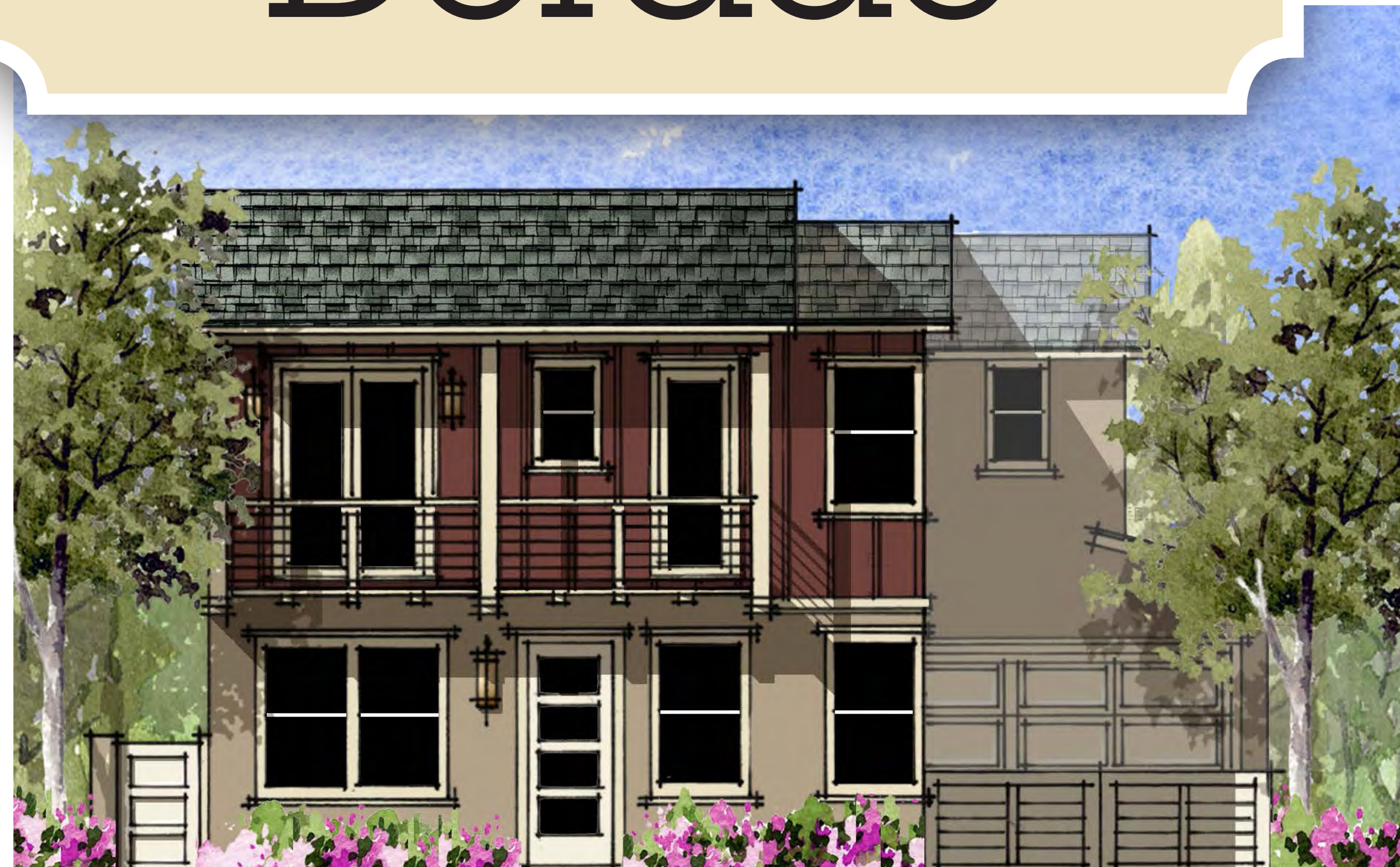
**PROPOSED
AMENDMENT TO A PORTION OF PART 20
OF THE USE DISTRICT MAP**

Rezoning Case
1510-19

LB El Dorado Park 3655, LLC

Dorado

October 28, 2015



Our Team

Developer:

Contact: Matt Hamilton
Business: 949.335.3300

LB El Dorado Park 3655, LLC
4100 MacArthur Blvd., Suite 330
Newport Beach, CA 92660

Landscape Architect:

Contact: Masumi Ozawa
Business: 949.399.0870
www.cdpcinc.com

CDPC
3195-C Airport Loop Drive
Costa Mesa, CA 92626

Architect/Planner:

Designer: Nick Mamea
Planning: Denise Ashton
Business: 949.250.0607
wharchitects.com

William Hezmalhalch Architects, Inc.
2850 Redhill Avenue, Suite 200
Santa Ana, CA 92705

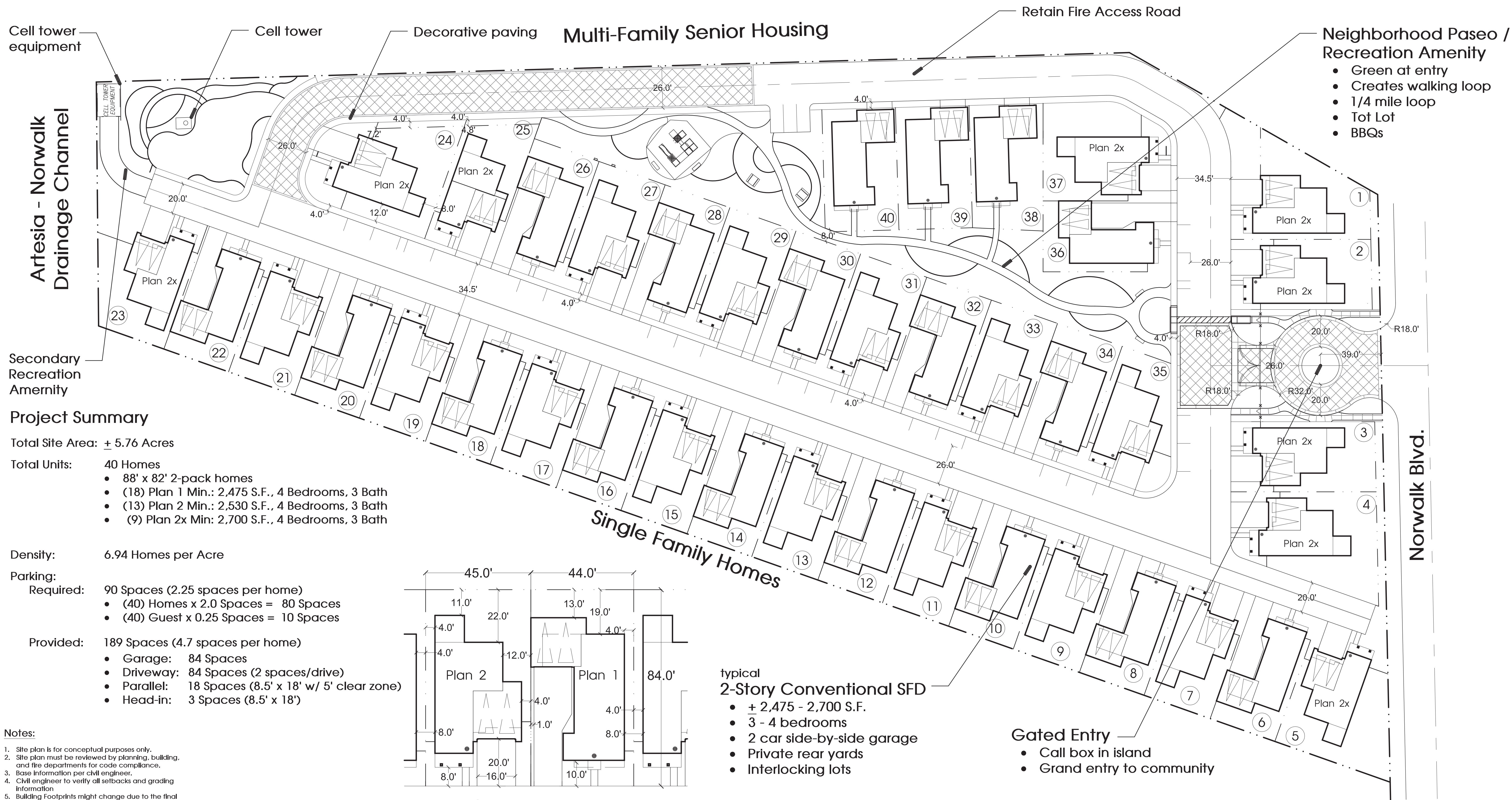
Civil Engineer:

Contact: Julian Castaneda
Business: 949.458.5417
www.hunsaker.com

Hunsaker & Associates
3 Hughes
Irvine, CA 92618

List of Exhibits:

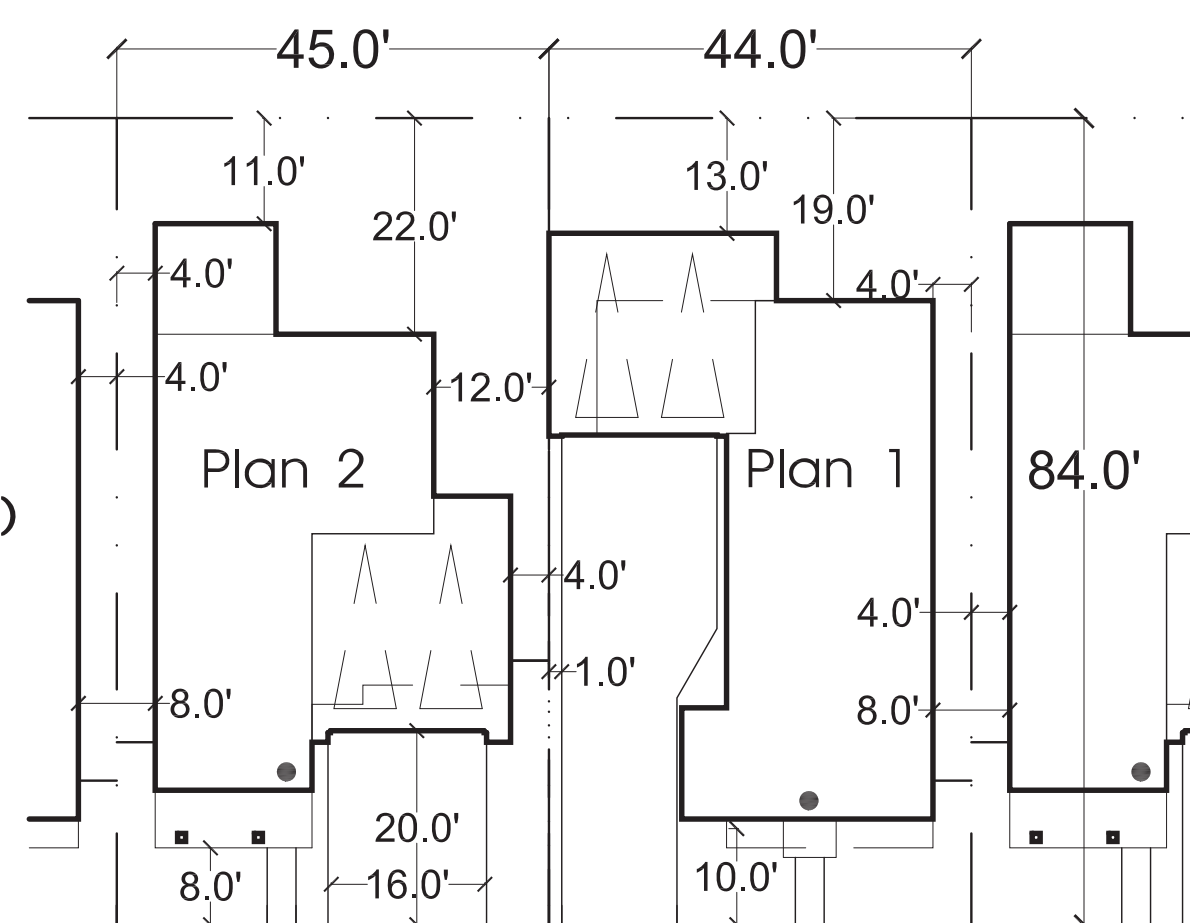
Conceptual Technical Site Plan	SP-1
Plan 1: Floor Plan	A-1
Plan 1: Roof Plan & Sections	A-2
Plan 1: Elevations	A-3
Plan 2: Floor Plan	A-4
Plan 2: Roof Plan & Sections	A-5
Plan 2: Elevations	A-6
Plan 2x: Floor Plan	A-7
Plan 2x: Roof Plan & Sections	A-8
Plan 2X: Elevations	A-9
Conceptual Landscape Plan	L-1
Conceptual Enlargements and Material Images	L-2
Tentative Tract Map	C-1
Tentative Tract Map	C-2



Project Summary

- Total Site Area: ± 5.76 Acres
- Total Units: 40 Homes
- 88' x 82' 2-pack homes
 - (18) Plan 1 Min.: 2,475 S.F., 4 Bedrooms, 3 Bath
 - (13) Plan 2 Min.: 2,530 S.F., 4 Bedrooms, 3 Bath
 - (9) Plan 2x Min: 2,700 S.F., 4 Bedrooms, 3 Bath
- Density: 6.94 Homes per Acre
- Parking:
- Required: 90 Spaces (2.25 spaces per home)
- (40) Homes x 2.0 Spaces = 80 Spaces
 - (40) Guest x 0.25 Spaces = 10 Spaces
- Provided: 189 Spaces (4.7 spaces per home)
- Garage: 84 Spaces
 - Driveway: 84 Spaces (2 spaces/drive)
 - Parallel: 18 Spaces (8.5' x 18' w/ 5' clear zone)
 - Head-in: 3 Spaces (8.5' x 18')

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base Information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.

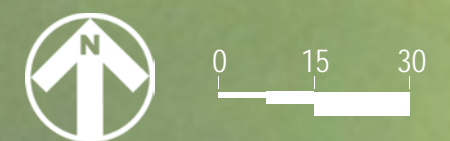


Typical Setback Diagram (Minimums)

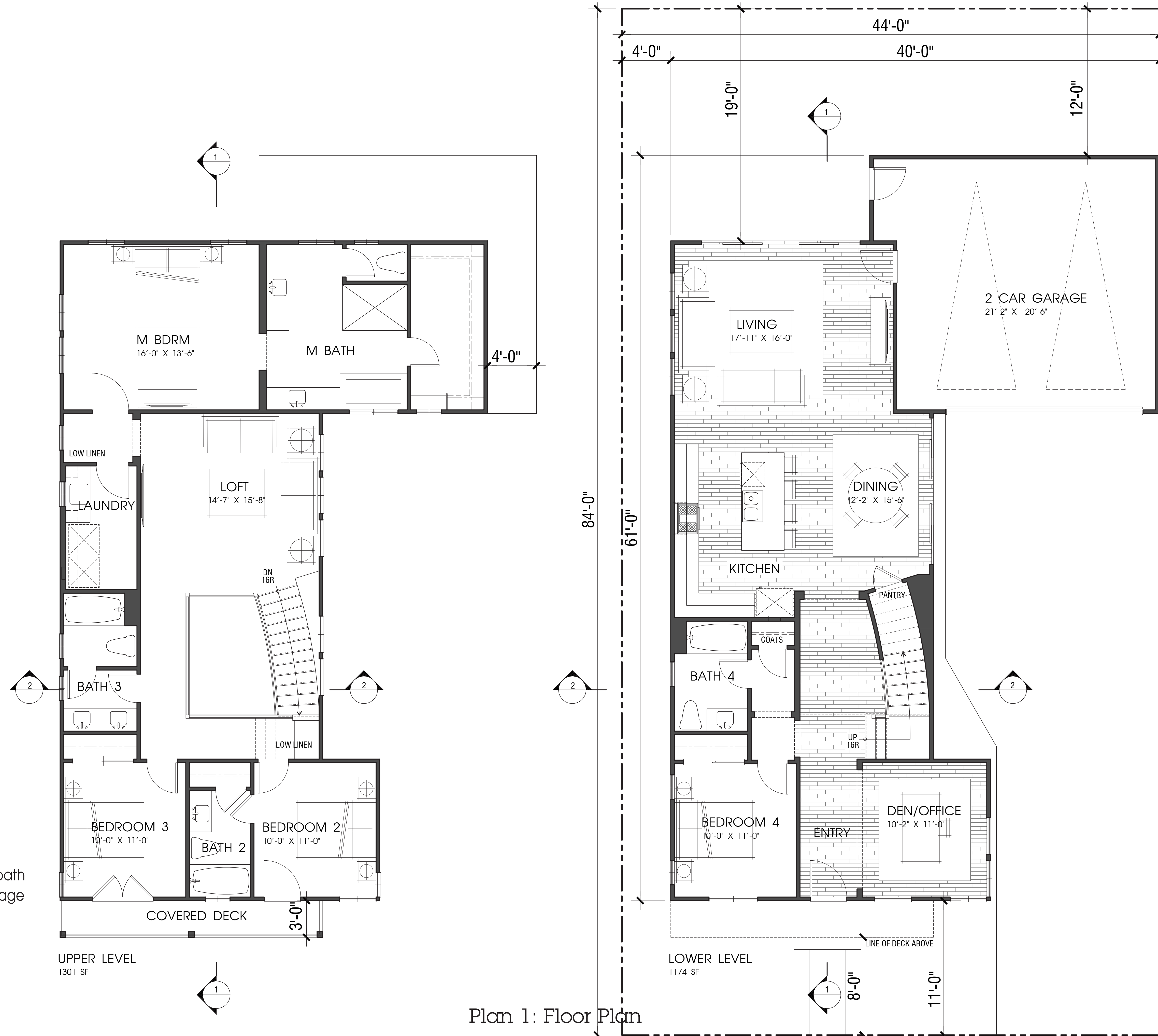
- typical
2-Story Conventional SFD
- ± 2,475 - 2,700 S.F.
 - 3 - 4 bedrooms
 - 2 car side-by-side garage
 - Private rear yards
 - Interlocking lots

- Gated Entry**
- Call box in island
 - Grand entry to community

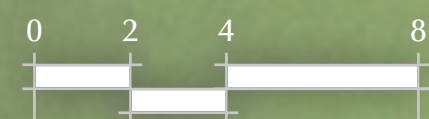
Conceptual Technical Site Plan

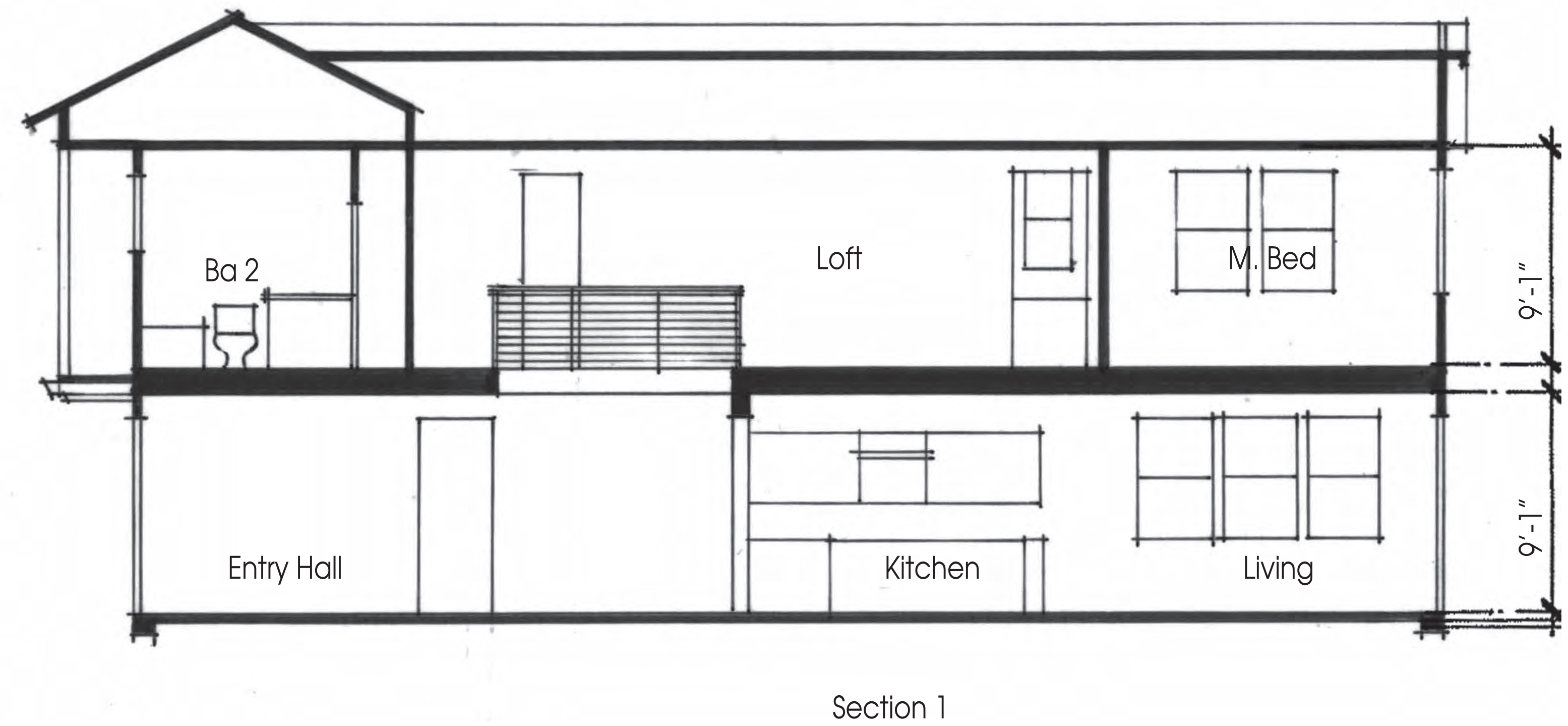
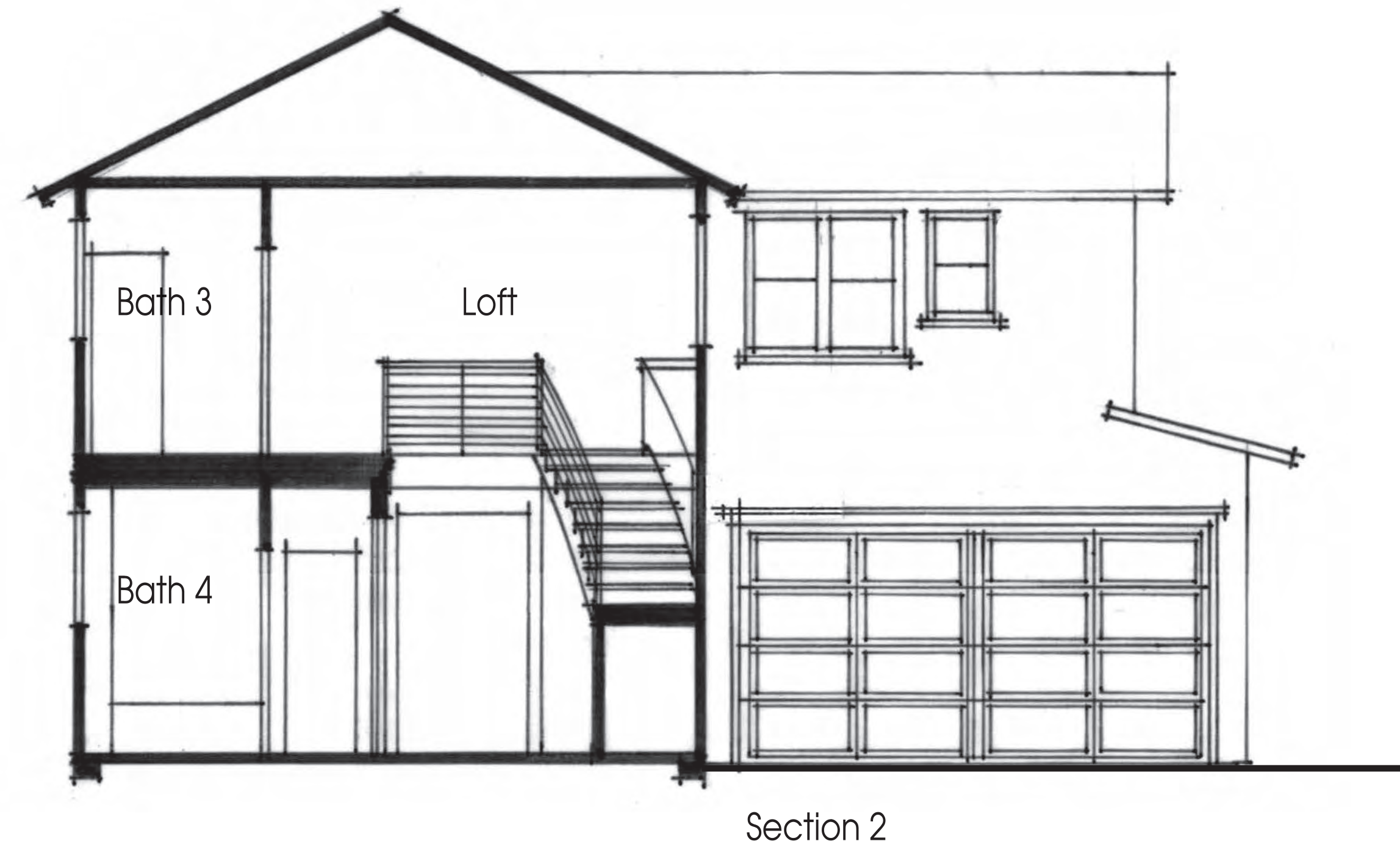
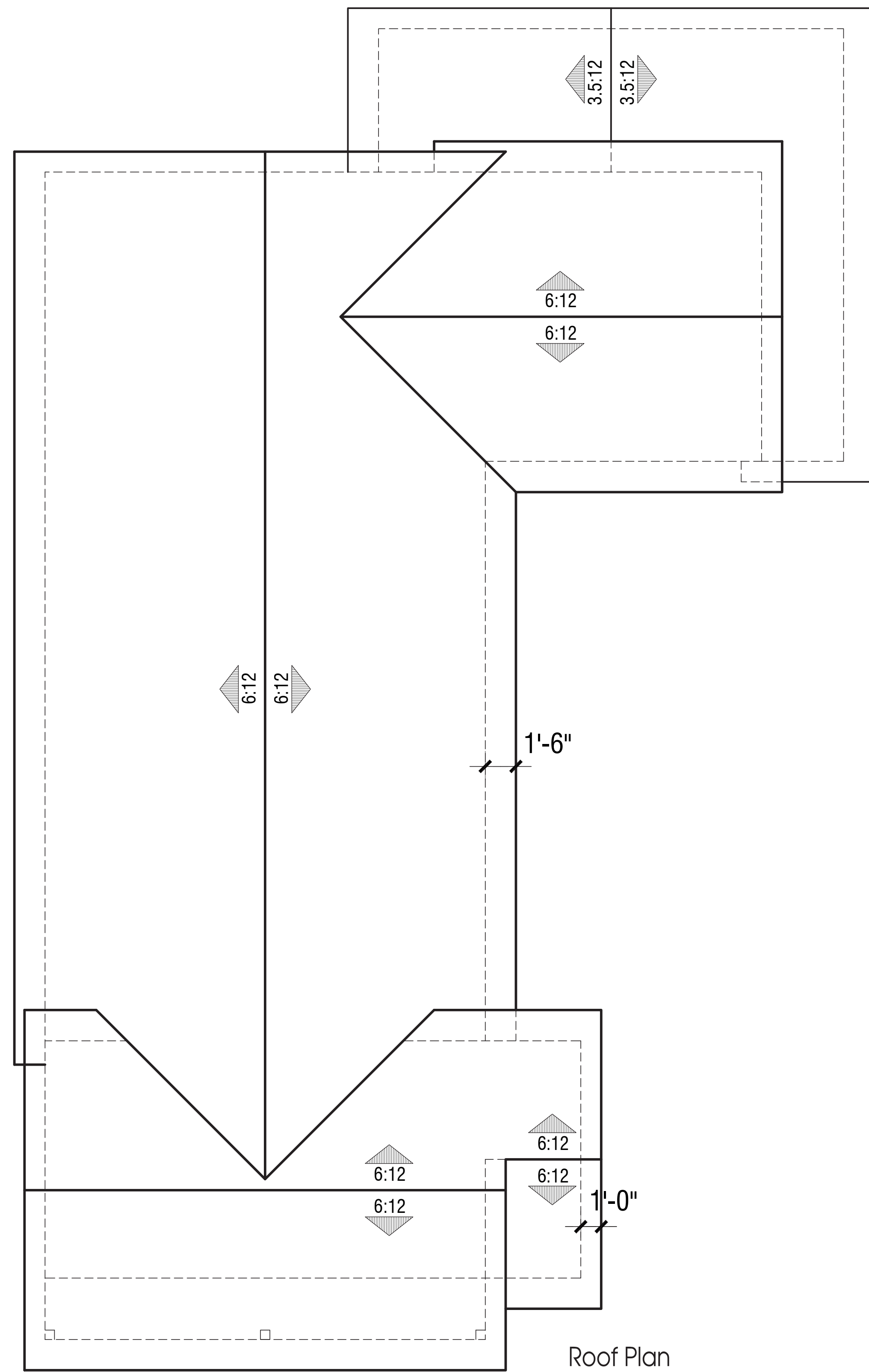


Plan 1
 2,475 sf
 4 beds/3 bath
 2 Car Garage



Plan 1: Floor Plan





Plan 1: Roof Plan & Sections



Left



Front



Right

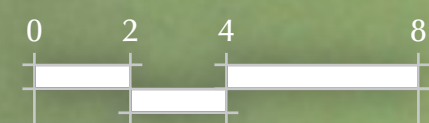


Rear

Plan 1: Elevations

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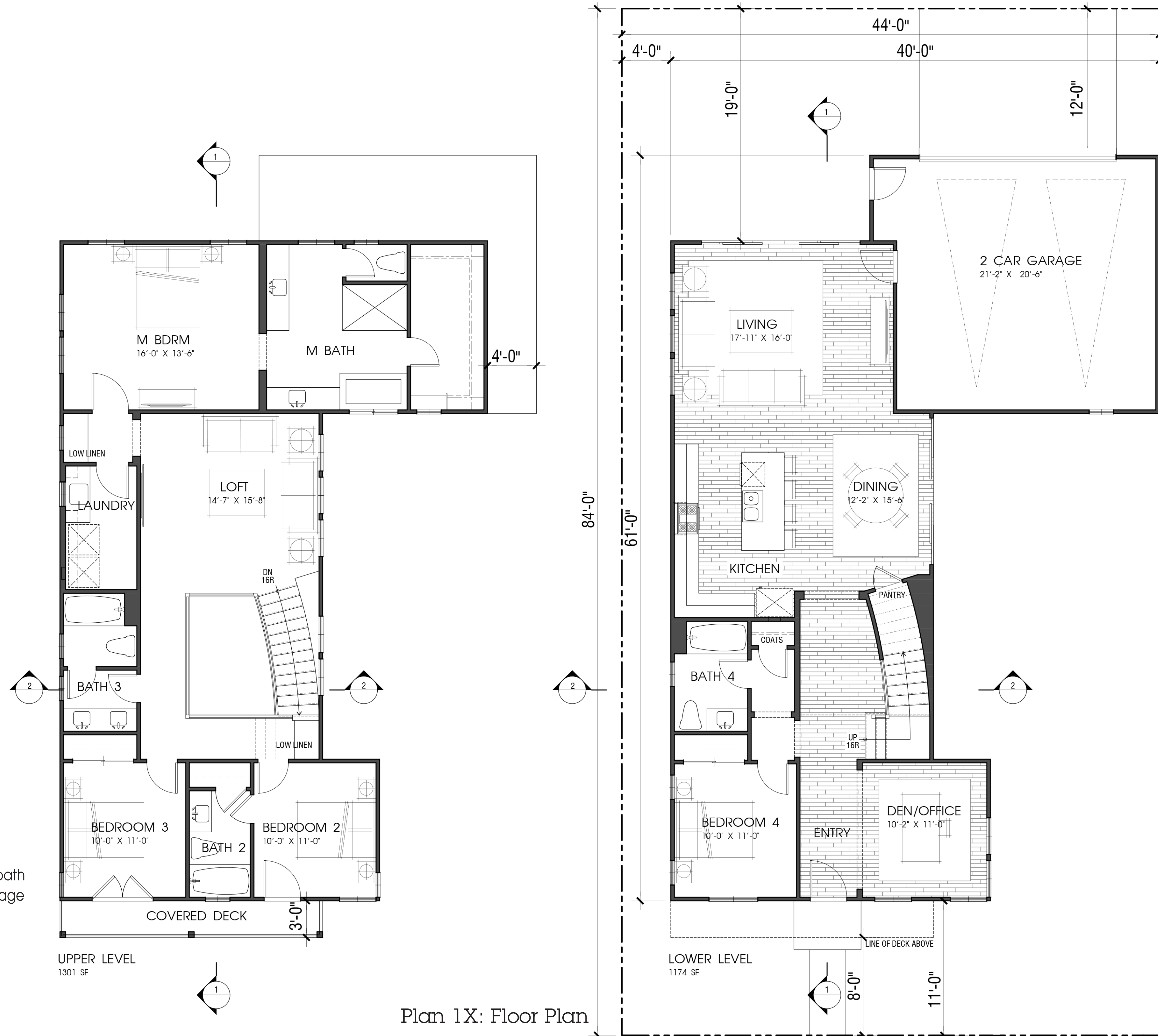
LB El Dorado
Park 3655, LLC



Dorado
Long Beach, CA

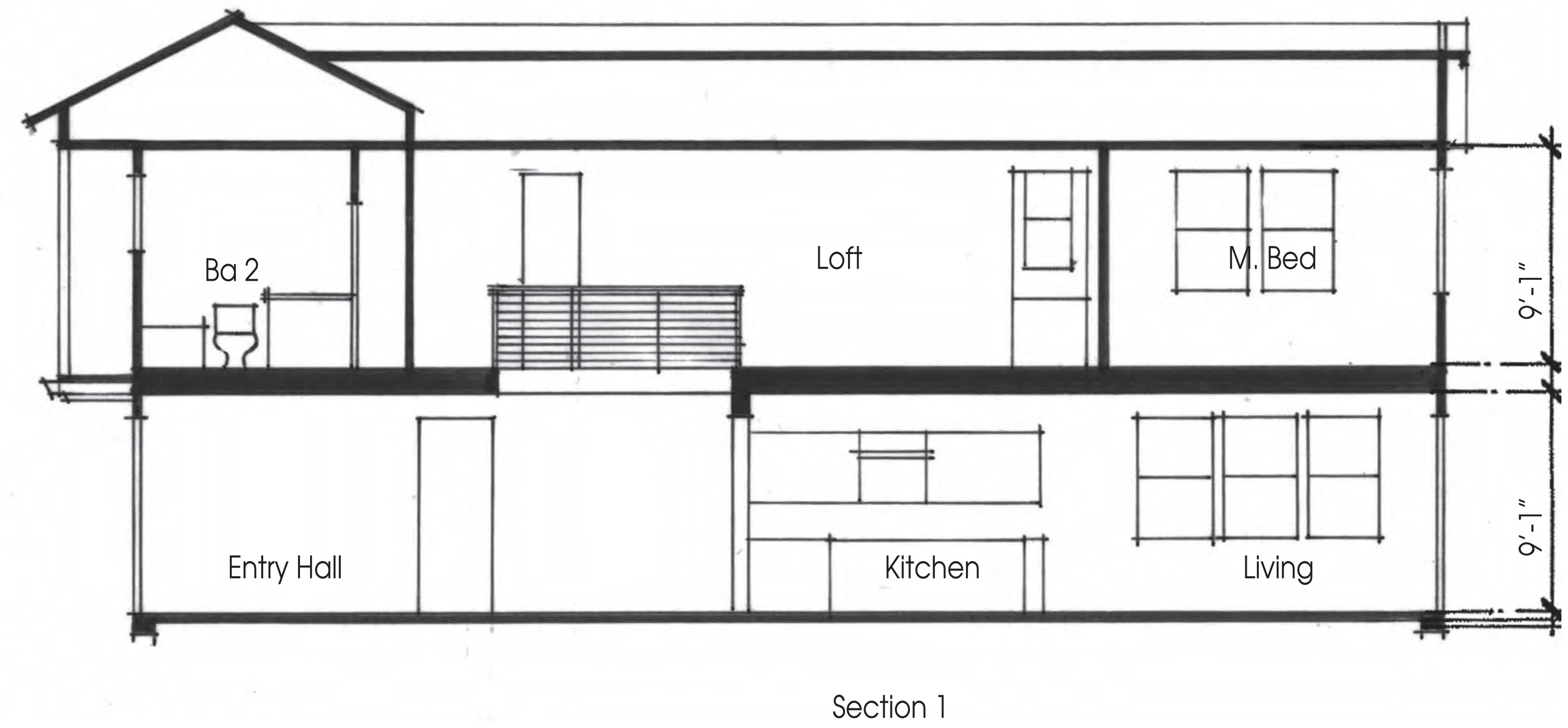
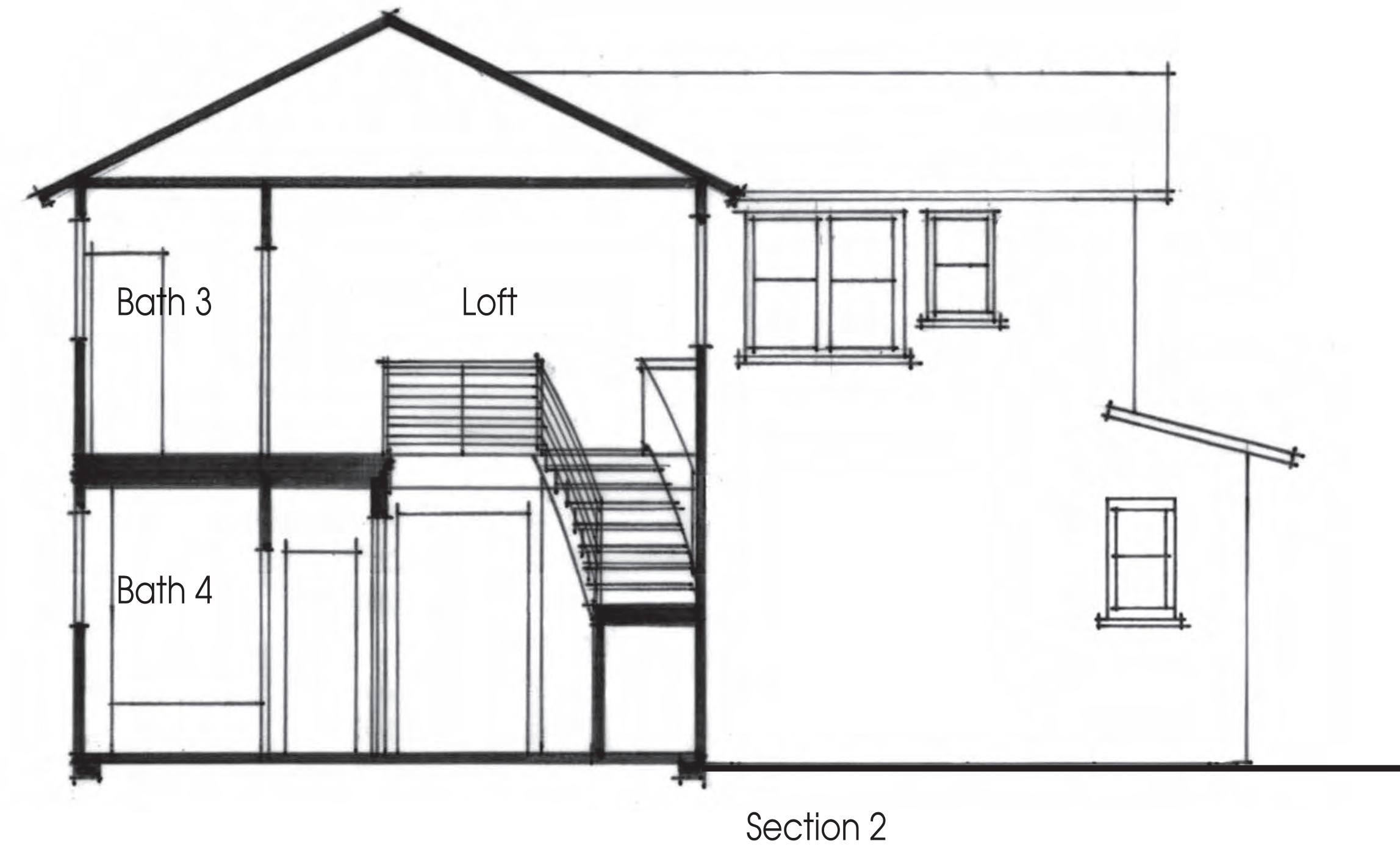
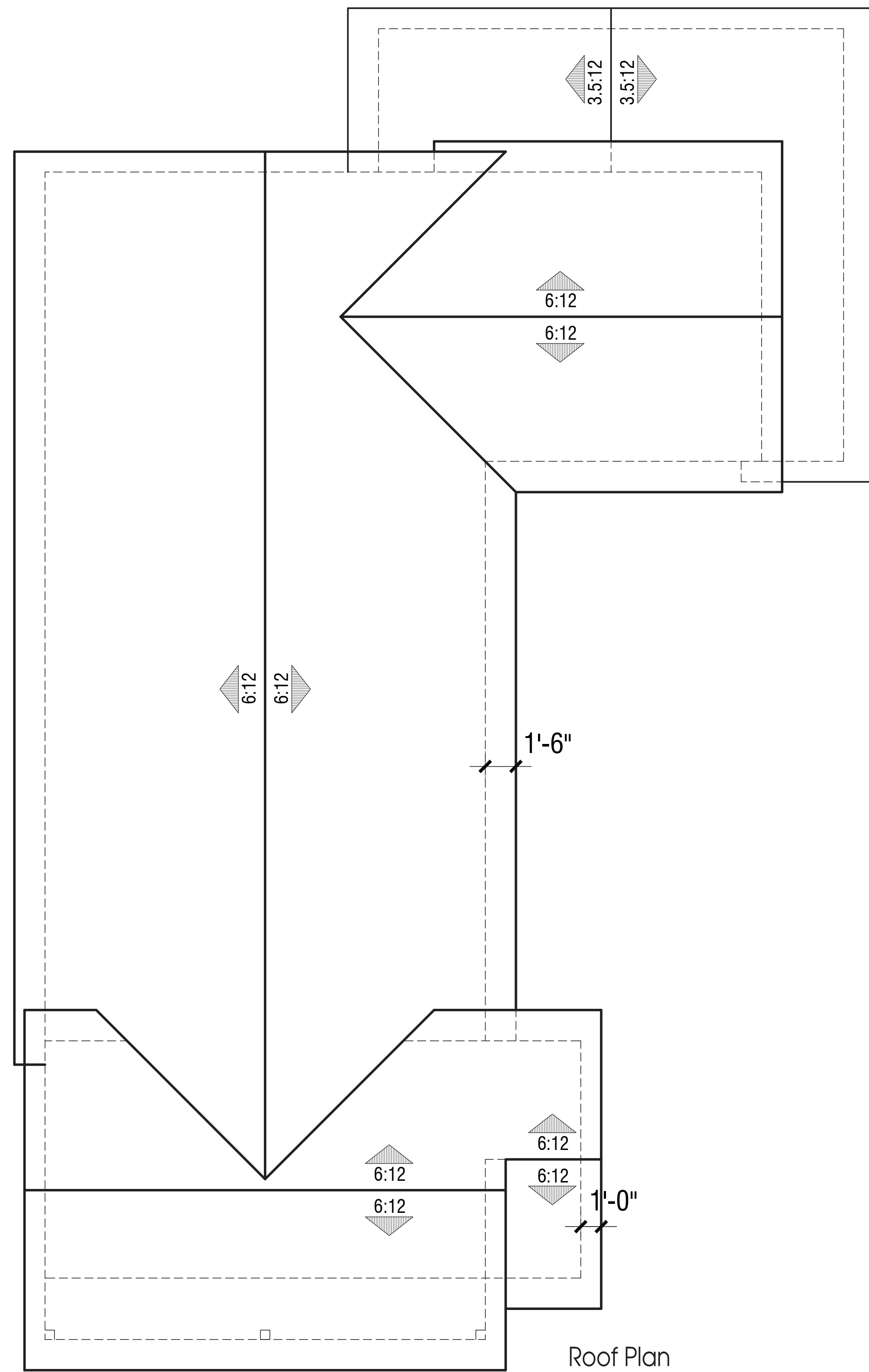
WI
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2015285 • October 28, 2015

Plan 1
 2,475 sf
 4 beds/3 bath
 2 Car Garage



Plan 1X: Floor Plan





Plan 1X: Roof Plan & Sections



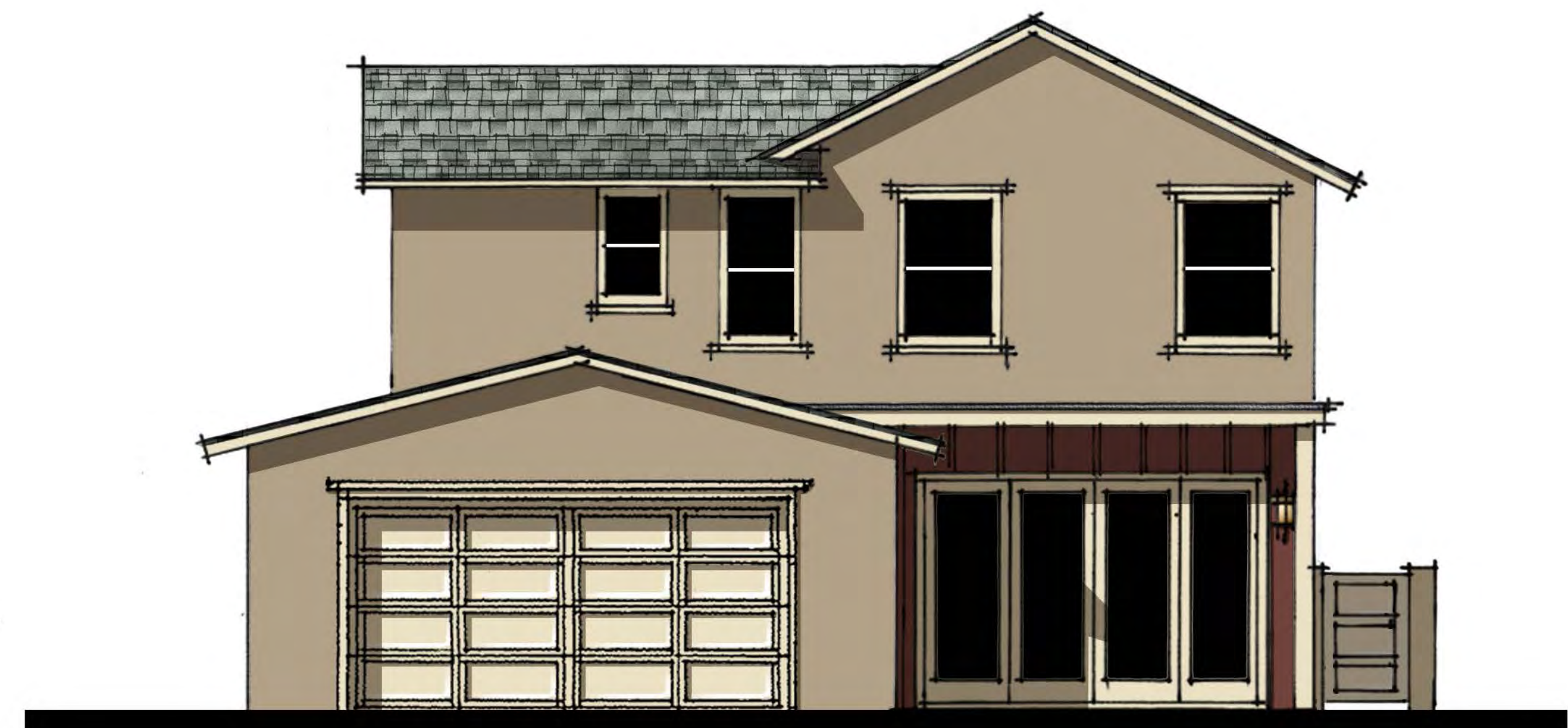
Left



Front



Right

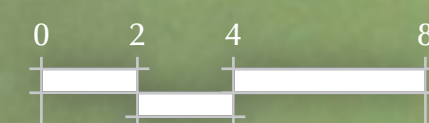


Rear

Plan 1X: Elevations

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LB El Dorado
Park 3655, LLC

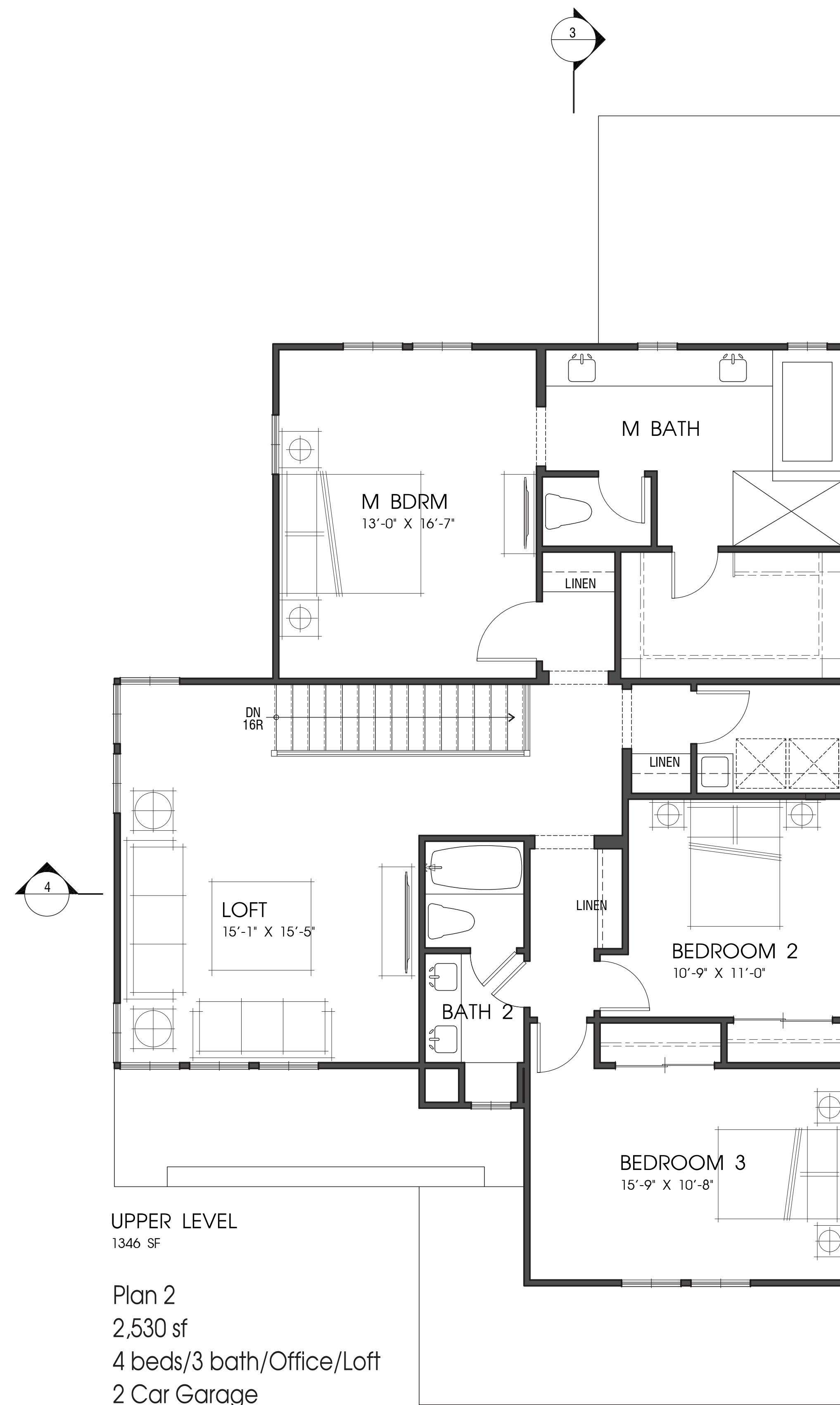


Dorado
Long Beach, CA

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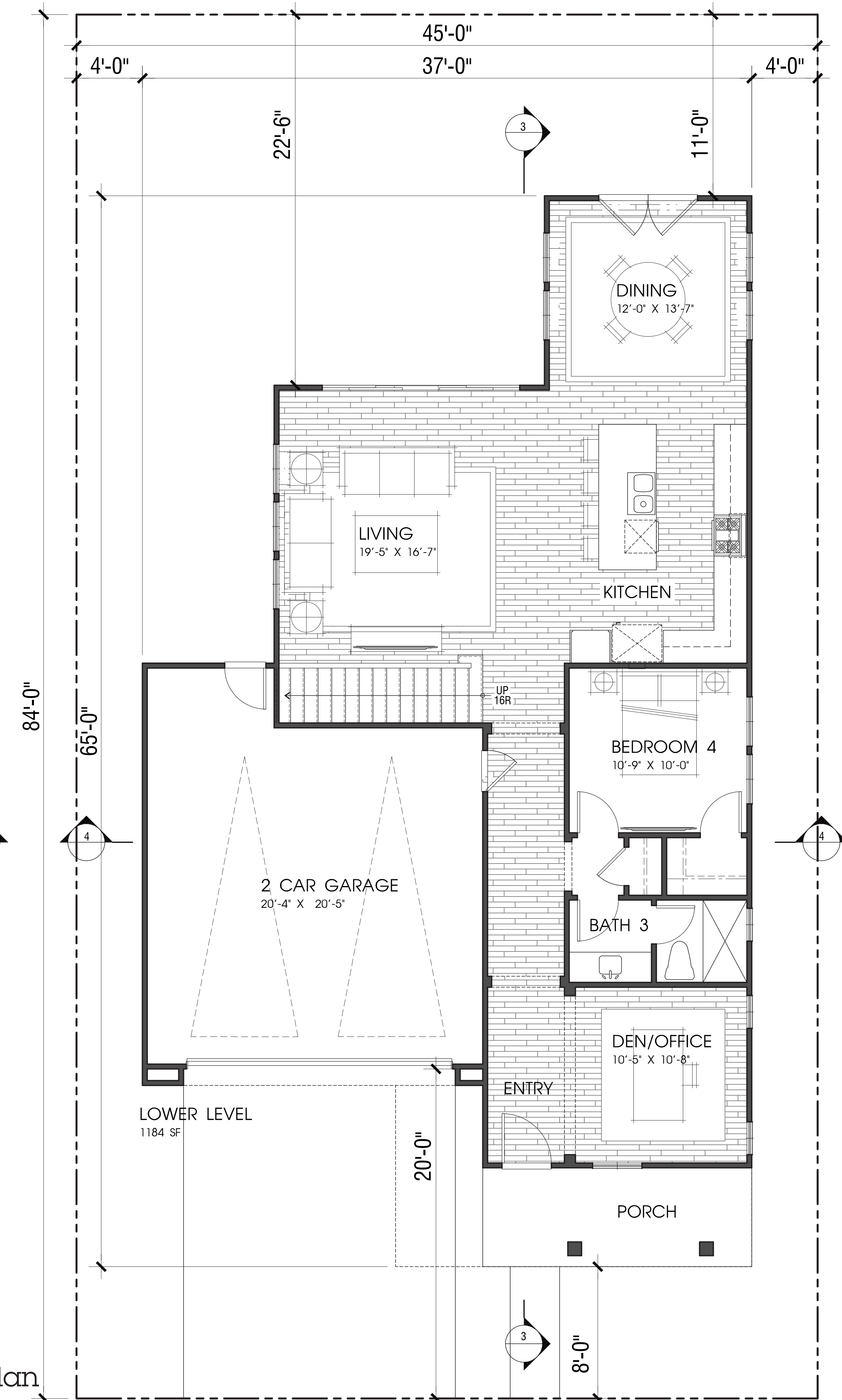
2015285 • November 24, 2015

A-3c



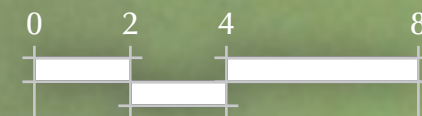
UPPER LEVEL
1346 SF

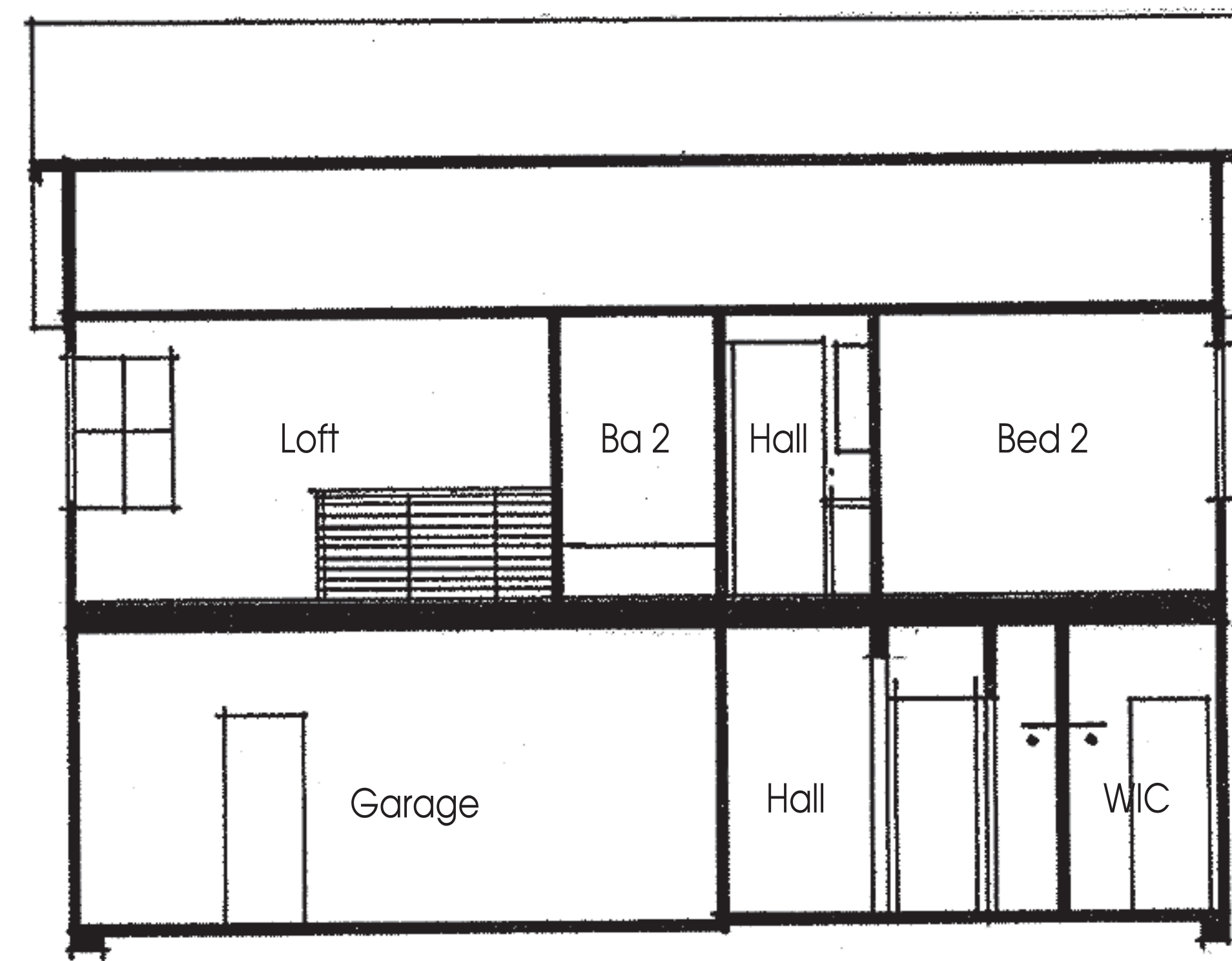
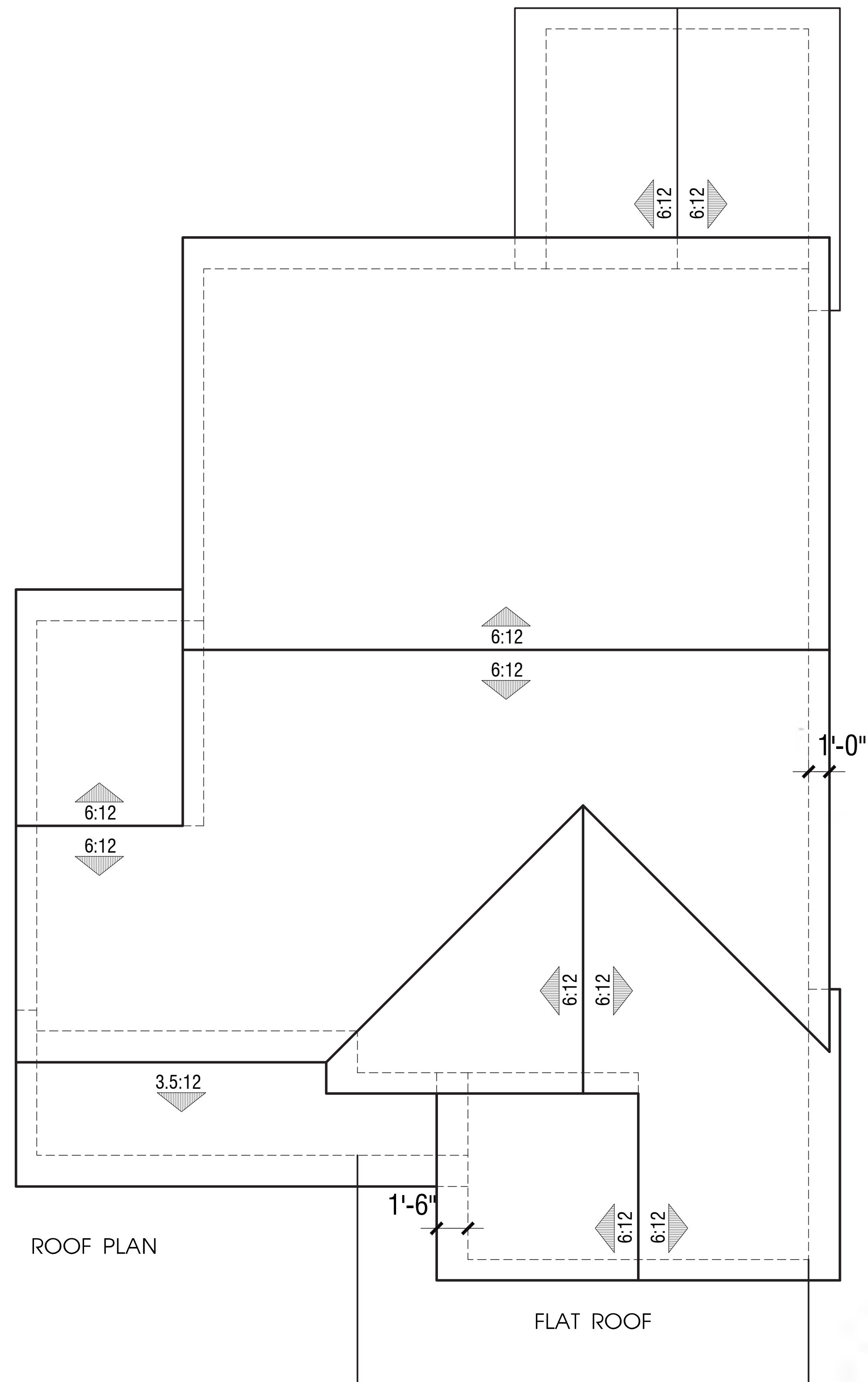
Plan 2
2,530 sf
4 beds/3 bath/Office/Loft
2 Car Garage



LOWER LEVEL
1184 SF

Plan 2: Floor Plan



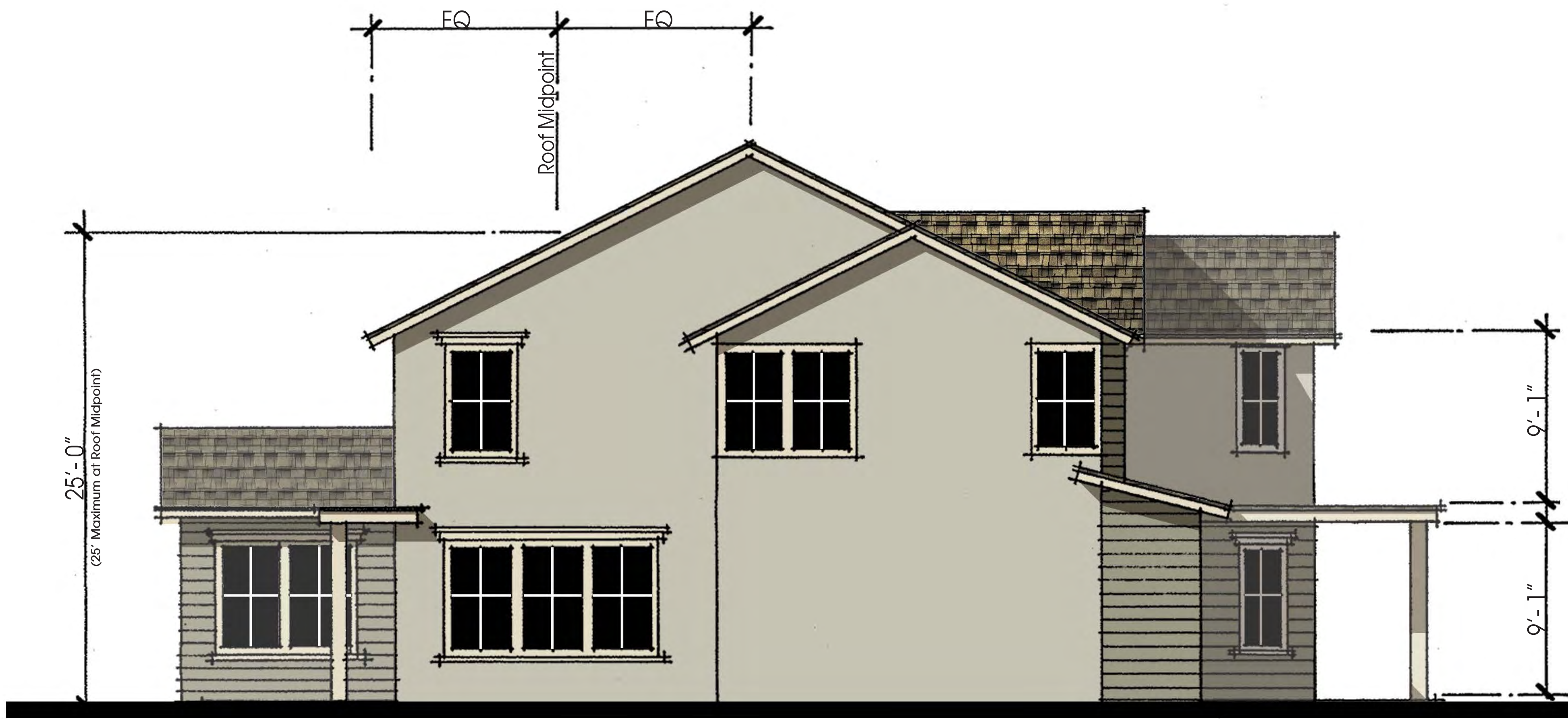


Section 4



Section 3

Plan 2: Roof Plan & Sections



Left



Front



Right



Rear

Plan 2: Elevations

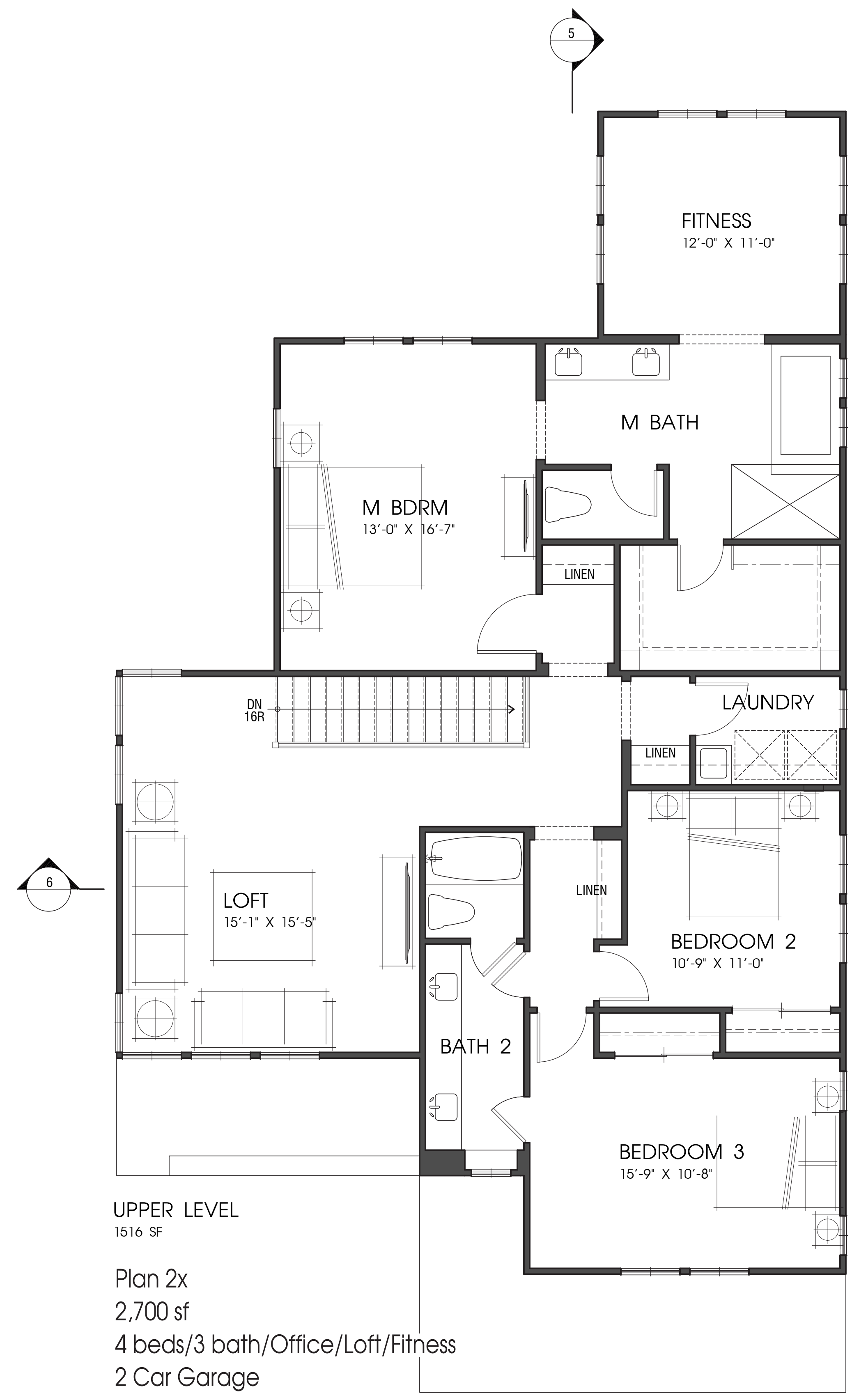
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LB El Dorado
Park 3655, LLC



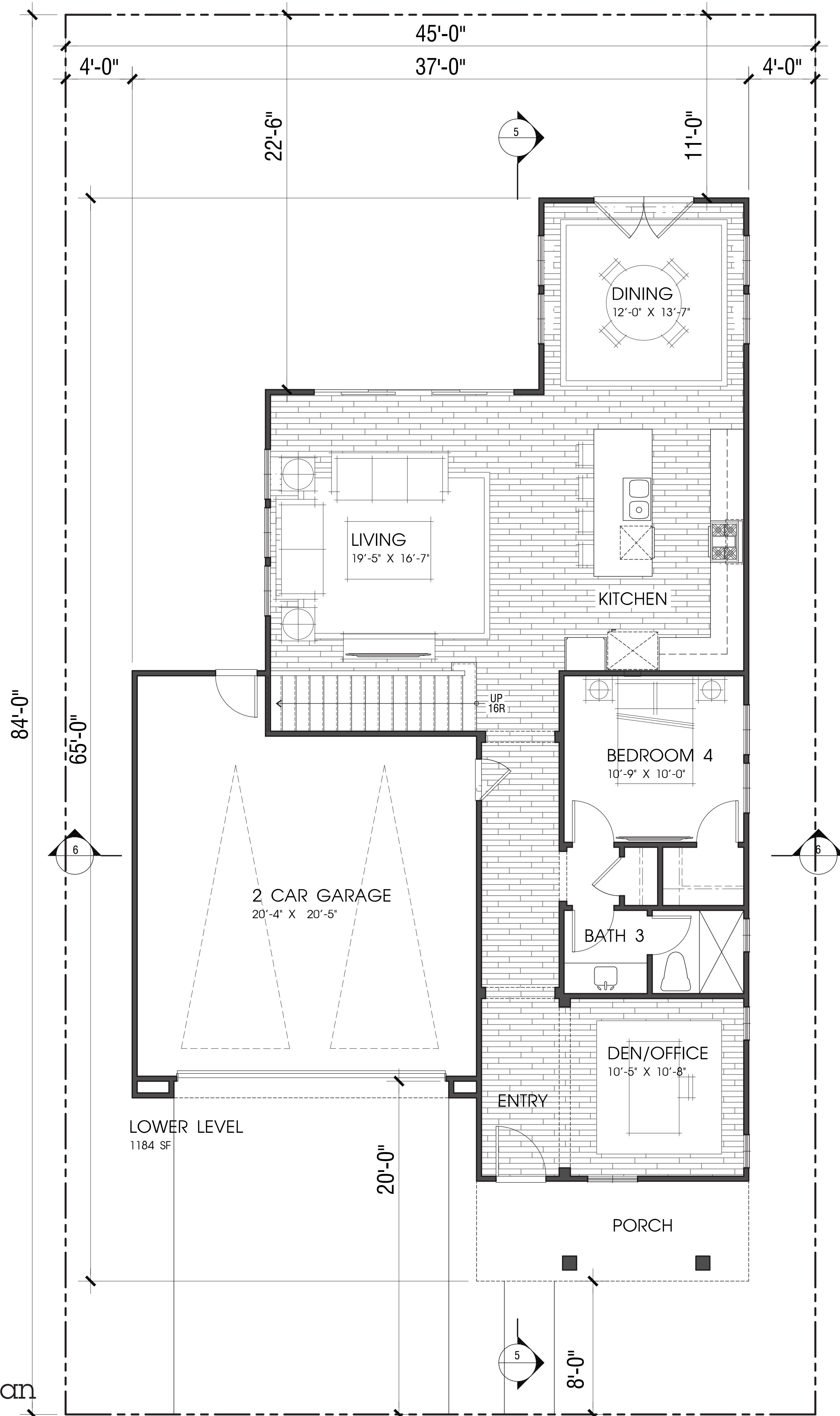
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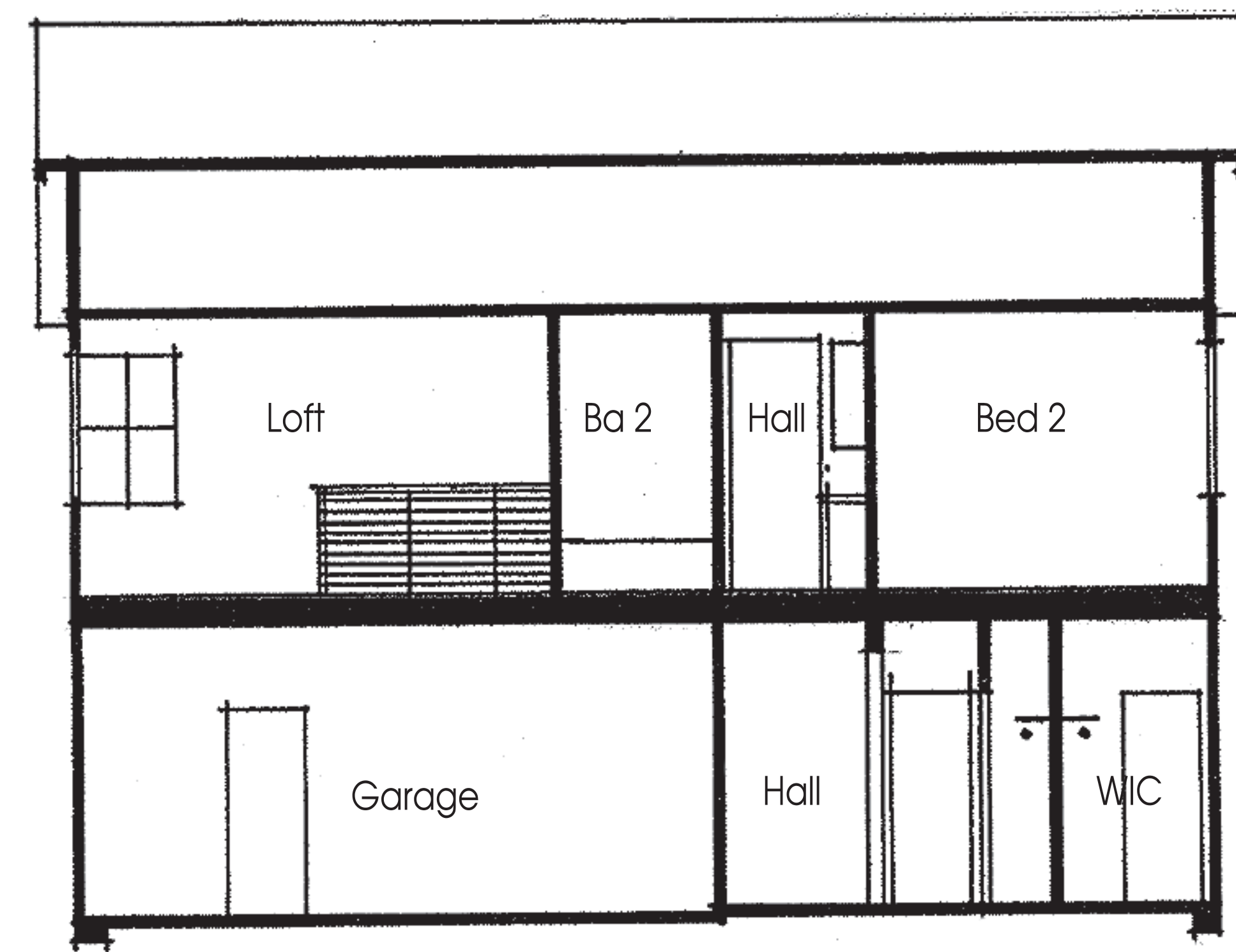
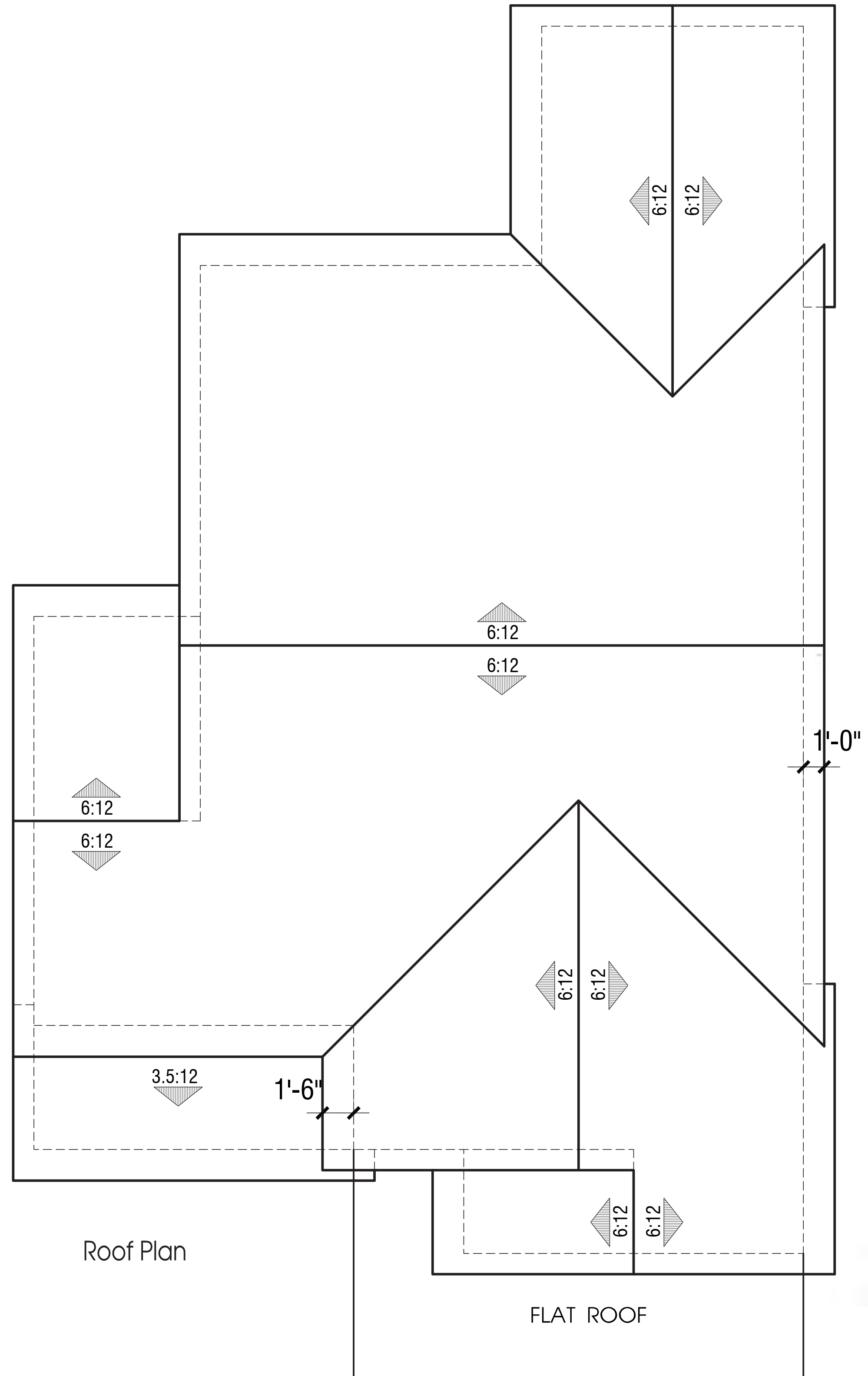
UPPER LEVEL
1516 SF

Plan 2x
2,700 sf
4 beds/3 bath/Office/Loft/Fitness
2 Car Garage



Plan 2x: Floor Plan

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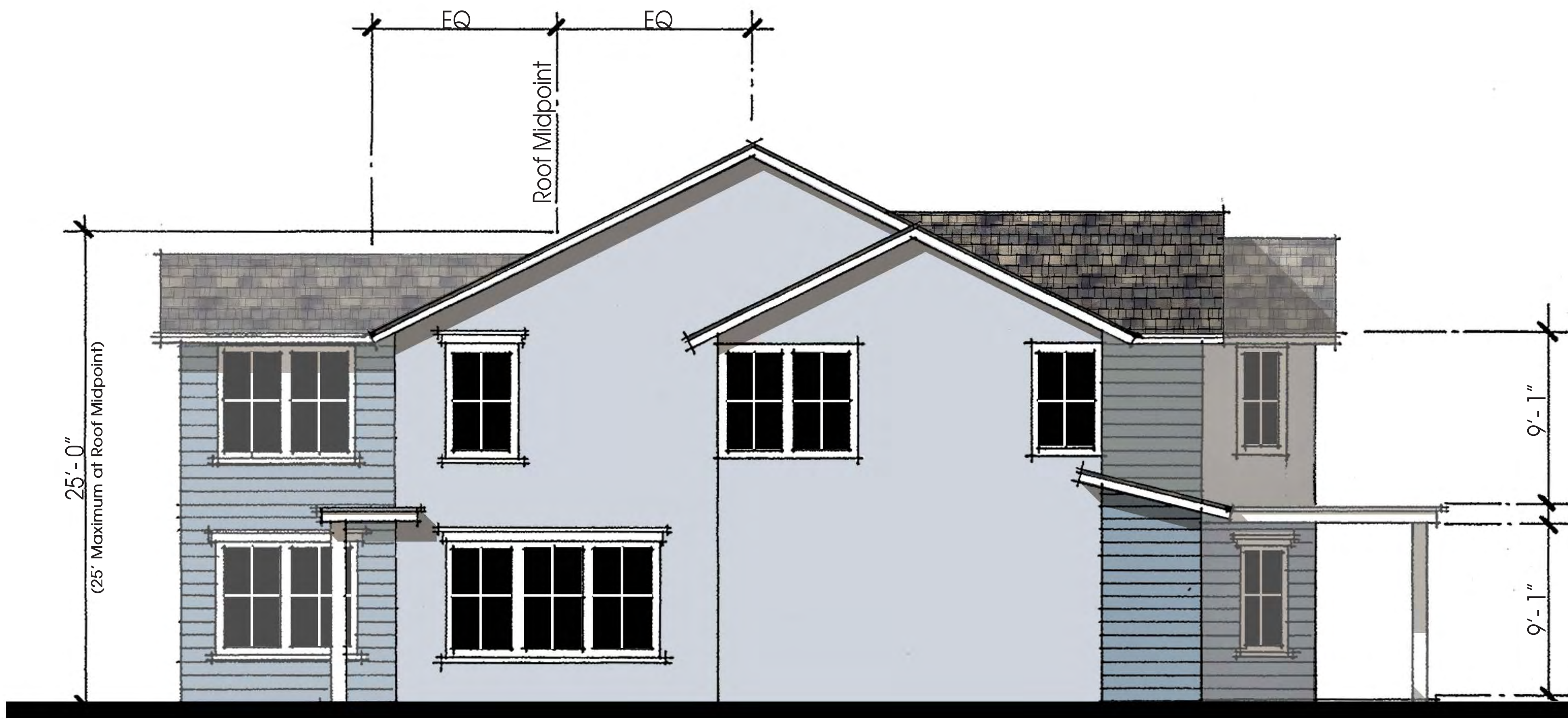


Section 6



Section 5

Plan 2x: Roof Plan & Sections



Left



Front



Right

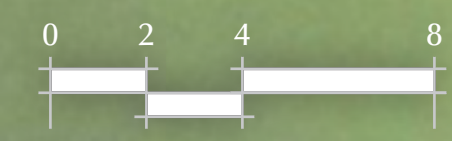


Rear

Plan 2X: Elevations

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Park 3655, LLC



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PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	WATER USE PER MUGOLS
TREES				
	<i>Arbutus Marina</i>	Strawberry Tree	24' box	L
	<i>Brachychiton populneus</i>	Bottle Tree	24' box	L
	<i>Geijera parvifolia</i>	Australian Willow	24' box	L
	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Flowering Pear	24' box	M
	<i>Albizia julibrissin</i>	Silk Tree	24' box	L
	<i>Pinus canariensis</i>	Canary Island Pine	24' box	L
	<i>Platanus racemosa</i>	California Sycamore	48' box	M
	<i>Schinus molle</i>	California Pepper	24' box	L
	<i>Tabeaia impatiens</i>	Pink Trumpet Tree	24' box	L
SHRUBS AND GROUND COVERS				
ACCENT PLANTS				
	<i>Aloe roosekoppie</i>	Little Red Riding Hood Aloe	5 gallon	L 2'
	<i>Aloe vera</i>	Aloe Vera	5 gallon	L 3'
	<i>Bougainvillea 'Oo La La'</i>	Bougainvillea	5 gallon	L 4'
	<i>Bougainvillea 'Raspberry Ice'</i>	Variegated Bougainvillea	5 gallon	L 4'
	<i>Dianella revoluta 'Little Rev'</i>	Little Rev Flax Lily	5 gallon	L 4'
	<i>Crassula 'Campfire'</i>	Campfire Crassula	1 gallon	L 8"
	<i>Echeveria 'harmali' 'Pluv Oliver'</i>	Red Echeveria	4" pots	L 18"
	<i>Senecio 'Moody Senecio'</i>	Moody Senecio	5 gallon	L 3'
	<i>Hesperaloe parviflora</i>	Red Yucca	5 gallon	L 3'
	<i>Kalanchoe luciae</i>	Paddle Plant	1 gallon	L 12"
	<i>Sedum 'Coppertone'</i>	Coppertone Sedum	1 gallon	L 12"
BORDERS AND HEDGES				
	<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush	5 gallon	L 4'
	<i>Dodonaea viscosa 'Purple'</i>	Purple Hopedash Bush	5 gallon	L 4'
	<i>Elaeagnus pungens</i>	Silverberry	5 gallon	L 4'
	<i>Myrica communis 'compasta variegata'</i>	Dwarf Variegated Myrtle	1 gallon	L 3'
	<i>Nandina domestica var.</i>	Heavenly Bamboo	5 gallon	L 3'
	<i>Pennisetum orientale</i>	Chinese Fountain Grass	1 gallon	L 3'
	<i>Pennisetum 'Red Riding Hood'</i>	Red Riding Hood Beardtongue	5 gallon	L 3'
	<i>Philodendron xanadu</i>	Philodendron	5 gallon	L 4'
	<i>Phormium tenax 'Atropurpureum'</i>	New Zealand Flax	5 gallon	L 4'
	<i>Phormium 'Wings of Gold'</i>	New Zealand Flax	5 gallon	L 2'
	<i>Pyracantha 'Tiny Tim'</i>	Dwarf Finethorn	5 gallon	L 3'
	<i>Rhapiolepis indica var.</i>	Indian Hawthorn	5 gallon	L 3'
	<i>Rhamnus californica 'Eve Case'</i>	Dwarf Coffeeberry	5 gallon	L 3'
	<i>Messingia fruticosa var.</i>	Coast Rosemary	5 gallon	L 3'
	<i>Macradena angulo-cali</i>	Cat's Claw	5 gallon	L 10' (vine)
GROUND COVERS				
	<i>Myoporum parvifolium 'Patch Creek'</i>	Dwarf Myoporum	1 gallon	L 24"
	<i>Ribes viburnifolium</i>	Evergreen Currant	1 gallon	L 24"
	<i>Senecio serpens</i>	Fron Flats	1 gallon	L 8"
	<i>Marathon II</i>	Turf Type Tall Fescue	Sod	H n/a
Private backyard area to be planted and maintained by home owner				

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE INSTALLATION EXCEPT BACKYARDS SHALL BE PERMANENTLY MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

BACKYARD BEYOND SIDE FENCE SHALL BE LANDSCAPED AND MAINTAINED BY INDIVIDUAL HOME OWNER.

A SEPARATE IRRIGATION BACKFLOW PREVENTOR WILL BE PROVIDED FOR H.O.A. MAINTAINED LANDSCAPE IRRIGATION AREAS.

AS WATER CONSERVATION MEASURES:

MOST PLANT MATERIAL WILL BE LOW WATER USE PLANTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH MASTER SHUT-OFF VALVE, FLOW METER, IRRIGATION HEADS WITH CHECK VALVES, LOCAL WEATHER DATA BASED AUTOMATIC CONTROLLER WITH WEATHER SENSOR.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH LOW VOLUME OR POINT SOURCE NOZZLES TO MINIMIZE WATER RUN-OFF.

EACH HYDRO ZONE WILL BE HAVE SEPARATE IRRIGATION CONTROL VALVE.

ALL LANDSCAPE AREA WILL RECEIVE 2" LAYER OF MULCH.

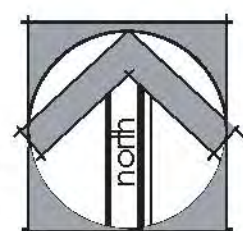
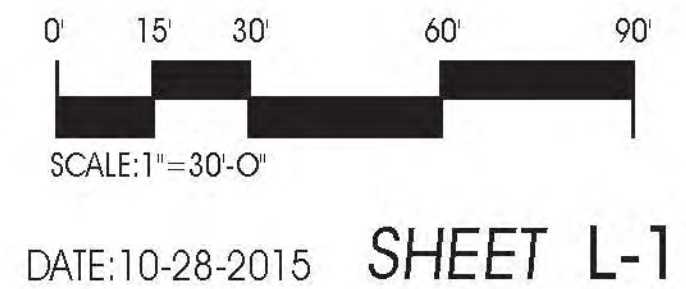
AREA TABULATION IN SQUARE FEET

TOTAL LANDSCAPE AREA BY BUILDER/ HOA MAINTAINED	60,456
RECREATIONAL/OPEN SPACE	29,971
LOT 'A', CELL TOWER OPEN SPACE	7,164
TURF	2,412
PLANTING AREA	4,112
D.S. PAVING	578
LOT 'B', PASEO PARK	16,802
PLAYGROUND SURFACE	2,974
TURF	468
PLANTING AREA	8,974
D.S. PAVING	408
CONCRETE SIDEWALK	2,493
PLANTING AREA	36,485
SHRUB AND GROUND COVER PLANTING	81,340
LANDSCAPE AREA BY HOME OWNERS	81,340

DORADO - 40 UNITS
3655 NORTH NORWALK BLVD., LONG BEACH CA

CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BLVD., STE. 330
NEWPORT BEACH, CA 92660



DATE: 10-28-2015 **SHEET L-1**

conceptual design & planning company
3195-C Airport Loop Dr. Studio One, Costa Mesa, CA 92626
T. 949.399.0870 F. 949.399.0882 www.cdpcinc.com
6659 Morro Road, Atascadero, CA 93422
T. 805.466.3385 F. 805.466.3204



CDPC JOB#: 14112.2



RECREATION AREA



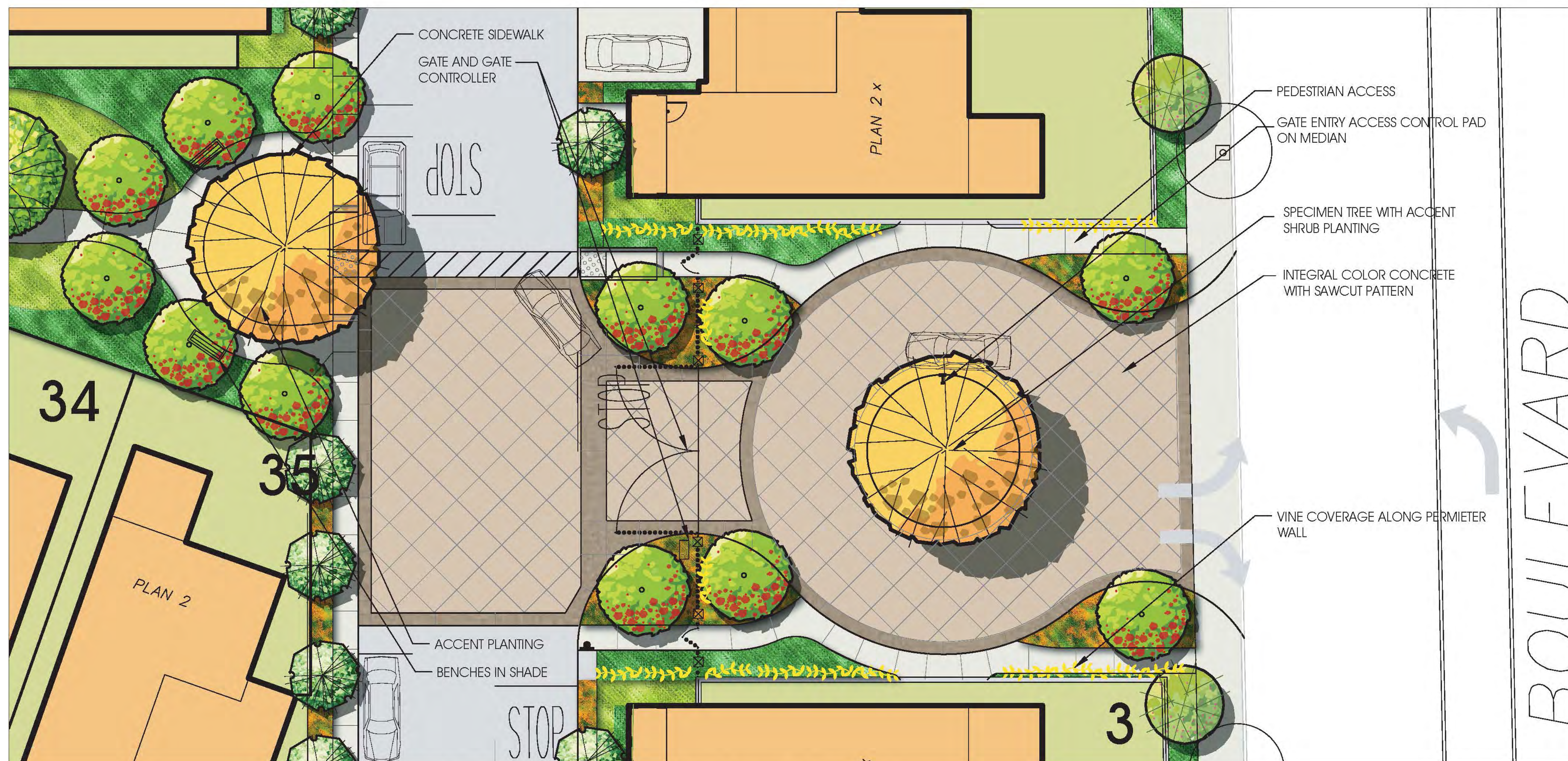
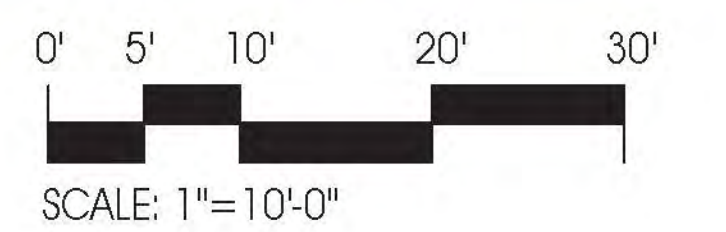
ENHANCED CONCRETE PAVING (COLOR REFERENCE ONLY)



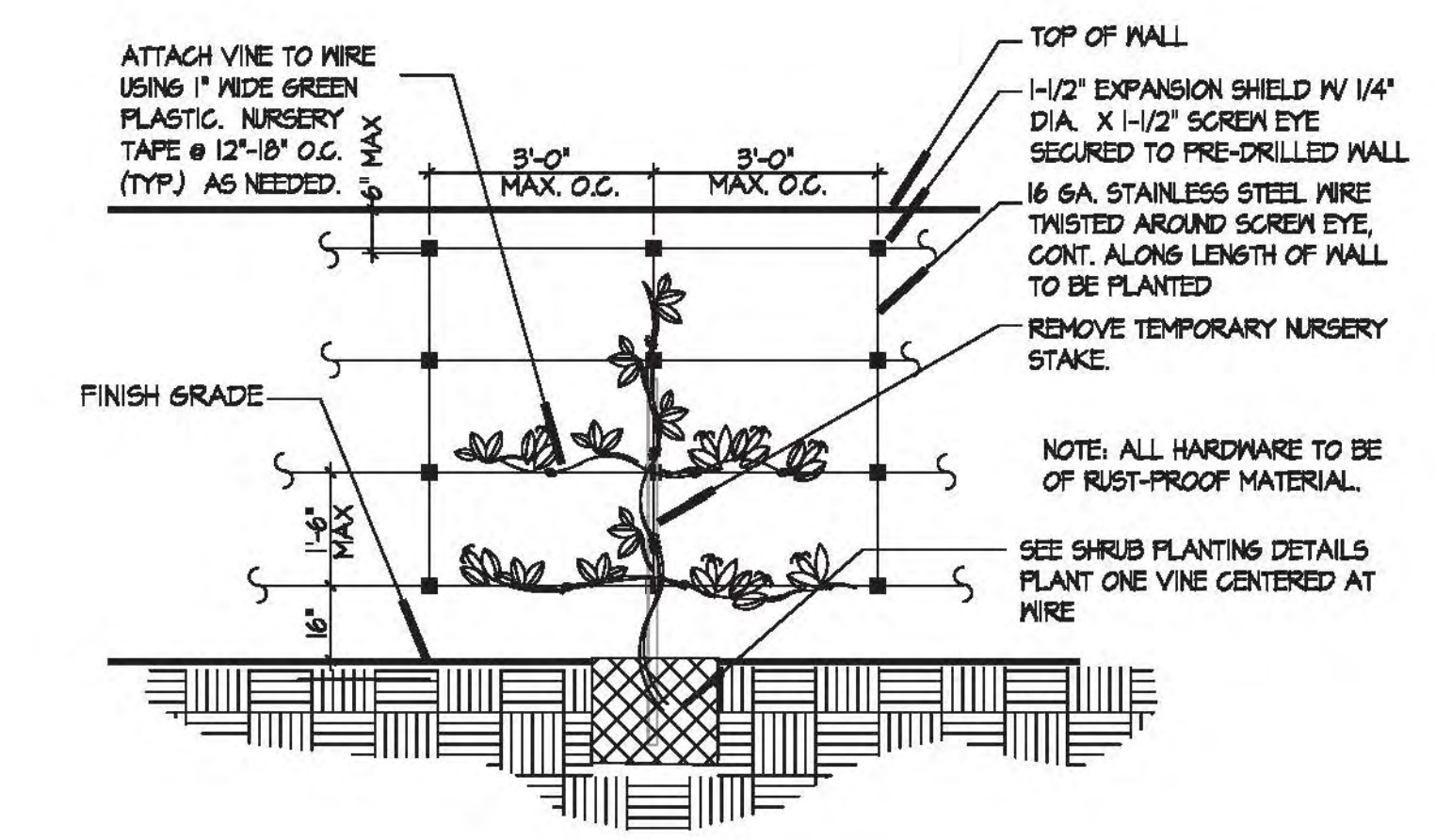
GATE AT ENTRY DRIVEWAY



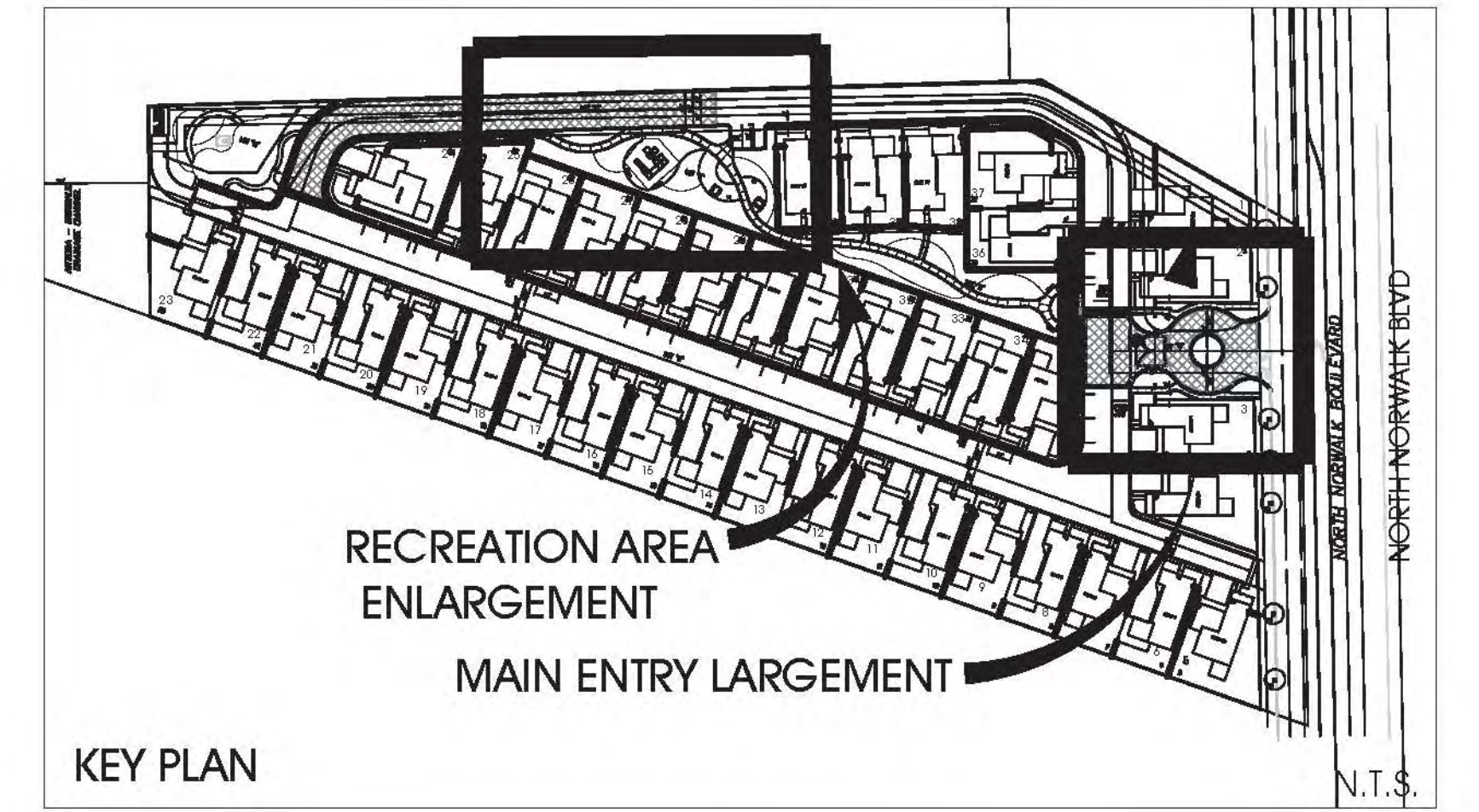
RECREATION AREA



ENTRY DRIVEWAY AND PASEO ENTRANCE



VINE ATTACHMENT AT ENTRY STUCCO WALL

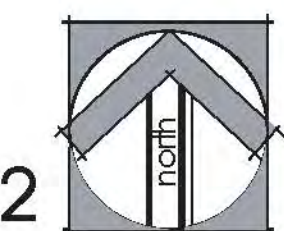


DORADO - 40 UNITS
3655 NORTH NORWALK BLVD., LONG BEACH CA

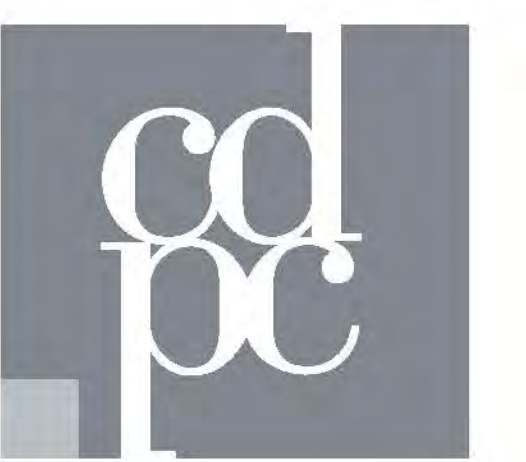
CONCEPTUAL LANDSCAPE PLAN

LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BLVD., STE. 330
NEWPORT BEACH, CA 92660

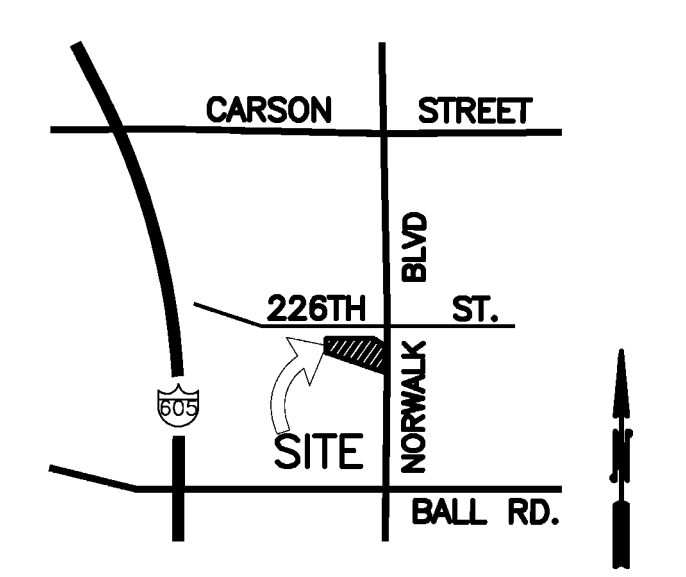
DATE:10-28-2015 SHEET L-2



conceptual design & planning company
3195-C Airport Loop Dr. Studio One, Costa Mesa, CA 92626
T. 949.399.0870 F. 949.399.0882 www.cdpcnc.com
6659 Morro Road, Atascadero, CA 93422
T. 805.466.3385 F. 805.466.3204



CDPC JOB#: 14112.2



NOTES

- EXISTING LAND USE: CHURCH, PRE-SCHOOL, ADMINISTRATION BUILDINGS & PARKING LOT.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENCES
- EXISTING ZONING: INSTITUTIONAL
- PROPOSED ZONING: INSTITUTIONAL
- EXISTING GENERAL PLAN: INSTITUTIONAL AND SCHOOL DISTRICT
- PROPOSED GENERAL PLAN: INSTITUTIONAL AND SCHOOL DISTRICT
- WATER SERVICE PROVIDED BY: CITY OF LONG BEACH WATER DEPT.
- SANITARY SEWER SERVICE PROVIDED BY: CITY OF LONG BEACH
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE SERVICE PROVIDED BY: GENERAL TELEPHONE ELECTRIC (GTE)
- CABLE SERVICE PROVIDED BY: CHARTER COMMUNICATIONS
- SOLID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF CITY OF LONG BEACH, AND THE LOS ANGELES COUNTY SANITATION DISTRICT
- PROJECT IS LOCATED WITHIN THE JURISDICTION OF THE LONG BEACH UNIFIED SCHOOL DISTRICT
- ALL PROPOSED UTILITIES TO BE UNDERGROUND
- ALL GRADING SHALL CONFORM TO THE CITY OF LONG BEACH GRADING AND EXCAVATION CODE
- ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED
- ALL UNUSED DRIVEWAYS ARE TO BE REMOVED AND REPLACED WITH STANDARD FULL HEIGHT CURB
- SUBDIVIDER SHALL COMPLY WITH ADA REQUIREMENTS AND CITY OF LONG BEACH DISABLED ACCESS REGULATIONS IN THE PUBLIC SIDEWALK AREA ADJACENT TO THE PROJECT SITE
- ANY OFF-SITE IMPROVEMENTS FOUND DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RECONSTRUCTED BY THE SUBDIVIDER TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS

EASEMENT NOTES

- 8 SOUTHERN CALIFORNIA EDISON COMPANY, INSTRUMENT NO. 5785, BOOK D-2199, PAGE 87, OF OFFICIAL RECORDS
- 10 LONG BEACH WATER DEPARTMENT EASEMENT, BOOK D-2368, PAGE 868 OF OFFICIAL RECORDS
- 11 SOUTHERN CALIFORNIA EDISON COMPANY, INSTRUMENT NO. 2996, OF OFFICIAL RECORDS
- 15 GENERAL TELEPHONE COMPANY, INSTRUMENT NO. 2904, OF OFFICIAL RECORDS
- 17 FIRE AND EMERGENCY VEHICULAR ACCESS, INSTRUMENT NO. 90-984850 OF OFFICIAL RECORDS
- 20 COMMUNICATIONS EASEMENT, INSTRUMENT NO. 2011273467 OF OFFICIAL RECORDS.

UTILITIES

- ELECTRIC** — SOUTHERN CALIFORNIA EDISON COMPANY
125 ELM AVENUE, 1ST FLOOR
LONG BEACH, CA 90802
(562) 491-3803
- TELEPHONE** — VERIZON
5597 E. STREET
LONG BEACH, CA 90804
(562) 986-5300
- GAS** — LONG BEACH GAS & OIL
2400 E. SPRING STREET
LONG BEACH, CA 90806
(562) 570-2000
- WATER** — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
- SEWER** — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
- CABLE TV.** — CHARTER COMMUNICATIONS
2310 BELLFLOWER BLVD, #102
LONG BEACH, CA 90815
(562) 491-3803
- SCHOOL DISTRICT** — LONG BEACH UNIFIED SCHOOL DISTRICT
1515 HUGES WAY
LONG BEACH, CA 90810
(562) 997-8000

LEGAL DESCRIPTION

THE LAND SURVEYED AND SHOWN ON THIS MAP IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN UPON A MAP RECORDED IN BOOK 41819, PAGE 141, ET SEQ., OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF DOHN ROAD (NOW PART OF NORWALK BLVD) 40 FEET WIDE, AS CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED IN BOOK 104D, PAGE 109 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, WITH THE SOUTHWESTERLY LINE NORTH 70°00'20" WEST 911.13 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE "ARTESIA-NORWALK STORM DRAIN" AS CONDEMNED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT IN THE FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 630298, SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF WHICH DECREE WAS RECORDED ON JULY 28, 1955 AS DOCUMENTED NO. 4122 IN BOOK 48493.

PAGE 356 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 156.55 FEET; THENCE NORTH 88°54'20" WEST 663.10 FEET; THENCE SOUTH 59°41'40" EAST 218.67 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF DOHN ROAD (NOW PART OF NORWALK BLVD); THENCE ALONG SAID WESTERLY LINE SOUTH 0°41'20" EAST 370.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST RESERVED FOR ROADS, RAILROADS, RAILROADS AND DITCHES OVER THAT PORTION OF A 30 FOOT STRIP OF LAND (THE CENTERLINE OF WHICH IS THE NORTH AND SOUTH CENTERLINE OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS COYOTES), IN THE DEED FROM STEARNS RANCHO COMPANY, RECORDED IN BOOK 1203, PAGE 1 OF DEEDS, IN SAID OFFICE OF THE COUNTY RECORDER, WHICH INTEREST PASSED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED ON JUNE 10, 1918 IN BOOK 6678, PAGE 217 OF SAID DEED.

BASES OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NORWALK BLVD, BEING NORTH 01°13'08" WEST, AS SHOWN ON TRACT 39212, RECORDED IN BOOK 970, PAGES 83 & 84 OF MAPS, IN THE OFFICE OF LOS ANGELES COUNTY RECORDER.

NOTE

PROPERTY SURVEY PER THOMAS TERWILLIGER, L.S. 9091

LOT SUMMARY TABLE

**LOT AREAS
40 RESIDENTIAL LOTS**

LOT NO.	GROSS SQ.FT	LOT NO.	GROSS SQ.FT	LOT NO.	GROSS SQ.FT
1	5,359	16	3,696	31	3,780
2	4,288	17	3,780	32	3,696
3	4,400	18	3,696	33	3,780
4	5,681	19	3,780	34	3,696
5	5,260	20	3,696	35	3,911
6	3,696	21	3,780	36	3,731
7	3,780	22	3,696	37	4,857
8	3,696	23	5,015	38	3,718
9	3,780	24	5,429	39	3,709
10	3,696	25	4,032	40	3,702
11	3,780	26	3,696	LOT A	8,192
12	3,696	27	3,780	LOT B	17,167
13	3,780	28	3,696	LOT C	63,090
14	3,696	29	3,780	LOT D	1,208
15	3,780	30	3,696	LOT E	1,246

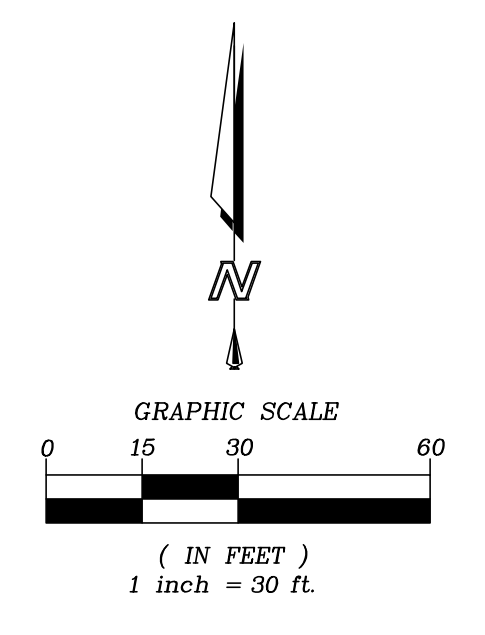
TOTAL 251,099 S.F.
5.769 Acres

TOTAL LAND AREA PER RESIDENTIAL LOT 5,580 S.F.

LOT INFORMATION

TOTAL AREA	251,100 SF	5.7622 AC
LOTS 1-40	RESIDENTIAL	
LOT A	OPEN SPACE	
LOT B	OPEN SPACE / PASEO AREA	
LOT C	COMMON ACCESS / UTILITIES	
LOT D & E	OPEN SPACE / LANDSCAPE	

DENSITY:
40 DWELLING UNITS/
5.76 AC =
6.94 D.U./ACRE



DATE	REVISION DESCRIPTION

W.D. # _____
DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____

DATE: 2015-10-28

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH (949) 583-9010 • FX (949) 583-0799
PHILIP D. DOWTY R.C.E. 42038 EXP. 3/31/16

CITY OF LONG BEACH

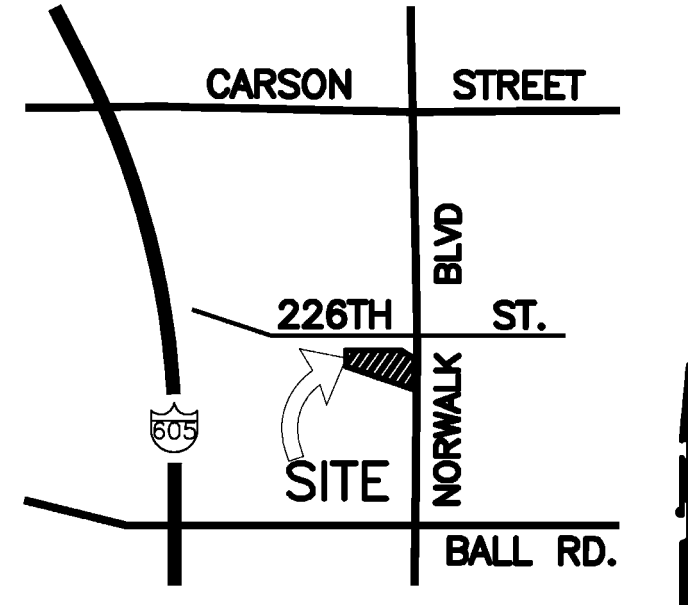
**VESTING TENTATIVE TRACT NO. 73385
DORADO**

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD, LONG BEACH CA

SHEET C-1 OF 3

CONCEPTUAL GRADING PLAN

3655 NORTH NORWALK BLVD., LONG BEACH CA

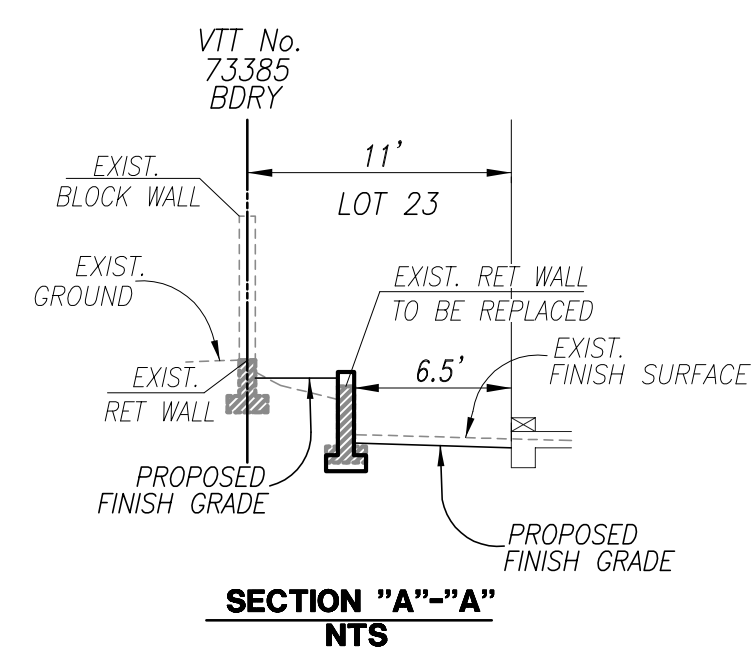


VICINITY MAP
NOT TO SCALE

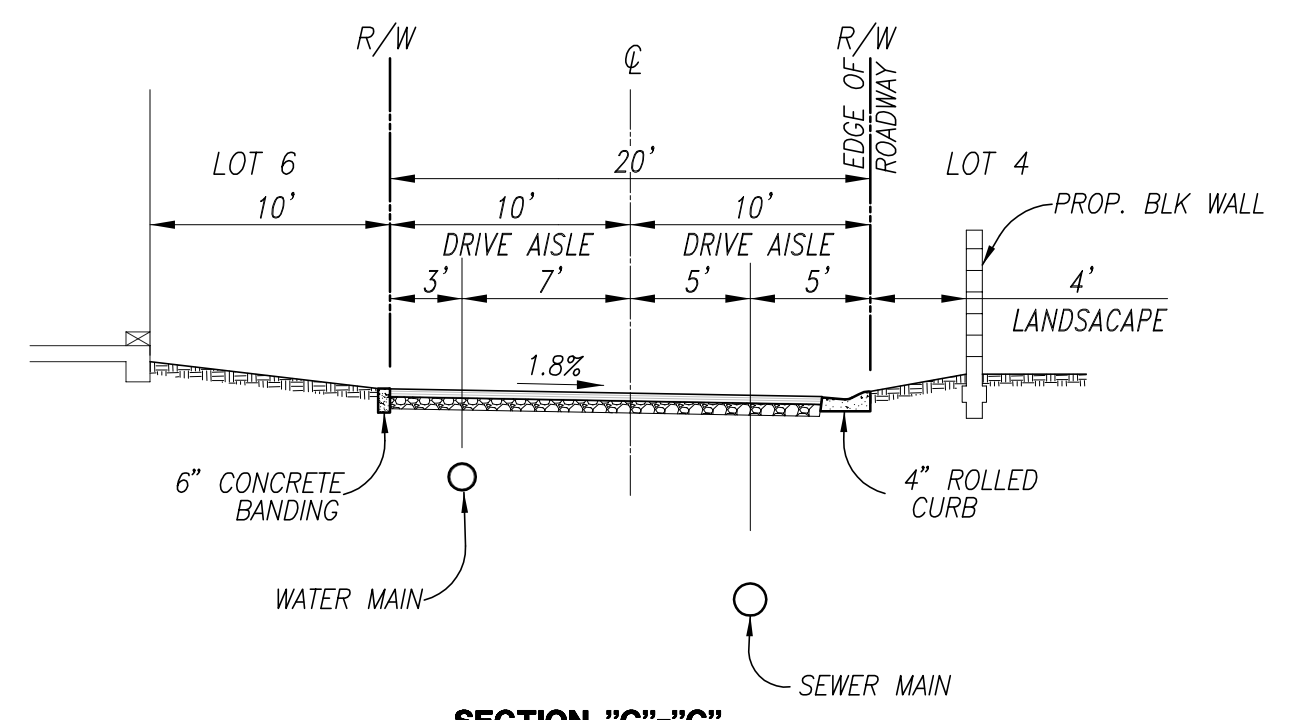


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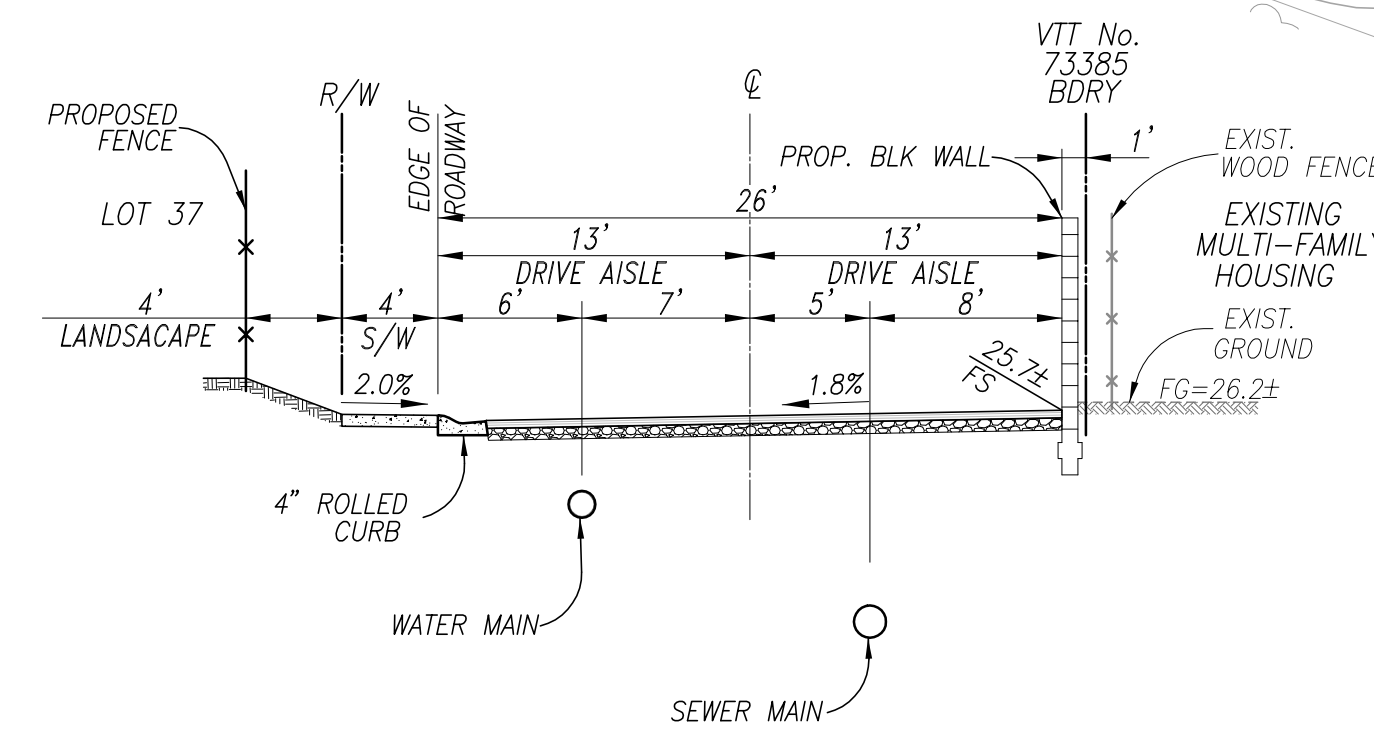
- SEE SHEET 1 FOR EXISTING UTILITY EASEMENTS
- REAR BUILDING SETBACK DIMENSIONS ARE MEASURED FROM SECOND STORY



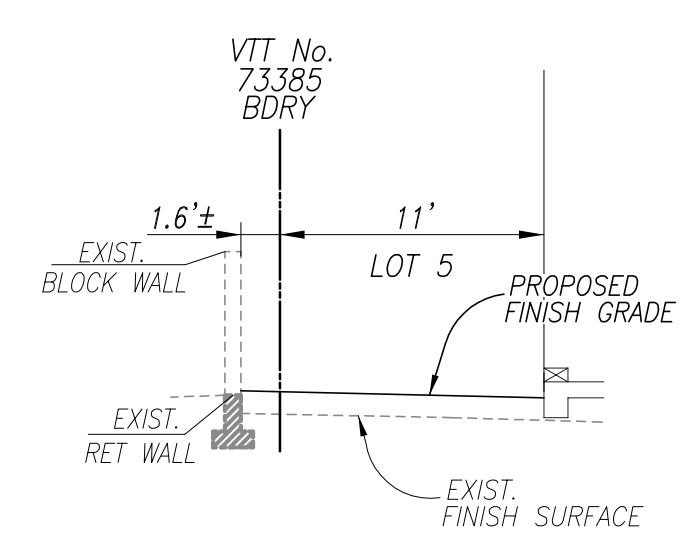
SECTION "A"-A' NTS



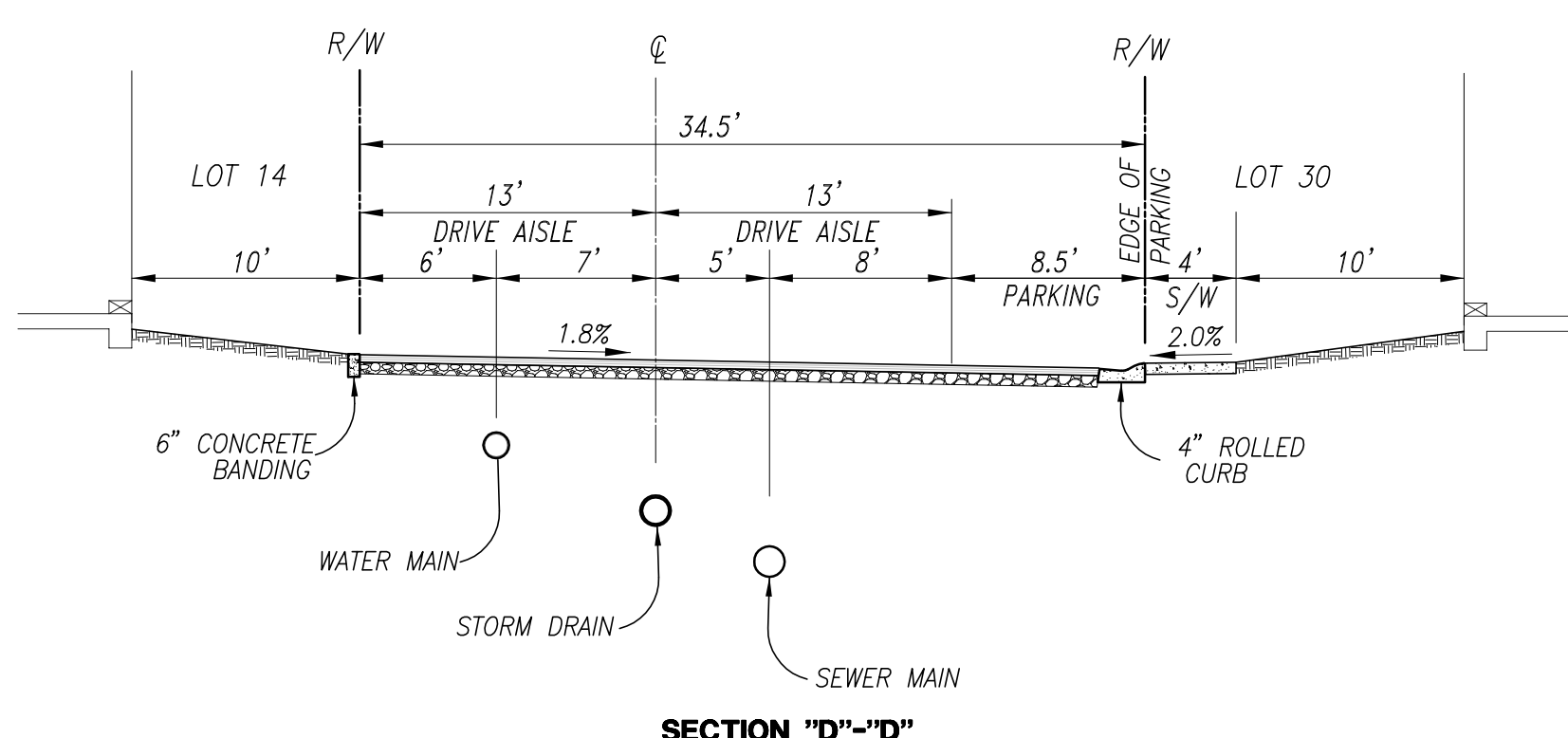
SECTION "C"-C' NTS



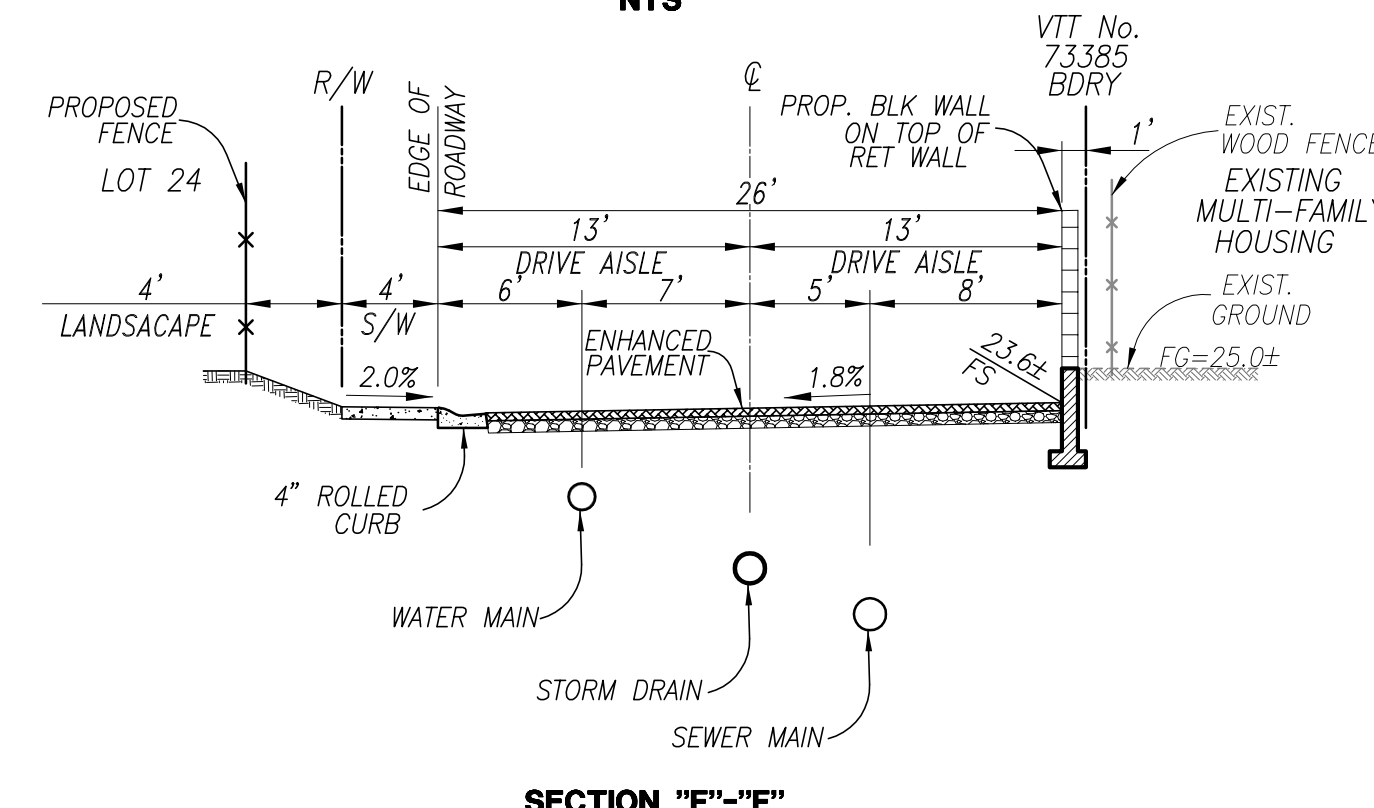
SECTION "E"-E' NTS



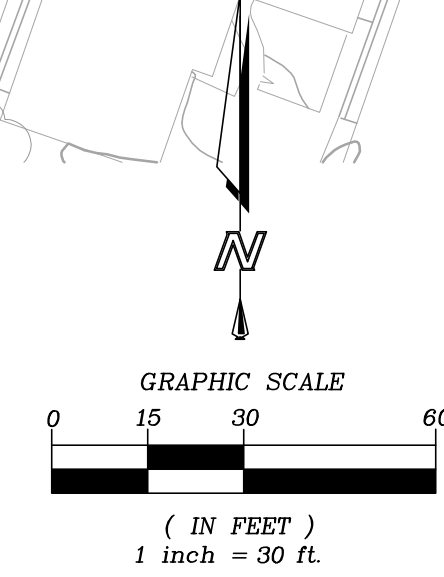
SECTION "B"-B' NTS



SECTION "D"-D' NTS



SECTION "F"-F' NTS



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING BLOCK WALL
- PROPOSED FENCE
- PROPOSED BLOCK WALL
- EXISTING TREE WELL
- 28 LOT NUMBER
- ~28.9 PAD ELEVATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN & CATCH BASIN
- PROPOSED WATER

W.D. # _____
DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Highways • Irvine, CA 92618 • PH (949) 583-9110 • FX (949) 583-0799
PHILIP D. DOWDY R.C.C. 42038 EXP. 3/31/16

DATE	REVISION DESCRIPTION

CITY OF LONG BEACH
CONCEPT GRADING AND UTILITIES
VESTING TENTATIVE TRACT NO. 73385
DORADO
PROJECT ADDRESS: 3655 NORTH NORWALK BLVD., LONG BEACH CA
SHEET C-2 OF 2



DEMOLITION NOTES:

PROJECT SCOPE: THIS PROJECT CONSISTS OF THE DEMOLITION OF BUILDING, BUILDING SLAB, CONCRETE & AC PAVING, CONCRETE RIBBON GUTTER, PLANTER AREAS, CATCH BASIN.

STORM WATER POLLUTION PREVENTION: AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES DURING THE DEMOLITION AND CLEAN-UP ACTIVITIES RELATING TO THIS PROJECT. SEE PLAN FOR SITE SPECIFIC REQUIREMENTS.

STORM WATER POLLUTION PREVENTION NOTES: STORM WATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF COSTA MESA. ALL SUCH PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.

TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.

STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

UPON COMPLETION OF THE PROJECT, SEMI-PERMANENT MEASURES SHALL BE IMPLEMENTED WHICH PROVIDE EFFECTIVE EROSION AND SEDIMENT CONTROL. A FINAL INSPECTION SHALL BE ARRANGED FOR THE PURPOSE OF REVIEWING IMPLEMENTATION. PERIODIC MAINTENANCE SHALL BE PROVIDED TO ENSURE EFFECTIVENESS.

HAZARDOUS MATERIALS NOTES:

COMPLIANCE WITH LAWS: CONTRACTOR SHALL, AT ITS SOLE COST AND EXPENSE, COMPLY, AND SHALL ENSURE THAT ALL OF CONTRACTOR'S REPRESENTATIVES PRESENT ON THE WORK SITE DESCRIBED PER THESE PLANS (THE "PROPERTY") OR THE PROJECT DURING THE WORK COMPLY, WITH ALL APPLICABLE LAWS, REGULATIONS, LICENSING REQUIREMENTS, AND GOOD BUSINESS PRACTICES WITH RESPECT TO ANY HAZARDOUS MATERIAL LOCATED, USED, DEPOSITED OR BROUGHT ON THE PROPERTY OR THE PROJECT, OR RELEASED, DISPOSED OF, OR TRANSPORTED ON, TO, UNDER, FROM OR ABOUT THE PROPERTY OR THE PROJECT. CONTRACTOR'S RESPONSIBILITIES UNDER THIS PERMIT WHERE HAZARDOUS MATERIALS ARE ENCOUNTERED ARE AS FOLLOWS: WITH ANY PORTIONS OF THE ROUTINE MATTERS CHECKLIST (ATTACHED AS ATTACHMENT 1 HERETO) WHICH ARE APPLICABLE TO THE WORK. FOR PURPOSES OF THIS PERMIT, THE TERM "HAZARDOUS MATERIALS" SHALL MEAN (A) ANY "HAZARDOUS MATERIAL" AS DEFINED IN SECTION 25501 OF THE CALIFORNIA HEALTH AND SAFETY CODE; (B) ANY SUBSTANCE OR MATTER WHICH RESULTS IN LIABILITY TO ANY PERSON OR ENTITY FROM DISCHARGE OF OR EXPOSURE TO SUCH SUBSTANCE OR MATTER UNDER ANY STATUTORY OR COMMON LAW THEORY; AND (C) ANY SUBSTANCE OR MATTER WHICH BECOMES SUBJECT TO ANY FEDERAL, STATE OR LOCAL AGENCY ORDER OR REQUIREMENT FOR REMOVAL, TREATMENT OR REMEDIATION.

UTILITIES

- ELECTRIC** — SOUTHERN CALIFORNIA EDISON COMPANY
125 ELM AVENUE, 1ST FLOOR
LONG BEACH CA, 90802
(562) 491-3803
- TELEPHONE** — VERIZON
5507 E. STREET
LONG BEACH, CA, 90804
(562) 986-5300
- GAS** — LONG BEACH GAS & OIL
2400 E. SPRING STREET
LONG BEACH, CA 90806
(562) 570-2000
- WATER** — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
- SEWER** — LONG BEACH WATER DEPARTMENT
1800 WARDLOW ROAD
LONG BEACH, CA 90807
(562) 570-2300
- CABLE TV** — CHARTER COMMUNICATIONS
2310 BELLFLOWER BLVD, #102
LONG BEACH, CA 90815
(562) 491-3803

NOTE: CONTACT ALL UTILITY COMPANIES WITH FACILITIES WITHIN PROJECT BOUNDARY, PRIOR TO REMOVAL OF EXISTING UTILITIES.

NOTE: EXISTING PERIMETER FENCE/WALL TO BE PROTECT IN PLACE

NOTE: ALL TREES, SHRUBS, LANDSCAPE, IRRIGATION TO BE REMOVED

WATER SERVICE NOTE

CONTACT WATER DISTRICT TO SHUT OFF METER PRIOR TO THE REMOVAL OF THE PRIVATE SERVICE LINE ON PROPERTY (METER REMOVAL PER SEPARATE PLAN).

SEWER SERVICE NOTE

PLUG EXISTING SEWER LATERAL AT RIGHT-OF-WAY AND REMOVE PRIVATE ONSITE SEWER LATERAL.

DATE	REVISION DESCRIPTION

LEGEND:

- POWER POLE
- STREET LIGHT
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT
- EXISTING CONCRETE
- ▨ EXISTING BUILDINGS

DEMOLITION NOTES:

- 1 REMOVE EXISTING BUILDINGS
- 2 REMOVE EXISTING PAVEMENT/CONCRETE/CURB & GUTTER
- 3 REMOVE EXISTING LIGHT POLES

W.D. # _____
DESIGNED BY: _____
DRAFTED BY: _____
CHECKED BY: _____ DATE: 2015-10-28

PREPARED FOR:
LB EL DORADO PARK 3655, LLC.
4100 MACARTHUR BOULEVARD, SUITE 330
NEWPORT BEACH, CA 92660

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • P/E (949) 583-0210 • F/E (949) 583-0299
PHILIP D. DOWTY R.C.E. 42038 EXP. 3/31/16

CITY OF LONG BEACH

**VESTING TENTATIVE TRACT NO. 73385
DEMOLITION EXHIBIT**

PROJECT ADDRESS: 3655 NORTH NORWALK BLVD, LONG BEACH CA

SHEET C-3 OF 3

FINDINGS
Zone Change,
Vesting Tentative Tract Map
Site Plan Review
3655 N. Norwalk Boulevard
Application No. 1510-19
February 14, 2017

Zone Change Findings

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The project site is currently zoned "I" (Institutional), reflecting its former use as a church. The site would be rezoned to "R-1-M" (Single-Family Residential). Currently a vacant church facility is located on the site and no services associated with the church are being conducted at the site. The site is bounded by the Artesia-Norwalk drainage channel to the west, a multi-family senior housing development located within the City of Hawaiian Gardens to the north, single-family dwellings to the south, and single-family dwellings to the east across Norwalk Boulevard. A Zone Change to R-1-M development standards allowing the project development to offer a minimum lot size of 3,600 square feet with private street and open space amenities in a gated community. Allowing R-1-M development standards for the site provides opportunities to cluster or concentrate density on certain portions of a site, while reserving other portions as community open space allowing an enhanced secured entry driveway and pedestrian meandering "paseo" walkway. An R-1-M development also enables the City to allow a consistent internal street system for the development with better consideration for each unit. The Zone Change will be consistent with the surrounding residential neighborhoods.

An Environmental Impact Report (EIR 04-16) was prepared for the proposed project. The Draft EIR found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources. The EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations has also been prepared.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

The subject site currently has a General Plan designation of Land Use District (LUD) No. 10 Institutional and School, reflecting its former use as a church. The applicant is proposing LUD No. 1—Single-Family as the best fit for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities allowing seven dwelling units per acre (du/ac). LUD No. 1 would be consistent with the character of the surrounding neighborhood that is also LUD No.1 and as proposed, the project will also be consistent with the pending update to the Land Use Element of the General Plan. The project is consistent with proposed General Plan Land Use District No. 1, and the Housing Element. The General Plan identifies LUD No. 1 as an area that will benefit from a wide variety of lot sizes in different locations of the City, offering the single-family lifestyle as a choice across a spectrum of incomes and environmental preferences. Should the new Land Use Element be adopted, the project site's designation of LUD No. 1 would change to the Neighborhood Place type, Founding and Contemporary Neighborhood.

The proposed amendment to the General Plan conforms to the population, housing, design/architecture, and neighborhood preservation/enhancement goals of the General Plan Land Use Element. These goals stress economic development, neighborhood emphasis, quality services, and facilities maintenance among others. This proposed amendment would help achieve these goals by enabling the proposed Zone Change and reuse of an underutilized property into a quality residential development.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park.

Vesting Tentative Tract Map Findings

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, a Tentative Map approval can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

THE PLANNING COMMISSION SHALL APPROVE A TENTATIVE MAP IF THE MAP COMPLIES WITH STATE AND LOCAL REGULATIONS AND IF ALL OF THE FOLLOWING FINDINGS ARE MADE:

1. THAT THE PROPOSED MAP IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN AND SPECIFIC PLANS;

The proposed map is consistent with the proposed change of the General Plan designation as the applicant is proposing LUD No. 1—Single-Family as the best fit for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities. As proposed, the project will also be consistent with the pending update to the Land Use Element of the General Plan and the 2013-2021 Housing Element. The General Plan identifies the district as an area that will benefit from a wide variety of lot sizes in different locations of the City offering the single-family lifestyle as a choice across a spectrum of incomes and environmental preferences. No specific plan applies to the subject site.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The proposed map is consistent with the proposed General Plan designation of LUD No. 1—Single-Family, as it allows the construction of detached single-family dwellings at moderate densities up to seven dwelling units per acre. No specific plan applies to the subject site.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The 5.76-acre site is physically suitable for a subdivision to create 40 individual lots for single-family dwellings in a small-lot development pattern and 5 additional lots A through E to accommodate streets, walkways and open common space areas. Currently, a vacant church facility is located on the site and no services associated with the church are being conducted at the site. Significant amounts of infill dirt will be imported to correct topography and hydrology configurations as part of the overall site grading plan, after which the site will be physically suitable for small-lot development for 40 single-family homes.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The site is physically suitable for the proposed density of development. The R-1-M density for a minimum lot size of 3,600 square feet, which would allow for 69 units. The applicant is requesting 40 units; this allows adequate setbacks between buildings, adequate private outdoor yard space, and adequate separation of structures from the adjacent neighborhood, while using land efficiently. The site also includes a neighborhood "paseo" that allows for a walkable area that meanders through the residential community and leads toward both the outdoor recreation area and pocket park. Proposed street widths comply with minimum widths, and are designed to foster a more inviting and safer pedestrian and bicycling environment, as narrower streets result in lower automobile speeds.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

An Environmental Impact Report was prepared for this project (EIR 04-16). The Draft EIR found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources only. The EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations has also been prepared and is included as an exhibit. Regarding fish and wildlife, there are no streams, ponds, or riparian habitat present on the site and no impacts to fish; however, a number of potentially-significant impacts to Nesting Birds were identified. The project would have the potential to impact migratory birds if construction occurred during the nesting seasons, but with the implementation of Mitigation Measure BIO-1 impacts towards nesting birds would be brought to a less than significant level.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

The design of the subdivision complies with all applicable City standards and as such, is not likely to cause serious public health or safety problems. The project will consist of a residential development, which is a low-intensity land use that is not known to cause negative public health impacts. Regarding safety issues, the Long Beach Police and Fire Departments have reviewed the proposal, and their comments and design requirements have been incorporated into the project, to ensure the site will have adequate access points and routes for emergency

vehicles. No serious public safety impacts or problems will result from the proposed project.

7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The property has an easement for fire access on the northerly side of the property that accommodates the senior housing development to the north. The design of the subdivision has retained the easement as a fire access road, and as designed the project will not cause conflicts with the property to the north or the proposed development. In addition the property maintains a lease agreement with a cellular tower on the northwest corner of the site. The area has been designed as a pocket park and maintains access to the cellular tower and cellular tower equipment. No other public easements exist on the property other than those stated above.

Site Plan Review Findings

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

The design is harmonious, consistent, and complete within itself, in that the development provides for three 2-story, single-family plan types (Plan 1, Plan 2 and Plan 2x), all designed with Craftsman influence, featuring high pitched gabled roofs, board and batton lap siding. Each Plan has its own paint color palettes. Plans 1 and 2 are specifically designed to be side-by-side to provide breaks between front yard setbacks and driveway lengths, contributing to open street views. Plan 2x includes larger living areas and are placed on larger lots.

The development provides for sixteen Plan 1 types of 2,475 square feet, fifteen Plan 2 types of 2,530 square feet, and nine Plan 2x types of 2,700 square feet that are typical in scale with the surrounding neighborhood. All three plan types feature four bedrooms and three baths with a two-car garage. Street parking is provided on one side of the street and additional parking spaces are located adjacent to the pocket park area.

The project is consistent with the Housing Element goal as it allows for the opportunity for homeownership that will contribute to the stability and quality of the surrounding neighborhood. Overall, the development is also compatible in design, character, and scale with the surrounding community. It maintains the theme and lifestyle of detached single-family homes, while providing a more concentrated, centrally-focused residential community.

2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PLAN DEVELOPMENT GUIDELINES OR THE GENERAL PLAN;

There are no special design guidelines for General Plan LUD No. 1 or the R-1-M zone. However, all residential projects proposing over four units must be reviewed by the Site Plan Review Committee to ensure high quality residential design with internal community amenities. The project proposed multiple plan

types, in a Craftsmen-influenced coordinated architecture, with color palettes to ensure interest and variability. The internally-consistent and coordinated architecture ensures that the project conveys a cohesive design appearance. Furthermore, the development will conform to the development standards for R-1-M, single-family residential standards, Site Plan Review, and subdivision regulations. A Homeowner's Association (HOA) will be created, and will be responsible for managing the ongoing maintenance of all common improvements and facilities. The HOA will be responsible for enforcing the maintenance and appearance standards for each dwelling, as well as enforcing parking restrictions and managing the placement of trash carts for refuse collection. The project design provides a higher level of community amenities, as well as self-contained internal circulation, and a higher level of design and architectural quality for each building, than would be obtained from individual development of each single-family dwelling.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;

The project will result in the removal of most, if not all, mature trees on the project site, as no alternative design is possible that would not remove the trees. The project requires major site grading and significant infill importation to correct topographical and hydrologic deficiencies before a new subdivision of single-family homes could be constructed. Moreover, any new residential development at this site—even one of reduced density—would almost certainly require the same level of grading and brush and tree clearance to prepare the site for development. The proposed landscape plan will provide for new 24-inch box trees as buffer trees along the perimeter of the project, street trees and canopy trees within the recreation area.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The proposed development will contain its own internal street system, which will be privately owned and maintained. Improvements to the public right-of-way adjacent to the project will include a new curb and gutter to close off existing driveway aprons and open new entries on Norwalk Boulevard. This will include repair and replacement of sidewalk, curb, and gutter as necessary adjacent to the project site.

5. **THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:**

Not Applicable. This finding applies only to non-residential developments, and the proposed project is a residential development.

CONDITIONS OF APPROVAL
General Plan Amendment, Zone Change
Vesting Tentative Tract Map, and Site Plan Review
3655 N. Norwalk Boulevard
Case No. 1510-19
February 14, 2017

Special Conditions:

1. The following approvals are granted for this project:
 - a. Certification of the EIR 04-16, and Findings to adopt a Statement of Overriding Consideration and Mitigation Monitoring and Reporting Program.
 - b. General Plan Amendment: from LUD No. 10—Institutional and School District, to LUD No. 1—Single-Family District.
 - c. Zone Change: from “I” (Institutional) to “R-1-M” (Single-Family Residential).
 - d. Vesting Tentative Tract Map for a new land subdivision, to include 40 residential lots and A – E lots for other common area to be owned by the community/homeowners’ association.
 - e. Site Plan Review approval for a private gated residential community of 40 new single-family dwellings with a recreation areas, paseo walkway and private street.

The approval of each of the above items (numbered sequentially a through e) is contingent upon the approval and validity of the immediately preceding item. For example, the Zone Change may only take effect if the General Plan Amendment is approved.

2. The developer shall give a minimum of two weeks notice to the Native American Heritage Commission prior to ground disturbing activities and shall allow monitors on site as specified in the project Environmental Impact Report (EIR 04-16), response to comments section.
3. The private streets within the development shall be named in accordance with the requirements of the Building and Safety Bureau, to the satisfaction of the Director of Development Services. If possible, street names conforming to the existing public street pattern shall be used. The streets shall not be named for persons living or dead, nor using generic nature-related terms.
4. Prior to issuance of a grading permit, the developer shall submit a proposed haul route for all construction truck trips to the Director of Development Services and the City Engineer for review. The Director of Development Services and/or City Engineer may modify this proposed haul route as they deem necessary.
5. The developer shall abide by the haul route approved by the Director of Development Services and City Engineer, and failure to do so shall cause the City to issue a stop work order and withhold issuance of further construction

permits or certificates of occupancy, until such time as the Director of Development Services and City Engineer determine the developer's hauling practices to be remedied.

Project Design

6. Each individual residential lot, of which 40 are approved, shall be developed with a single-family dwelling only.
7. The project shall be developed in substantial compliance with the plans approved by the City Council. Each structure shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the developer shall be required to submit an application for a Modification of Approved Permit.
8. The architectural design of all buildings shall be harmonious and complementary, and the architectural style shall not be changed between buildings or between phases of construction.
9. The developer shall provide an eight-foot-tall (8'-0") CMU block wall at the project perimeter abutting the Artesia – Norwalk Drainage Channel located on the west, the existing senior housing development to the north, along N. Norwalk Boulevard and main entrance of the project site.
10. All groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
11. All forms of barbed wire and razor wire shall be prohibited on the site.
12. All exterior plaster (stucco) within the development shall be a 20/30 sand finish.
13. Any street lights and exterior building lights to be provided within the private development shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any residential property or structure.
14. All street lights and exterior building lights within the private development shall be Illuminating Engineering Society of North America (IESNA)-certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.

Tentative Map, Final Map, and C,C,&Rs

15. The Final Map is to be prepared in accordance with the approved Vesting Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the City Council of the Vesting Tentative Map, unless prior to expiration of the thirty-six month period, the developer submits a written request for an extension of time, which receives approval from the Zoning Administrator.
16. The Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach, unless specified otherwise herein.
17. Prior to approval of the Final Map, the Subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the Subdivider shall pay the Planning processing fees for the Final Map.
18. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the Final Map.
19. All required off-site improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map.
20. The developer shall cause to be prepared Covenants, Conditions, and Restrictions (C,C,&Rs) for this project. A copy of the C,C,&Rs are to be provided to the Director of Development Services for review and approval prior to transmittal to the California Department of Real Estate or recordation with the County Recorder prior to the approval of the Final Map.
21. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
22. The C,C,&Rs shall be executed and recorded against the title of the parcel(s) and shall contain the following provisions, which shall also be noted on the Final Map:
 - a. The subject residential project consists of forty (40) individual lots for single-family dwellings;
 - b. A minimum of two (2) garage parking spaces shall be permanently maintained as parking facilities for the each dwelling in the project. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, rented, or sold, and are to be used exclusively by the residents of the same single-family dwelling on the lot where each garage is located;

- c. A minimum of eighteen (18) guest parking spaces shall be permanently maintained along the private road, along with and three (3) head-in only guest parking spaces adjacent to the main recreation area, within the development. These spaces shall be reserved solely for visitors and shall not be used by residents of the development;
- d. A clear, detailed and concise written description of the common areas and facilities of the community shall be provided;
- e. The Homeowners' Association shall be responsible for the operation and maintenance of the following, and such responsibilities shall be provided for in the C,C,&Rs:
 - 1) The private sewer connection(s) to the public sewer in the public right-of-way;
 - 2) The site drainage system(s);
 - 3) The maintenance of all common areas, common landscaping, community buildings, facilities, common area furniture and play tot and amenities;
 - 4) A provision for the maintenance of the exterior of each residence and the private landscaping associated with each residence;
 - 5) All private streets, sidewalks, parkways, and driveways;
 - 6) All perimeter fences, walls, and gates, and interior fences, integral color paving/concrete, walls, and gates;
 - 7) All adjacent public right-of-way street trees, parkways, sidewalks, and drive aprons;
 - 8) Enforcement of parking restrictions for the guest parking spaces;
 - 9) Any costs or corrections due to building or property maintenance code enforcement actions.
- f. A parking restriction plan shall be provided for the guest parking spaces for trash pickup day. Trash pickup shall be limited to one day per week to reduce the impact on guest parking.
- g. The Homeowner's Association shall maintain the pedestrian walkway connecting to Norwalk Boulevard.
- h. Graffiti removal shall be the responsibility of the Homeowner's Association. Graffiti shall be removed within 24 hours of its discovery. This responsibility shall include graffiti on the outside of the perimeter walls in addition to any graffiti within the development.
- i. Secondary housing units ("granny flats") shall be prohibited.

Operation and Maintenance

23. All residential trash receptacles shall be stored in the designated trash areas shown on approved plans. The intent of this condition is that trash receptacles shall be stored within each dwelling's garage or inside of a fenced yard area, concealed from view from the access road and neighboring dwellings.
24. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.

Public Works Conditions

25. The developer shall provide for the following to the satisfaction of the Director of Public Works:

General Requirements

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required off-site improvements and facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by an instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation or import hauling, concrete and other deliveries, etc.).

Public Right-of-Way

- e. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the developer shall diligently pursue the acquisition and dedication of the right-of-way.
- f. The Subdivider shall provide to the City of Long Beach utility easements for facilities proposed within the private development site/street for Gas, Water, Fire, refuse collection access, and any other public necessities to the satisfaction of the interested Department or agency and shall show on the final map.

- g. The Subdivider shall provide the necessary storm drain easements to the County of Los Angeles on the final map or successor final maps. If additional storm drain easements are required by the County of Los Angeles and provided by separate instrument, recorded copies of same shall be provided to the Director of Public Works for our records.
- h. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

Off-Site Improvements

- i. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- j. The Subdivider shall remove unused driveways and replace with full-height concrete curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed per Public Works Standards with Portland Cement Concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Division at (562) 570-6331 to request additional information regarding driveway construction requirements.
- k. The Subdivider shall repair the cracked and uplifted section of sidewalk pavement adjacent to the site along Norwalk Boulevard. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- l. The Subdivider shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- m. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.

- n. The Subdivider shall construct the required storm drain line in connection with the proposed development in accordance with approved plans. An excavation permit issued by the Department of Public Works is required for all work in the public right-of-way. Contact Russ Caveness of Construction Services for information about excavation permits at (562) 570-6530. The proposed storm drain system must be reviewed and accepted for operations and maintenance by the County of Los Angeles Department of Public Works at 626-458-4921 to initiate plan review. The Subdivider shall also provide said plans to the Director of Public Works for review prior to approval of the final map.
- o. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

Traffic and Transportation

- p. The Subdivider's site plan proposes to construct a private street accessing the development site, consisting of a 20-foot-wide circular roadway surrounding a large landscaped center median. Public Works requires a minimum 25-foot-wide roadway for the circular access road to provide for a standard 2-lane roadway. The developer shall revise the plans to comply with the minimum street width requirement.
- q. The developer shall not install left turn markings in the two-way left turn lane.
- r. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- s. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- t. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- u. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- v. All traffic control device installations, including pavement markings of the private streets and parking lot(s) shall be installed in accordance with the provisions of the California Manual on Uniform Traffic Control Devices (MUTCD), 2013 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

Storm Water

- w. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Subdivider or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit, or wish to obtain an application, please call the State Regional Board office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html. Left-click on the Construction General Permit 99-08-DWQ link.

Long Term Maintenance

- x. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the public rights-of-way adjacent to the development site. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions," and a recorded copy of said document shall be provided to the Director of Public Works.
- y. The Subdivider's site plan proposes a controlled gate entry with controller box at the driveway entrance. The Subdivider shall design the driveway entrance to minimize queuing into the public rights-of-way. The driveway shall be designed for a minimum three (3) car queue, measured from the back of the public sidewalk to the controller pad.

EIR Mitigation Measures

26. The developer shall provide for compliance with the following mitigation measures, as set forth in EIR :

a. Biological Resources

- 1) **Mitigation Measure Bio-1): Nesting Birds.** If vegetation clearing or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird or special-status species is located, consultation with the local California Department of Fish and Wildlife representative shall occur to determine what avoidance actions may be taken. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species

found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the City of Long Beach. Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds.

b. Cultural Resources

- 1) **Mitigation Measure CR-1: Resource Recovery Procedures.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.
- 2) **Mitigation Measure CR-2: Human Remains Recovery Procedures.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.
- 3) **Mitigation Measure CR-3: Building Documentation.** Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories that will make it available for

current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.

Standard Conditions – Plans, Permits, and Construction:

27. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
28. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
29. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
30. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
31. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
32. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
33. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
34. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.

35. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
36. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
37. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
38. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
39. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
40. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
41. For projects consisting of new buildings, parking lots, or landscaped area, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to the issuance of a building permit. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
42. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
43. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip

irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

44. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
45. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
46. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
47. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
48. For projects consisting of new buildings, the Building and Safety Bureau maintains the right to require new development to provide a certain percentage of EV charging space and EV charging station per building code requirements.
49. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

Standard Conditions – General:

50. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
51. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality

of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

52. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
53. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
54. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
55. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
56. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
57. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.
58. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
59. Any graffiti found on site must be removed within 24 hours of its appearance.
60. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
61. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

62. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



Exhibit G

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

Zoning Administrator
 Planning Commission
 Cultural Heritage Commission
 Site Plan Review Committee

on the 5th day of January, 2017
 Agenda Item # 16-097PL

Project Address: 3655 N Norwalk Blvd Application # 1510-19

Reasons for Appeal: (1) Inadequate openness + transparency of Planning development with respect to CEQA, EIR + historic buildings
 (2) Disagree with statement of overriding necessity regarding demolition of historic drive-thru church building (3) Lack of Resident stakeholder benefit from changing general plan (4) Development project not in keeping with existing character of area (5) Spot zoning change for specific parcel is improper (6) Pattern of City + Commission disregard for proper development procedures when it comes to CEQA + tax payer rights

Your appellant herein respectfully requests that Your Honorable Body reject the decision and Approve / Deny this application.

	Appellant 1	Appellant 2
Name:	Warren Blesofsky	LB Citizens for Fair Development
Organization:		by: Warren Blesofsky
Address:	65 Pine Ave #119	165 Pine Ave #119
City/ZIP:	Long Beach CA 90802	Long Beach CA 90802
Phone:	714 795 5577	714 745 5577
Signature:	Warren Blesofsky	Warren Blesofsky
Date:	1/12/17	1/12/17

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established aggrieved status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

(Below This Line for Staff Use Only)

Appeal by Applicant, or Appeal by Third Party

Received by: _____ App. No.: 1510-19 Filing Date: 1/13/17

Fee: \$100 Fee Paid Project (receipt) No.: PLNB 38041

June 30, 2016

Honorable Mayor Robert Garcia, City Council Members and Planning Commissioners
City of Long Beach
333 West Ocean Boulevard
Long Beach, CA 90802

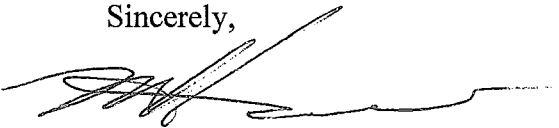
Re: Proposed "Dorado" Housing Project
3655 North Norwalk Boulevard

Dear Mayor Garcia et al.,

As a neighbor to the above referenced property, please consider this letter as my support for the Dorado project. A new gated community of 40 single family homes will be a great asset to the El Dorado Park Estates neighborhood. The homes will attract families to establish roots in our community as well as give existing neighbors the opportunity to purchase a new home while remaining in the immediate area.

Now that the property is vacant, I respectfully request that the City expedite the approvals for the Dorado project. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Harris', with a long horizontal flourish extending to the right.

Mark Harris
7806 Timor St.
Long Beach, CA 90808



3962 Cerritos Ave., Los Alamitos, CA 90720 | 562.596.1641 | GenerationsOC.org

January 27, 2016

Honorable Mayor Garcia, City Council Members and Planning Commissioners
City of Long Beach
333 W Ocean Blvd,
Long Beach, CA 90802

Re: Former El Dorado Park Community Church Property
3655 North Norwalk Boulevard

Dear Honorable Mayor Garcia, City Council Members and Planning Commissioners,

As a representative of Park Church, please consider this letter as notification that Park Church is relocating from its current location at 3655 North Norwalk Boulevard. We plan to completely vacate the property at the end of next month. The decision to sell the property and relocate was based on several factors including the need for costly repairs and ongoing maintenance of the existing facility.

Park Church decided to sell the property a few years ago and put the property on the market in September of 2013. After considering a few different offers, the church decided to sell to a real estate group proposing a low density residential project that we felt was very compatible with the surrounding community. The church closed escrow and concurrently entered into a lease agreement in May of 2014 with this group, LB El Dorado Park 3655, LLC. The ownership group has been very accommodating in allowing the Church time to find a new facility and relocate our operations. We are supportive of the proposed residential project and believe it is the best use for the property especially considering the existing condition of the facility.

Thank you for your consideration.

Sincerely,

William C. Robison
Generations Church formerly known as Park Church and
El Dorado Park Community Church

June 20, 2016

Honorable Mayor Robert Garcia, City Council Members and Planning Commissioners
City of Long Beach
333 West Ocean Boulevard
Long Beach, CA 90802

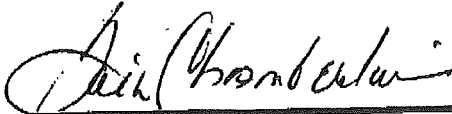
Re: "Dorado" Housing Project
3655 North Norwalk Boulevard

Dear Mayor Garcia, City Council Members and Planning Commissioners,

As a long-time neighbor to the above referenced property, I am writing to express my support for the proposed project consisting of 40 single family homes. A new gated community will be a great asset to the El Dorado Park Estates neighborhood and I am excited to see the project move forward. The homes will attract families to establish roots in our community as well as give existing neighbors the opportunity to purchase a new home while remaining in El Dorado Park Estates.

Now that the property is vacant, I respectfully request that the City of Long Beach expedite the approvals for the Dorado project. Thank you for your consideration.

Sincerely,



September 8, 2016

City Council Member Mungo, Mayor Garcia, Council Members
City of Long Beach
333 W. Ocean Boulevard,
Long Beach, CA 90802

RE: "Dorado", a new housing project at 3655 Norwalk Boulevard

Dear City Council,

As a neighbor, please consider my signature to this letter as support for the Dorado housing project. The developer is proposing 40 single family homes that we feel will be an asset to the El Dorado Park Estates neighborhood and the City of Long Beach. The project is low density and will attract new families who wish to establish roots in this wonderful area of our city, as well as provide an opportunity for existing homeowners to purchase a new home while remaining in an area we love!

Park Church relocated their congregation a few months ago, so the property is now vacant. Recently the property has been targeted by individuals who don't hold the same values as neighboring homeowners. There is security on the property, but we feel construction of the proposed project is the best way to permanently resolve the security concerns. New homes will also provide a nice economic boost to our neighborhood.

We understand the City must follow certain procedures to approve the project, and we are also confident our elected officials understand our position. We are very excited to see the project start construction.

Thank you.

NAME	ADDRESS
SIGNATURE	PHONE, EMAIL
X <i>Matt Cullen</i>	8000 E. FALLON PARK ST, LB CA 90808
X <i>Matt Cullen</i>	
<i>Judy Cullen</i>	8000 E. FALLON PARK ST. LB CA 90808
X <i>JUDY CULLEN</i>	
<i>MIKE BOMPARDO</i>	3136 LILLY AVE
X <i>Mike Bompar</i>	LONG BEACH 90808
<i>Susanna Lancaster</i>	3250 Val VERDE AVE
X <i>SUSANNA LANCASTER</i>	LONG BEACH 90808
<i>PAT RHODES</i>	
X <i>Pat Rhodes</i>	3596 ARMOURDALE Ave
<i>JUSAN CHARIBET</i>	Long Beach, CA 90808
X <i>J Char</i>	3435 FELA AVE, LB CA 90808
NAME: <i>MITSKLO DAVIS</i>	ADDRESS: 3430 FELA AVE, LB 90808
Xsig: <i>Mitsko Davis</i>	EMAIL/PH:
NAME: <i>KATHERINE LEW</i>	ADDRESS: 3475 FELA AVE, LB
X <i>Katherine Lew</i>	
Sig.	EMAIL/PH:

September 8, 2016

City Council Member Mungo, Mayor Garcia, Council Members
City of Long Beach
333 W. Ocean Boulevard,
Long Beach, CA 90802

RE: "Dorado", a new housing project at 3655 Norwalk Boulevard

Dear City Council,

As a neighbor, please consider my signature to this letter as support for the Dorado housing project. The developer is proposing 40 single family homes that we feel will be an asset to the El Dorado Park Estates neighborhood and the City of Long Beach. The project is low density and will attract new families who wish to establish roots in this wonderful area of our city, as well as provide an opportunity for existing homeowners to purchase a new home while remaining in an area we love!

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Thank you.

NAME	ADDRESS
SIGNATURE	PHONE, EMAIL
X JAMES MCMAHON	3491 N EL DORADO DR.
X James McMahon	3491 N EL DORADO DR.
X Robert Cromer	9830 BIRDSEY, LB
Jackie Venzler	3011 HEWITT AVE. L.B. 90808
X James McMahon	
X ROBERTO ANDRADE	
X Roberto Andrade	12040 226TH. #1 HC. 90716
X John Murray	8036 DAMAR ST. LONG BEACH 90808
MARJORIE MARCHAND	
X MARJORIE MARCHAND	3451 CLAREMORE AVE, LONG BEACH 90808
Till Schmidt	3416 - Fela - Long Beach
X Doreen Cravetche	3416 - Fela - Long Beach
CONTRALBERT MORA	3410 Fela Ave. Long Beach
X J.P. Dela	8020 Turner Long Beach

September 8, 2016

City Council Member Mungo, Mayor Garcia, Council Members
City of Long Beach
333 W. Ocean Boulevard,
Long Beach, CA 90802

RE: "Dorado", a new housing project at 3655 Norwalk Boulevard








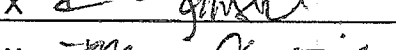

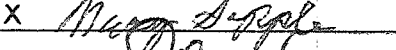
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Thank you.

SIGNATURE	NAME	ADDRESS	PHONE, EMAIL
x 	Michael Slugatzki	3490 El Dorado Dr	
x 	Lynnette McMahon	3491 N El Dorado Dr	
x 	F. SCOTT WRIGHT	7813 E Timor St	
x 	T. CARVATI	7810 - E. Timor st.	
x 	Stanley M. Mayer	7800 Timor	
x 	STANLEY M. MAYER	7801 TIMOR ST. L.B.	
x 	Renee Ganske	3465 Lama Ave	
x 	Marcia Caltrider	3496 N. EL Dorado Dr.	
x 	MARY SIPPLE	3481 EL DORADO	
x 	JOE LING	3455 EL Dorado Dr	

September 14, 2016

City Council Member Mungo, Mayor Garcia, Council Members
City of Long Beach
333 W. Ocean Boulevard,
Long Beach, CA 90802

RE: "Dorado", a new housing project at 3655 Norwalk Boulevard

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Thank you.

SIGNATURE	NAME	ADDRESS	PHONE, EMAIL
x Evelyn Adams	Evelyn Adams	8065 E. Ring St	
x Bill O'Neil	Bill O'Neil	3560 Lilly Ave	
x Ken de Pames	Ken de Pames	3550 Fela Ave	
x Daniel Beach	DANIEL BEACH	3591 FELIA	
x Linda Kocisko	Linda KOCISKO	3476 Fela Ave.	
x Mike Sothman	Mike Sothman	3446 Fela ave	
x Carrie Ruiz	Carrie Ruiz	3501 N El Dorado Dr	
x Herb Jacob	HERB JACOB	3531 N EL DORADO D	
x Bob Kunkel	Bob KUNKE	3581 N. EL DORADO	
x Delores Civer	Delores Civer	3530 N EL DORADO	

September 14, 2016

City Council Member Mungo, Mayor Garcia, Council Members
City of Long Beach
333 W. Ocean Boulevard,
Long Beach, CA 90802

RE: "Dorado", a new housing project at 3655 Norwalk Boulevard

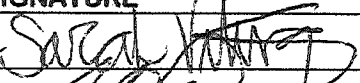

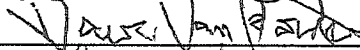
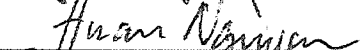
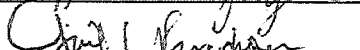
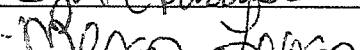
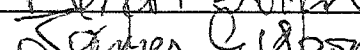
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Thank you.

SIGNATURE	NAME	ADDRESS	PHONE, EMAIL
x 	SARAH VITUG	3451N EL DORADO DR.	
x 	STAN LAWRENCE	3435 EL DORADO DR.	
x 	DAVE VANFOUTEN	3433 EL DORADO DR.	
x 	HUAN NGUYEN	3425 N EL DORADO DR.	
x 	GAIL FREEDMAN	3411 N. EL DORADO DR.	
x 	MEGAN LOGAN	3440 N EL DORADO DR.	
x 	JAMES GIBSON	3446 N EL DORADO DR.	
x			
x			
x			

September 14, 2016

City Council Member Mungo, Mayor Garcia, Council Members
City of Long Beach
333 W. Ocean Boulevard,
Long Beach, CA 90802

RE: "Dorado", a new housing project at 3655 Norwalk Boulevard

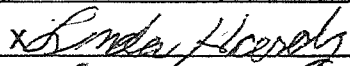
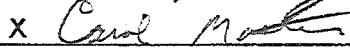

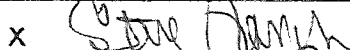




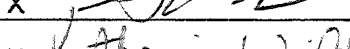
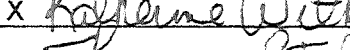
Dear City Council,

As a neighbor, please consider my signature to this letter as support for the Dorado housing project. The developer is proposing 40 single family homes that we feel will be an asset to the El Dorado Park Estates neighborhood and the City of Long Beach. The project is low density and will attract new families who wish to establish roots in this wonderful area of our city, as well as provide an opportunity for existing homeowners to purchase a new home while remaining in an area we love!

Park Church relocated their congregation a few months ago, so the property is now vacant. Recently the property has been targeted by individuals who don't hold the same values as neighboring homeowners. There is security on the property, but we feel construction of the proposed project is the best way to permanently resolve the security concerns. New homes will also provide a nice economic boost to our neighborhood.

We understand the City must follow certain procedures to approve the project, and we are also confident our elected officials understand our position. We are very excited to see the project start construction.

Thank you.

SIGNATURE	NAME	ADDRESS	PHONE, EMAIL
X 	LINDA HARDY	7855 RING LB 90808	
X 	Carol Masters	3455 Claremore LB 90808	
X 	Paul A. Roman	3465 Claremore Ave LB 90808	
X 	Steve Davis	3500 CLAREMORE AVE LB 90804	
X 	Yvonne Johnson	3546 Tula Ave LB 90805	
X 	PETER W. THOWEN	8031 RING ST. LB 90808	
X 	J. DAVIS	9026 RING ST LB 90808	
X 	SECKSUN VONGDANG	8031 E. RING ST. LB. 90808	
X 	Katherine Witkowski	8051 E Ring St LB 90808	
X 	THOMAS RITCHIE	2055 E RING ST LB 90808	

1 RESOLUTION NO.

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH CERTIFYING THAT THE FINAL
5 ENVIRONMENTAL IMPACT REPORT FOR THE DORADO
6 RESIDENTIAL DEVELOPMENT PROJECT (STATE
7 CLEARINGHOUSE NO. 2016081047) HAS BEEN
8 COMPLETED IN ACCORDANCE WITH THE PROVISIONS
9 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
10 AND STATE AND LOCAL GUIDELINES AND MAKING
11 CERTAIN FINDINGS AND DETERMINATIONS RELATIVE
12 THERETO; ADOPTING A STATEMENT OF OVERRIDING
13 CONSIDERATIONS; AND A MITIGATION MONITORING
14 AND REPORTING PROGRAM (MMRP)

15
16 WHEREAS, LB EI Dorado Park 3655 LLC has proposed the Dorado
17 Residential Development Project ("Project") which would involve the demolition of an
18 existing church facility and the construction of 40 two-story single family residences. The
19 Project site is situated at 3655 North Norwalk Boulevard in the northeastern portion of the
20 City of Long Beach.

21 The Project is more fully described in the Draft Environmental Impact
22 Report ("DEIR"), a copy of which DEIR, including the complete Proposed Project
23 description, is incorporated herein by this reference as though set forth in full, word for
24 word.

25 WHEREAS, Project implementation will require certification of the Final
26 Environmental Impact Report (EIR), approval of a Vesting Tract Map, approval of zoning
27 amendments from Institutional (I) to Single Family Residential with moderate sized lots
28 (R-1-M), a General Plan Amendment from the Institutional/Schools land use district (LUD

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 10) to the Single Family land use district (LUD 1), and Site Plan Review approval;
2 WHEREAS, the City began an evaluation of the proposed project by issuing
3 a Notice of Preparation (NOP) that was circulated from August 16, 2016 to September
4 14, 2016. A Notice of Availability (NOA) was prepared and filed with the State Office of
5 Planning and Research on October 19, 2016. The Draft Environmental Impact Report
6 was completed on October 20, 2016, and circulated between October 20, 2016 and
7 December 5, 2016;
8 WHEREAS, on January 5, 2017, the Planning Commission conducted duly
9 noticed public hearings on the DEIR and FEIR and the Project. At said time, the
10 Planning Commission determined that the DEIR and FEIR were fully compliant with
11 CEQA and the CEQA Guidelines and recommended that the City Council certify the
12 Environmental Impact Report as being fully compliant with CEQA and that the City
13 Council approve all applied for project entitlements as previously described in this
14 resolution and in the DEIR and FEIR.
15 WHEREAS, implementation and construction of the Project constitutes a
16 "project" as defined by CEQA, Public Resources Code Sections 21000 et seq., and the
17 City of Long Beach is the Lead Agency for the Project under CEQA;
18 WHEREAS, it was determined during the initial processing of the Project
19 that it could have potentially significant effects on the environment, requiring the
20 preparation of an EIR;
21 WHEREAS, the City prepared full and complete responses to the
22 comments received on the DEIR, and distributed the responses in accordance with
23 Public Resources Code section 21092.5;
24 WHEREAS, the City Council has reviewed and considered the information
25 in and the comments to the DEIR and the responses thereto, and the FEIR at a duly
26 noticed City Council meeting held on February 14, 2017, at which time evidence, both
27 written and oral, was presented to and considered by the City Council;
28 WHEREAS, the City Council has read and considered all environmental

1 documentation comprising the FEIR, including the DEIR, comments and the responses to
2 comments, and any errata included in the FEIR, and has determined that the FEIR
3 considers all potentially significant environmental impacts of the Project and is complete
4 and adequate and fully complies with all requirements of CEQA;

5 WHEREAS, the City Council evaluated and considered all significant
6 impacts, mitigation measures, and project alternatives identified in the FEIR;

7 WHEREAS, CEQA and the State CEQA Guidelines require that where the
8 decision of a public agency allows the occurrence of significant environmental effects that
9 are identified in the EIR, but are not mitigated to a level of insignificance, that the public
10 agency state in writing the reasons to support its action based on the EIR and/or other
11 information in the record; and

12 WHEREAS, it is the policy of the City, in accordance with the provisions of
13 CEQA and the State CEQA Guidelines, not to approve a project unless (i) all significant
14 environmental impacts have been avoided or substantially lessened to the extent
15 feasible, and (ii) any remaining unavoidable significant impacts are outweighed by
16 specific economic, legal, social, technological, or other benefits of the project, and
17 therefore considered "acceptable" under State CEQA Guidelines section 15093.

18 NOW, THEREFORE, the City Council of the City of Long Beach does
19 hereby find, determine and resolve that:

20 Section 1. All of the above recitals are true and correct and are
21 incorporated herein as though fully set forth.

22 Section 2. The City Council finds that the FEIR is adequate and has
23 been completed in compliance with CEQA and the State CEQA Guidelines.

24 Section 3. The City Council finds that the FEIR, which reflects the City
25 Council's independent judgment and analysis, is hereby adopted, approved, and certified
26 as complete and adequate under CEQA.

27 Section 4. Pursuant to Public Resources Code Section 21081 and State
28 CEQA Guidelines section 15091, the City Council has reviewed and hereby adopts the

1 CEQA Findings and Facts in Support of Findings for the Dorado Residential
2 Development Project as shown on the attached Exhibit "A", which document is
3 incorporated herein by reference as though set forth in full, word for word.

4 Section 5. The City Council finds that on balance, there are specific
5 considerations associated with the proposed Project that serve to override and outweigh
6 those Project impacts that cannot be mitigated to a level of insignificance, and the City
7 Council hereby adopts that certain document, and the contents thereof, entitled
8 "Statement of Overriding Considerations" for the Dorado Residential Development
9 Project, a copy of which document is attached hereto as Exhibit "A" and incorporated
10 herein by this reference as though set forth in full, word for word.

11 Section 6. Although the FEIR identifies certain significant environmental
12 effects that would result if the Project is approved, most environmental effects can
13 feasibly be avoided or mitigated and will be avoided or mitigated by the imposition of
14 mitigation measures included with the FEIR. Pursuant to Public Resources Code Section
15 21081.6, the City Council has reviewed and hereby adopts the Mitigation Monitoring and
16 Reporting Program ("MMRP") as shown on Exhibit "B", which document is incorporated
17 herein by reference as though set forth in full, word for word, together with any adopted
18 corrections or modifications thereto, and further finds that the mitigation measures
19 identified in the FEIR are feasible, and specifically makes each mitigation measure a
20 condition of Project approval.

21 Section 7. Pursuant to State CEQA Guidelines section 15091(e), the
22 record of proceedings relating to this matter has been made available to the public at,
23 among other places, the Department of Development Services, 333 West Ocean
24 Boulevard, 5th Floor, Long Beach, California, and is, and has been, available for review
25 during normal business hours.

26 Section 8. The information provided in the various staff reports submitted
27 in connection with the Project, the corrections and modifications to the DEIR, and FEIR
28 made in response to comments and any errata which were not previously re-circulated,

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
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Long Beach, CA 90802-4664

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and the evidence presented in written and oral testimony at the public hearing, do not represent significant new information so as to require re-circulation of the DEIR or FEIR pursuant to the Public Resources Code.

Section 9. 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 _____, 2017, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

CITY OF LONG BEACH RESOLUTION NO. _____

EXHIBIT "A"

**FACTS, FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS REGARDING THE ENVIRONMENTAL
EFFECTS FOR THE DORADO RESIDENTIAL DEVELOPMENT
PROJECT**

Lead Agency:

City of Long Beach

Development Services

333 W. Ocean Boulevard, 5th Floor

Long Beach, California 90802

Contact: Mr. Craig Chalfant, Planner

(562) 570-6368

December 2016

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STATEMENT OF FACTS AND FINDINGS

I INTRODUCTION

The California Environmental Quality Act (CEQA) requires a Lead Agency to issue two sets of findings prior to approving a project that will have a significant impact on the environment. The Statement of Facts and Findings is the first set of findings where the Lead Agency identifies the significant impacts, presents facts supporting the conclusions reached in the analysis, makes one or more of three findings for each impact, and explains the reasoning behind the agency's findings.

The following statement of facts and findings has been prepared in accordance with CEQA and Public Resources Code Section 21081. *CEQA Guidelines* Section 15091 (a) provides that:

No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

There are three possible finding categories available for the Statement of Facts and Findings pursuant to Section 15091 (a) of the *CEQA Guidelines*.

- (1) Changes or alterations have been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the final EIR.*
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The findings relevant to the Dorado Residential Development Project are presented in Sections V and VI.

The Statement of Overriding Considerations is the second set of findings. Where a project will cause unavoidable significant impacts, the Lead Agency may still approve the project where its benefits outweigh the adverse impacts. As provided in the



Statement of Overriding Considerations, the Lead Agency sets forth specific reasoning by which benefits are balanced against effects, and approves the project.

The City of Long Beach, the CEQA Lead Agency, finds and declares that the Dorado Residential Development Project Environmental Impact Report (EIR) has been completed in compliance with CEQA and the CEQA Guidelines. The City of Long Beach finds and certifies that the Final EIR was reviewed and information contained in the EIR was considered prior to any approval associated with the proposed Dorado Residential Development Project, herein referred to as the "project."

Based upon its review of the Dorado Residential Development Project Final EIR, the Lead Agency finds that the EIR is an adequate assessment of the potentially significant environmental impacts of the proposed project and represents the independent judgment of the City.

The remainder of this document is organized as follows:

- II. Description of project proposed for approval
- III. Effects determined to be less than significant in the Initial Study
- IV. Effects determined to be potentially significant unless mitigation incorporated in the Initial Study
- V. Effects determined to be less than significant in the EIR
- VI. Environmental effects that remain significant and unavoidable after mitigation and findings in the EIR
- VII. Alternatives
- VIII. Statement of Overriding Considerations



II DESCRIPTION OF PROPOSAL

The project site is currently developed with a 27,709 square foot (sf) church facility with a parking lot, a landscaped area, and a cell tower. The church operates a pre-school on the site. The proposed project would involve demolition of the existing church and construction of 40 four-bedroom single family residences. The residences would all be two stories tall. The 40 residential lots would average 4,005 sf in size, ranging from 3,696 sf to 5,696 sf. The subdivision of the site would result in five additional lots, Lots A, B, C, D, and E. Lot A would be located in the northwest corner of the site and would contain the landscaped area and the cell tower. Lot B would run through the middle of the site and would contain a landscaped area, a paseo area and a "Tot Lot" play area. Lot C would contain the private road and the utilities. Finally, Lots D and E are smaller landscaped areas.

The project would take access from North Norwalk Boulevard along the eastern site boundary. The internal road would be 26 feet wide and would loop through the site with 8.5 feet of street parking along portions of the road throughout the site. The grand entry would have 20-foot wide lanes around a center island. The grand entry would lead to a 26-foot wide gated entry drive. Additional pedestrian access points would be provided on both the north and south sides of the vehicle access point on North Norwalk Boulevard. The cell tower is not proposed to be removed for the project. The area around the cell tower would be landscaped. The site would be surrounded with block walls except for the vehicle and pedestrian access points along North Norwalk Boulevard. Sewer and water easements would run under the proposed road. New water lines would connect to existing water lines at the vehicle and pedestrian access points. A sewer line would run north at the western boundary of the site and connect to existing sewer service north of the project site.

The objectives of the proposed project are as follows:

- *Provide construction of high quality housing consistent with the City of Long Beach 2013-2021 Housing Element*
- *Create an attractive, high quality neighborhood design that reflects the project site's unique location*
- *Provide residential development that does not conflict with surrounding land uses and neighborhoods*
- *Provide a walkable pedestrian friendly neighborhood with recreational amenities*
- *Create a financially viable project that provides for the creation of construction employment opportunities, recreational opportunities, and expanded housing opportunities; and*
- *Enhance the City's ability to provide services through fiscally-positive development.*



III EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE DORADO RESIDENTIAL DEVELOPMENT PROJECT INITIAL STUDY

The Initial Study prepared for the Dorado Residential Development Project was circulated with a Notice of Preparation (NOP) and made a less than significant environmental impact determination for each topic area listed below. For these issues, it was determined that the proposed Dorado Residential Development Project would not create any significant impact.

AESTHETICS

Scenic Vistas. The site and surroundings are flat and do not offer scenic vistas or views of any identified scenic resources. There are no views of the ocean from the project site as it is located approximately 6 miles from the coastline. Although the project would alter views from adjacent residences and Norwalk Boulevard, it would not adversely affect any identified scenic vistas.

Scenic Resources and Scenic Highway. The only designated scenic route established by the Scenic Routes Element is Ocean Boulevard, which is located approximately 6 miles south of the project site near the mouth of the Los Angeles River. The project site is not within the viewshed of Ocean Boulevard. No state designated scenic highways are located within the city of Long Beach. However, the church is not visible from a state scenic highway. The site lacks scenic resources or rock outcroppings.

Visual Character. The project would alter the visual character of the site by replacing the church with residential development. The new development would be compatible with other developments in the area.

Light and Glare. The site and its surroundings are located in an urbanized environment with high levels of nighttime lighting. The church has existing lighting associated with the parking lot as well as security lighting for the buildings. Light and glare from the proposed residential project would be similar to or less than that generated by the existing church and would be comparable to that associated with the existing single family residences located to the south, east, and west of the site.

AGRICULTURE and FOREST RESOURCES

Agricultural Lands and Zoning and Forest Lands. There are no agricultural zones or forest lands within Long Beach, which has been fully urbanized for over half a century. The proposed project would have no impact upon agricultural or forest resources.

AIR QUALITY

Air Quality Plan. The population increase associated with the proposed project is within the population forecast for the City. Therefore, the project would not contribute to an exceedance of the City's population growth forecast. Furthermore, the project does not conflict with the City's General Plan.



Air Quality Standards and Cumulative Considerations. Maximum daily emissions generated by construction of the proposed project, including demolition of the existing church, would not exceed SCAQMD regional thresholds. The project would result in a net reduction in operational emissions in the long term.

Odors Affecting a Substantial Number of People. Odors would be generated by the operation of equipment during the construction phases of the proposed project. The odors would be limited to the time that construction equipment is operating. Some of these odors may reach sensitive receptors adjacent to the project site; however, the impacts would be temporary in nature. Residential uses typically do not create objectionable odors.

BIOLOGICAL RESOURCES

Native Biological Resources or Habitats and Local Policies. The project site does not include any riparian or sensitive natural communities and does not provide for any substantial movement or nursery habitat. The proposed project would not interfere with the movement of any native resident or migratory fish or wildlife species or affect any nursery sites as compared to the current site conditions. The proposed project would not conflict with any local policies or ordinances protecting biological resources.

GEOLOGY AND SEISMICITY

Fault Zones. A portion of the Newport-Inglewood Fault Zone is located approximately 4 miles to the southwest of the project site, but no known fault lines cross through the site.

Seismic Ground Shaking. The Newport-Inglewood fault zone could create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the city. However, the project site is not subject to unusual levels of ground shaking and all new structures would be required to comply with all applicable provisions of the California Building Code (CBC).

Liquefaction. The project site is currently developed with a church and parking lot and construction of the proposed single family residences would be required to follow CBC standards that address liquefaction hazards, including strengthening the foundation and its footings.

Landslides. The project site and surrounding area are flat. Consequently, there is no risk of landslides on the site.

Erosion and Top Soil. Demolition and excavation activities would be required to adhere to Section 18.95.050 of the Long Beach Municipal Code, which identifies standard construction measures regarding erosion control, including Best Management Practices (BMPs), to minimize runoff and erosion impacts from project activities. The use of BMPs



during construction would ensure that erosion and loss of topsoil impacts would be less than significant.

Unstable Soils, Slope Instability, Collapse, Liquefaction. Per the Long Beach General Plan Seismic Safety Element, the project site is not located in an area of slope instability. The project would be required to be constructed in accordance with CBC standards.

Expansive soil. No issues with expansive soils are known to be present.

On-site septic systems. The entire City is served by an existing sewer system; therefore, the project would not involve the use of septic tanks or other alternative waste water disposal systems.

GREENHOUSE GAS EMISSIONS

Generated Greenhouse Gas Emissions. The project would reduce CDE emissions by 40 metric tons per year as compared to the existing onsite use.

Applicable Plans, Policies, and Regulations. The proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

HAZARDS AND HAZARDOUS MATERIALS

Transport, Use, and Disposal of Hazards. The transport, use, and storage of hazardous materials during construction of the project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22.

Proximity to Schools. Residential uses do not typically emit or involve the handling of hazardous materials. Therefore, the project would not emit hazardous emissions or handle hazardous materials within one quarter mile of a school.

Hazardous Material Listings. The project site is not listed in any environmental databases, nor are there any listed hazardous material sites within 1,000 feet.

Airport Safety Hazards. The proposed single family residences would be two stories tall and would not impact airport operations, alter air traffic patterns or in any way conflict with established Federal Aviation Administration (FAA) flight protection zones. No private airstrips are located within 2 miles of the site.

Emergency Plans. The proposed project does 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 involves the construction of a private road. The road design would be required to be reviewed and



approved by the Long Beach Fire Department (LBFD) to ensure that sufficient emergency access is provided.

Wildlands and Wildfires. Long Beach 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.

HYDROLOGY AND WATER QUALITY

Water Quality. On-site activities would be required to comply with the requirements of the Long Beach Municipal Code Chapter 18.95, National Pollutant Discharge Elimination System (NPDES) and Standard Urban Stormwater Mitigation Plan (SUSMP) Regulations. Because the project would be required to use BMPs such as retaining runoff onsite that would keep runoff at pre-development rates, it would not cause a negative effect on the Artesia-Norwalk Drainage Channel located along the western boundary of the site. Therefore, no long-term change to hydrology or water quality would occur.

Groundwater. The project would receive water service from the City of Long Beach Water Department. The project may incrementally increase the amount of impervious surface on the site. Current stormwater requirements require the stormwater to be contained onsite, which would aid recharge. Therefore, the project would not substantially decrease groundwater or interfere with groundwater recharge.

Drainage Patterns and Surface Runoff. The project would not alter the course of any stream or other drainage and would not increase the potential for flooding. The project site is located adjacent to the Artesia-Norwalk Drainage Channel. The project does not involve any changes to the site that would directly affect the channel. As discussed above, adherence to the city's urban runoff programs and implementation of design features to capture and treat stormwater runoff would reduce the quantity and level of pollutants within runoff leaving the site.

100-Year Flood Zone/Flooding. The proposed project would not increase exposure of people, housing, or other property to risks associated with flooding within a 100-year flood hazard area.

Dam or Levee Failure. The project site is located away from any dams or levees. According to the Long Beach General Plan Safety Element, the proposed project site is not subject to flooding due to dam or levee failure nor would it increase exposure to risks associated with dam or levee failure.

Seiches and Tsunamis. The project site is located approximately 6 miles from the coastline. According to the Long Beach General Plan Safety Element, the project site is located in a low hazard area for tsunamis and seiches.



LAND USE AND PLANNING

Divide an Established Community. The site is bordered by a senior living facility to the north and residential uses to the west, south, and east. The project includes one internal street to provide access to the residences. No project improvements that would divide an established community are proposed.

Conflict with Land Use Plans, Policies, or Regulations. Upon approval of the requested General Plan amendment and zone change, the project would be consistent with all elements of the General Plan and Zoning Ordinance.

Conflict with Habitat Conservation Plan. No habitat conservation plan or natural communities conservation plan would be affected by project implementation.

MINERAL RESOURCES

Loss of Known or Locally Important Mineral Resources. The project site and surrounding properties are part of an urbanized area with no current oil or gas extraction. No mineral resource activities would be altered or displaced by the proposed project.

NOISE

Temporary Noise/Vibration. Construction noise and vibration impacts would be temporary, and construction contractors would be required to comply with Municipal Code requirements restricting hours of excessive noise generation. Because construction is prohibited outside daytime hours; therefore, construction noise and vibration would not be significant at these receptors because activities would occur outside hours when people normally sleep.

Permanent Increases in Ambient Noise. Development of the proposed project would not create a substantial permanent increase in ambient noise above levels without the project, and would not expose people to noise levels in excess of threshold.

Aircraft Noise. The project site is outside the planning areas identified in the Airport Land Use Plans for both the Seal Beach and Long Beach Airports. The project site is not within an airport land use plan or within 2 miles of a public or private airport.

POPULATION AND HOUSING

Population Growth. The population increase associated with the proposed project is within the population forecast for the City.

Displaced Houses and People. There are no existing housing units on the project site or people residing on the project site in any form of temporary housing.



PUBLIC SERVICES

Fire Protection. With the continued implementation of existing practices of the City, including compliance with the California Fire Code and the Uniform Building Code, the proposed project would not significantly affect community fire protection services and would not result in the need for construction of fire protection facilities.

Police Protection. The project would not create the need for new or expanded police protection facilities.

Schools. Pursuant to Senate Bill 50 (Section 65995(h)), payment of mandatory impact fees to the LBUSD would reduce school facility impact fees to a less than significant level under CEQA.

Libraries and Other Public Facilities. Residents may use existing library facilities; however, increased demand would be nominal.

RECREATION

Parks and Recreational Facilities. The proposed project would not directly affect any existing or planned parks, but the residential population increase associated with the proposed project would be expected to increase the use of neighborhood parks and other recreational facilities in the area. Section 18.18 of the LBMC requires all residential projects to pay a park fee prior to issuance of a certificate of occupancy.

TRANSPORTATION AND TRAFFIC

Air Traffic Patterns. The project would not affect airport operations, alter air traffic patterns or in any way conflict with established FAA flight protection zones.

Hazards and Emergency Access. Both construction traffic and operational traffic would access the site from Norwalk Boulevard. The proposed project would not introduce or encourage any incompatible land uses in the project site vicinity.

Conflict with Adopted Policies, Plans, Programs. The proposed project would not affect or conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

UTILITIES AND SERVICE SYSTEMS

Wastewater and Wastewater Facilities. The project would not generate wastewater exceeding treatment requirements, exceeding the capacity of the City's wastewater systems, or requiring the construction of new wastewater treatment facilities.



Expansion of Existing Stormwater Facilities. Because the project site is already developed, the proposed project would not require the construction of substantial new storm water drainage facilities or expansion of existing facilities.

Sufficient Water Supplies. Project water demand would represent 0.0002 percent of the forecast citywide increase in water demand. Based on the project's incremental contribution to future demand, new sources of water supply would be not required to meet project water needs.

Landfills. Based on the disposal capacity of landfills serving the project site (Puente Hills and Scholl Canyon) the incremental increase in solid waste generation associated with the project would not affect the availability of solid waste disposal capacity.



IV EFFECTS DETERMINED TO BE POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED IN THE DORADO RESIDENTIAL DEVELOPMENT PROJECT INITIAL STUDY

The Initial Study prepared for the Dorado Residential Development Project and circulated with an NOP made a less than significant with mitigation incorporated environmental impact determination for each topic area listed below. For these issues, it was determined that the proposed Dorado Residential Development Project would not create any significant impact if the mitigation included was implemented.

BIOLOGICAL RESOURCES

Nesting Birds. The proposed project has the potential to impact migratory and other bird species if construction activities occur during the nesting season, which is typically February 15 through September 15. Construction-related disturbances could result in nest abandonment or premature fledging of the young. Mitigation measure BIO-1 was incorporated to reduce this impact to a less than significant level.

Finding

- *With the implementation of Mitigation Measure BIO-1 impacts towards nesting birds would be brought to a less than significant level.*

Facts in Support of Finding

The project would have the potential to impact migratory birds if construction occurred during the nesting season. The following mitigation measure would reduce impacts to a less than significant level:

- BIO-1 Nesting Birds.** If vegetation clearing or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird or special-status species is located, consultation with the local California Department of Fish and Wildlife representative shall occur to determine what avoidance actions may be taken. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the City of Long Beach. Encroachment into buffers around active nests must be conducted at



the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds.

CULTURAL RESOURCES

Archaeological, Paleontological Resources, and Human Remains. The project implementation is not expected to uncover archaeological resources, paleontological resources or human remains, the possibility for such resources exists and impacts would be potentially significant. Mitigation measures CR-1 and CR-2 in the Initial Study would reduce impacts to a less than significant level.

Finding

- *With the implementation of Mitigation Measures CR-1 and CR-2 impacts towards archaeological and paleontological resources would be brought to a less than significant level.*

Facts in Support of Finding

The project would have the potential to impact previously unidentified archaeological and/or paleontological resources. The following mitigation measure would reduce impacts to the extent feasible:

- CR-1 Resource Recovery Procedures.** In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.
- CR-2 Human Remains Recovery Procedures.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.



V EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE DORADO RESIDENTIAL DEVELOPMENT PROJECT FINAL EIR

The Dorado Residential Development Project Final EIR studied one issue identified in the Initial Study as having potentially significant impacts, but for which the EIR determined that the Dorado Residential Development Project would not create significant environmental impacts. This issue is discussed below.

TRANSPORTATION AND TRAFFIC

Traffic. The project would reduce the number of trips to and from the site. The total daily decrease would be 521 daily trips, with a 101-trip reduction occurring during the AM peak hour and a 93-trip reduction during the PM peak hour.



VI ENVIRONMENTAL EFFECTS THAT REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION AND FINDINGS

The Dorado Residential Development Project Final EIR identifies a potentially significant environmental impact in one issue area that cannot be fully mitigated and is therefore considered significant and unavoidable. This impact is related to cultural resources.

The City of Long Beach, having reviewed and considered the information contained in the Dorado Residential Development Final EIR, finds, pursuant to California Public Resources Code 21081 (a)(3) and *CEQA Guidelines* 15091 (a)(3), that to the extent these impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations, included as Section VIII of these Findings. The unavoidably significant impact identified in the Dorado Residential Final EIR is discussed below, along with the appropriate findings per CEQA Guidelines Section 15091.

CULTURAL RESOURCES

Historical Resources. Construction of the project would involve the demolition of a drive-in church that is over 45 years of age and has been identified as a historical resource for the purposes of CEQA. Demolition of the drive-in church would result in a significant and unavoidable impact.

Finding

- *Specific economic, legal, social, technological, or other considerations, as discussed in the Statement of Overriding Considerations, outweigh the unavoidable adverse environmental effects; therefore the adverse environmental effects are considered acceptable.*

Facts in Support of Finding

The overriding social, economic and other considerations set forth in the Statement of Overriding Considerations provide facts in support of this finding. Any remaining, unavoidable significant effects are acceptable when balanced against the facts set forth therein. The following mitigation measure would reduce impacts to the extent feasible:

- CR-3 Building Documentation.** Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories



that will make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.



VII ALTERNATIVES

The Dorado Residential Development Project EIR studied three alternatives to the proposed project. These alternatives are described below.

No Project (Alternative 1) - This alternative assumes that the proposed project is not constructed on the site. The site would continue in its current condition and the existing church, daycare, and associated parking lots would remain and continue to operate. Under this alternative the church would not be demolished.

Private Elementary School (Alternative 2) - Under this alternative, the church and daycare would no longer operate on the site. Instead, the site would be occupied by a private elementary school that would use the existing chapel. The other existing buildings would be demolished and replaced with new classroom buildings that would be built on the western portion of the site. It is assumed that one acre of the site would be developed with new classroom buildings. The size of the site and the location of the chapel in the middle of the parcel would limit the classroom space that could be constructed and thus limit the number of students that would attend the school under this alternative. The new classroom buildings plus the existing chapel would total 62,000 sf and approximately 3,000 students. The parking lot would remain and the lawn would be used for recreation.

Event Venue (Alternative 3) - This alternative considers the use of the site as a special event venue. No buildings would be demolished. The site and buildings would be used for events such as parties or weddings. Alterations required would most likely including removal of the pews in the chapel and retrofitting the accessory buildings for catering. The chapel for banquet style seating would hold approximately 2,000 people. The historic church would not be demolished in this alternative, but traffic impacts would be greater than those of the proposed project.

Alternatives Considered but Rejected - During the preparation of the Final EIR, consideration was given to three additional alternatives, but these were ultimately rejected. The three alternatives that were considered but rejected are a Residential Conversion Alternative, Moving of the Church Alternative, and Reduced Size Alternative. A Residential Conversion Alternative would have converted the chapel and the site into a multifamily residential development. Due to the specific nature of the chapel it was determined that it would not be possible to convert the chapel into a residential use without significant alterations to the structure. A Moving the Church Alternative would require moving the structure of the chapel to a different location. Based on the size of the building, this does not appear to be technically feasible. A Reduced Size Alternative would reduce the number of residences proposed on the site, but would still involve demolition of the chapel so would not reduce or eliminate the proposed project's significant and unavoidable cultural resource impact.

Finding

- *Specific economic, legal, social, technological, or other considerations, each of which is found to be independently sufficient as a basis for the Lead Agency's decision, each of these alternatives is found to be infeasible.*



Facts in Support of Finding

Under Alternative 1, the church would not be demolished and, therefore, the significant and unavoidable cultural resource impact associated with the proposed project would not occur. No environmental impacts would occur and none of the mitigation measures for the proposed project would apply. However, traffic would not be reduced as it would under the proposed project. In addition, this alternative would not meet any project objectives such as providing high quality, attractive, residential property, or providing any type of development.

Alternative 2 would not meet most of the project objectives. For this alternative, buildings would still be demolished, which would lead to significant and unavoidable Cultural Resource impacts. Transportation and traffic impacts would increase under this alternative, since the alternative would generate more trips than both the proposed project and the existing use. This would not satisfy most of the project objectives as this would not result in residential housing. However, it would satisfy the fiscally-positive development as well as financially viable development that provides construction employment opportunities.

Alternative 3 would preserve the historic church and, therefore, avoid the project's significant cultural resource impact. However, traffic generation would be greater than the proposed project. In addition, Alternative 3 would not meet most of the project objectives, since it would not generate any type development, or generate employment opportunities.



VIII STATEMENT OF OVERRIDING CONSIDERATIONS

A INTRODUCTION

The California Environmental Quality Act (CEQA) and the CEQA Guidelines provide in part the following:

- CEQA requires that the decision maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- Where the decision of the public agency allows the occurrence of significant effects that are identified in an EIR, but are not avoided or substantially lessened, the agency must state in writing the reasons to support its action based on the EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3) of the *CEQA Guidelines*.
- If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (Section 15093 of the *CEQA Guidelines*).

The City of Long Beach, having reviewed and considered the information contained in the Dorado Residential Development Project Final EIR, adopts the following Statement of Overriding Considerations.

B SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Although mitigation measures have been included where feasible for potential project impacts as described in the preceding findings, identified measures cannot bring impacts of the Dorado Residential Development Project to below a level of significance for the following issues:

- Cultural Resources

Details of these significant unavoidable adverse impacts are discussed in the Dorado Residential Development Project Final EIR.

C STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act requires the lead agency to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project.



The City of Long Beach has determined that the significant unavoidable adverse impacts of the Dorado Residential Development Project are acceptable and are outweighed by social, economic and other benefits. The project would meet the following City objectives:

1. The project would provide construction of high quality housing consistent with the City of Long Beach 2013-2021 Housing Element.
2. The project would create an attractive, high quality neighborhood design that reflects the project site's unique location.
3. The project would provide residential development that would not create compatibility conflicts with surrounding land uses and neighborhoods.
4. The project would provide a walkable pedestrian friendly neighborhood with recreational amenities.
5. The project would create a financially viable development that provides construction employment opportunities, recreational opportunities, and expanded housing opportunities.
6. The project would enhance the City's ability to provide services through fiscally-positive development.

Therefore, the City of Long Beach, having reviewed and considered the information contained in the EIR, adopts the Statement of Overriding Considerations that has been balanced against the unavoidable adverse impacts in reaching a decision on the Dorado Residential Project.



Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Final EIR (FEIR) specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in this Mitigation Monitoring and Reporting Program.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
BIOLOGICAL RESOURCES							
BIO-1: Nesting Birds							
<p>If vegetation clearing or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird or special-status species is located, consultation with the local California Department of Fish and Wildlife representative shall occur to determine what avoidance actions may be taken. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the City of Long Beach. Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal</p>	<p>Verify project construction schedule will be outside of the breeding season, and if construction is to occur during breeding season, verify surveys were conducted and other items outlined of the mitigation measure are implemented.</p>	<p>Prior to issuance of a demolition/grading permit; prior and on-going during construction if species are present.</p>	<p>Once, prior to commencement of any ground disturbing activities; periodically throughout construction if occurring during breeding season and species are present.</p>	<p>City of Long Beach, Planning Department</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
laws pertaining to the protection of nesting birds.							
CULTURAL RESOURCES							
CR-1 Resource Recovery Procedures							
In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.	In the event that archaeological resources are found during grading, verify that the resources are evaluated and that any significant resources are preserved.	Prior to re-start of grading in the event that archaeological resources are found.	As necessary.	City of Long Beach, Planning Department			
CR-2 Human Remains Recovery Procedures							
If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.	In the event that human remains are uncovered during grading, verify that the County coroner has been contacted. If remains are determined to be of Native American descent, verify that the Native American Heritage Commission has been notified.	Prior to re-start of grading in the event that human remains are uncovered.	As necessary.	City of Long Beach, Planning Department			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments

CR-3: Building Documentation

Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories that will make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.

Verify that documentation for the building has been completed by a qualified historian, and is in accordance with the HABS. Verify that the documentation has been offered as donated material and that documentation has been submitted to the places listed in the measure.

Prior to issuance of the first demolition permit.

Once

City of Long Beach, Planning Department

1 RESOLUTION NO.

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
5 HEARING, AMENDMENTS TO THE LAND USE ELEMENT
6 OF THE GENERAL PLAN OF THE CITY OF LONG BEACH
7 RELATING TO DORADO RESIDENTIAL DEVELOPMENT
8 PROJECT
9

10 The City Council of the City of Long Beach resolves as follows:

11
12 Section 1. The City Council does hereby find, determine and declare:

13 A. The City Council of the City of Long Beach has adopted, pursuant to
14 Section 65302 of the California Government Code, a Land Use Element as part of the
15 City's General Plan.

16 B. The City Council desires to amend the Land Use Element of the
17 General Plan of the City of Long Beach as set forth in this resolution.

18 C. The Planning Commission held a public hearing on January 5, 2017,
19 on a proposed amendment to the Land Use Element of the General Plan of the City of
20 Long Beach. At that hearing, the Planning Commission gave full consideration to all
21 pertinent facts, information, proposals, environmental documentation and
22 recommendations respecting the proposed amendment, and to the views expressed at
23 the public hearing, and afforded full opportunity for public input and participation.

24 D. Following receipt and consideration of all appropriate environmental
25 documentation, full hearings and deliberation, the City Planning Commission voted on
26 January 5, 2017, to recommend approval of the amendment to the Land Use Element of
27 the City of Long Beach General Plan and further directed that said recommendation be
28 forwarded to the City Council for its consideration.

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 E. That on February 14, 2017, the City Council conducted a duly
2 noticed public hearing at which time it gave full consideration to all pertinent facts,
3 information, proposals, environmental documentation and recommendations respecting
4 the proposed amendment to the Land Use Element of the General Plan and the views
5 expressed at the public hearing and afforded full opportunity for public input and
6 participation.

7 F. Following receipt and consideration of all appropriate environmental
8 documentation, full hearings and deliberation, the City Council did concur with the
9 recommendations of the Planning Commission and did approve, adopt and certify the
10 environmental documentation and the amendment to the Land Use Element of the
11 General Plan from Institutional/Schools land use district (LUD 10) to Single-Family land
12 use district (LUD 1) for those areas of the City as indicated on Exhibit "A", which is
13 attached hereto and incorporated herein by this reference as though set forth herein in
14 full.

15 Section 2. This resolution shall take effect immediately upon its adoption
16 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes: Councilmembers: _____


Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664



 Area to be modified from 10 to 1



AMENDMENT TO A PORTION OF PART 20
OF THE LANDUSE DISTRICT MAP

General Plan
Amendment
1510-19

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 20 OF SAID MAP FROM INSTITUTIONAL (I) TO SINGLE FAMILY RESIDENTIAL WITH MODERATE SIZED LOTS (R-1-M)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 20 of said Map to rezone the subject parcels at 3655 North Norwalk Boulevard from Institutional (I) to Single Family Residential with Moderate Sized Lots (R-1-M)

Section 2. Those portions of Part 20 of said map that are amended by this ordinance are depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes:	Councilmembers:	_____

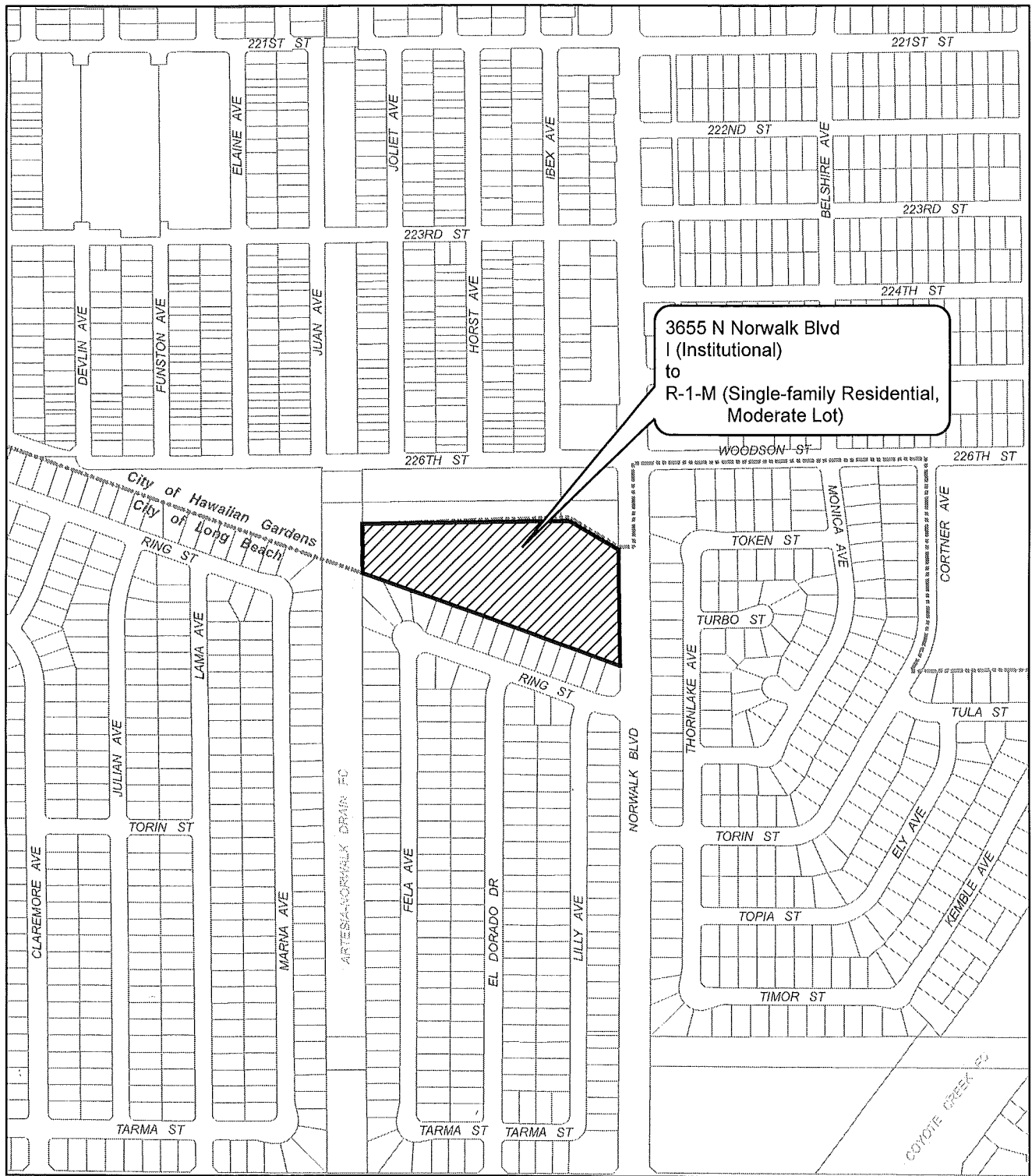
Noes:	Councilmembers:	_____

Absent:	Councilmembers:	_____

City Clerk

Approved: _____

Mayor



3655 N Norwalk Blvd
 | (Institutional)
 to
 R-1-M (Single-family Residential,
 Moderate Lot)



Area to be modified from I to R-1-M



AMENDMENT TO A PORTION OF PART 20 OF THE USE DISTRICT MAP

Rezoning Case
 1510-19



Dorado Residential Development Project

Final Environmental Impact Report
SCH#2016081047

prepared by
City of Long Beach
Planning Department
333 West Ocean Boulevard, 5th Floor
Long Beach, California 90802
Craig Chalfant, Planner

prepared with the assistance of
Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93001

December 2016

Dorado Residential Development Project

Final Environmental Impact Report
SCH#2016081047

prepared by

City of Long Beach

Planning Department

333 West Ocean Boulevard, 5th Floor

Long Beach, California 90802

Craig Chalfant, Planner

prepared with the assistance of

Rincon Consultants, Inc.

180 North Ashwood Avenue

Ventura, CA 93001

December 2016

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Executive Summary

This section summarizes the characteristics of the proposed project as well as the environmental impacts, mitigation measures, and residual impacts associated with implementation of the proposed project.

Project Synopsis

Project Proponent

LB El Dorado Park 3655, LLC
Matthew Hamilton
4100 MacArthur Boulevard Suite 330
Newport Beach, CA 92660
(949) 335-3300

Project Description

The project site is located on a 5.8-acre site at 3655 North Norwalk Boulevard in the northeastern portion of the city of Long Beach. The site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens. The Artesia-Norwalk Drainage Channel runs along the western boundary of the site.

The project site is currently developed with a 27,709 square foot (sf) church facility with a parking lot, a landscaped area, and a cell tower. The church operates a pre-school on the site. The proposed project would involve demolition of the existing church and construction of 40 four-bedroom single family residences. The residences would all be two stories tall. The 40 residential lots would average 4,005 sf in size, ranging from 3,696 sf to 5,696 sf. The subdivision of the site would result in five additional lots, Lots A, B, C, D, and E. Lot A would be located in the northwest corner of the site and would contain the landscaped area and the cell tower. Lot B would run through the middle of the site and would contain a landscaped area, a paseo area and a "Tot Lot" play area. Lot C would contain the private road and the utilities. Finally, Lots D and E are smaller landscaped areas.

The project would take access from North Norwalk Boulevard along the eastern site boundary. The internal road would be 26-feet wide and would loop through the site with 8.5 feet of street parking along portions of the road throughout the site. The grand entry would have 20-foot wide lanes around a center island. The grand entry would lead to a 26-foot wide gated entry drive. Additional pedestrian access points would be provided on both the north and south sides of the vehicle access point on North Norwalk Boulevard. The cell tower is not proposed to be removed for the project. The area around the cell tower would be landscaped. The site would be surrounded with block walls except for the vehicle and pedestrian access points along North Norwalk Boulevard. Sewer and water easements would run under the proposed road. New water lines would connect to existing water lines at the vehicle and pedestrian access points. A sewer line would run north at the western boundary of the site and connect to existing sewer service north of the project site.

The project requires approval of a Vesting Tract Map to subdivide the lots, a Zone Change from Institutional to Single-Family Residential with moderate sized lots (R-1-M district), a General Plan

Amendment from the Institutional/Schools land use district (LUD 10) to the Single Family land use district (LUD 1), and Site Plan Review approval.

Alternatives

Three alternatives to the proposed project were chosen for analysis as follows:

- Alternative 1: No Project
- Alternative 2: Private Elementary School
- Alternative 3: Event Venue

The No Project Alternative assumes that the proposed project is not constructed on the site. It assumes that the site would continue in its current condition and that the existing church, daycare, and associated parking lots would remain and continue to operate. Under this alternative the church would not be demolished.

Under the Private Elementary School Alternative, the church and daycare would no longer operate on the site. Instead, the site would be occupied by a private elementary school that would use the existing chapel. The other buildings would be demolished and replaced with new classroom buildings which would be built on the western portion of the site. The lawn would be used for recreation.

The Event Venue Alternative considers the use of the site as a special event venue. No buildings would be altered or demolished. The site and buildings would be used for events such as parties or weddings.

All three alternatives would eliminate the significant and unavoidable cultural resource impact. However, the private elementary school alternative would be the environmentally superior alternative.

Refer to Section 6.0, *Alternatives*, for the complete alternatives analysis.

Summary of Impacts and Mitigation Measures

Table 1 includes a brief description of the environmental issues relative to the proposed project, the identified environmental impacts, proposed mitigation measures, and residual impacts. Impacts are categorized by significance. *Significant and unavoidable* adverse impacts require a statement of overriding considerations to be issued per Section 15093 of the State CEQA Guidelines if the project is approved. *Significant but mitigable* impacts are adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *State CEQA Guidelines*. *Less than significant* impacts would not exceed significance thresholds and therefore would not require mitigation. The summary table addresses the issues of cultural resources, transportation/traffic, and biological resources. A mitigation measure for biological resources and two for cultural resources impacts have been included here, but were initially addressed and mitigated in the Initial Study (Appendix A). Impacts related to all other resource areas were determined to be less than significant in the Initial Study (Appendix A).

Table 1 Summary of Significant Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure	Residual Impact
Biological Resources (Initial Study)		
<p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>BIO-1 Nesting Birds. If vegetation clearing or other project construction is to be initiated during the bird breeding season (February 1 through August 31), pre-construction/grading surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird or special-status species is located, consultation with the local California Department of Fish and Wildlife representative shall occur to determine what avoidance actions may be taken. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). The limits of construction to avoid a nest shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area by a qualified biologist hired by the project proponent and endorsed by the City of Long Beach. Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds.</p>	<p>Less than significant</p>
Cultural Resources		
<p>Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5? Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Would the project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>CR-1 Resource Recovery Procedures. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material. CR-2 Human Remains Recovery Procedures. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no</p>	<p>Less than significant</p>

Impact	Mitigation Measure	Residual Impact
	<p>further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. Additional surveys will be required if the Project changes to include unsurveyed areas.</p>	
<p>Impact Cult-1 Construction of the project would involve the demolition of a drive-in church that is over 45 years of age and has been identified as a historical resource for the purposes of CEQA. Demolition of the drive-in church would result in a significant and unavoidable impact.</p>	<p>CR-3 Building Documentation. Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories that will make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.</p>	<p>Significant and unavoidable</p>
Transportation and Traffic		
<p>Impact T-1 Construction and operation of the proposed project would decrease traffic on the surrounding street network, and therefore would not cause any intersection to exceed the City’s LOS standard. Impacts associated with construction and operation of the proposed project would be less than significant.</p>	<p>None required</p>	<p>Less than significant</p>

1 Introduction

This document is a Draft Environmental Impact Report (EIR) for the proposed Dorado Residential Development Project, located in the city of Long Beach, County of Los Angeles. For the purposes of this EIR, the Dorado Residential Development Project refers to the development scenario proposed by LB El Dorado Park 3655, LLC, for the entire 5.8-acre site, as detailed in Section 2.0, Project Description.

This section describes: (1) the general project background; (2) the purpose and legal authority of the EIR; (3) the scope and content of the EIR; (4) lead, responsible, and trustee agencies; (5) the environmental review process required under the California Environmental Quality Act (CEQA).

1.1 Environmental Impact Report Background

The City of Long Beach (City) prepared a Notice of Preparation (NOP) of an EIR and distributed it for agency and public review for the required 30-day review period on August 16, 2016. The City received seven written responses to the NOP during the public review period. The NOP is presented in Appendix A, along with the Initial Study that was prepared for the project, and the NOP responses received. The intent of the NOP was to provide interested individuals, groups, public agencies and others a forum to provide input to the City regarding scope and focus of the EIR. Table 2 lists the issues relevant to the EIR that were brought up in the NOP written comments and at the public scoping meetings as well as the EIR sections where the issues are addressed.

Table 2 NOP Comments and EIR Response

Commenter	Comment/Request	How and Where it was Addressed
California State Clearinghouse	States receipt of NOP and confirms posting of document.	No response required.
California Department of Transportation	Requests evaluation of the project’s traffic impacts on I-605. Requests evaluation of construction traffic impacts.	Traffic is discussed in Section 4.2, Transportation and Traffic.
Native American Heritage Commission	Recommends consultation with local tribes in accordance with SB 18 and SB 52.	Cultural Resources are discussed in Section 4.1. The City has completed the required tribal consultations and documentation is available for review upon request.
Los Angeles County Department of Sanitation	Requests changes to text in the Initial Study that was prepared for the project.	These changes have been made and are shown in Appendix A.
South Coast Air Quality Management District	Requests that CalEEMod be used to model the air quality and greenhouse gas emissions that would result from the construction and operation of the proposed project.	The CalEEMod modelling results, and output sheets, are included in the Initial Study prepared for the project and included in Appendix A.
College of Instrument Technology	Concerned about safety of the site currently and during construction. Suggests an alternate use for the site could be a school.	Safety is discussed in the Initial Study prepared for the project. See Appendix A. Alternatives are discussed in Section 6.0, Alternatives.
Ann Cantrell	Requests that the EIR include Air Quality, Biological Resources, Land Use and Planning, Noise, Population and Housing, Public Services, and Utilities and Service Systems. Also requests evaluation of an alternative that would include other uses for the site since the church has historical significance.	Air Quality, Biological Resources, Land Use and Planning, Noise, Population and Housing, Public Services, and Utilities and Service Systems are all discussed in the Initial Study prepared for the project. See Appendix A. the Initial Study found no evidence of any significant environmental impacts related to these issues. Alternatives, including alternate uses for the site, are discussed in Section 6.0.

1.2 Purpose and Legal Authority

The proposed project requires discretionary approvals from the City. Therefore, it is subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:

...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared as a Project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A Project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:

This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.

This EIR is to serve as an informational document for the public and City decision-makers. The process will culminate with a Planning Commission hearing to consider certification of the Final EIR and approval

of the project, unless the Planning Commission's decision is appealed to the City Council, in which case the process would culminate with a City Council hearing to consider certification of the Final EIR and approval of the project.

1.3 Scope and Content

Of the 17 areas discussed in the Initial Study prepared for the project and provided in Appendix A, the following were identified as requiring further study in an EIR:

- Cultural Resources
- Traffic

This EIR addresses the issues referenced above and identifies potentially significant environmental impacts of the project and cumulative development in the city in accordance with provisions set forth in the CEQA Guidelines. The EIR also recommends feasible mitigation measures, where needed and possible, that would reduce or eliminate adverse environmental effects. In preparing the EIR, pertinent City policies and guidelines, existing EIRs, and other background documents were used. A full reference list is contained in Section 7.0, References and Preparers.

The Alternatives section of the EIR was prepared in accordance with Section 15126.6 of the CEQA Guidelines and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the project while feasibly attaining most of the basic project objectives. In addition, the Alternatives section identifies the "environmentally superior" alternative among the alternatives assessed. The alternatives evaluated include the CEQA-required "No Project" Alternative and three alternative development scenarios for the project area.

1.4 Lead, Responsible, and Trustee Agencies

The *CEQA Guidelines* define lead, responsible and trustee agencies. The City of Long Beach is the lead agency for the project because it holds principal responsibility for approving this EIR.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. There are no responsible agencies for the project.

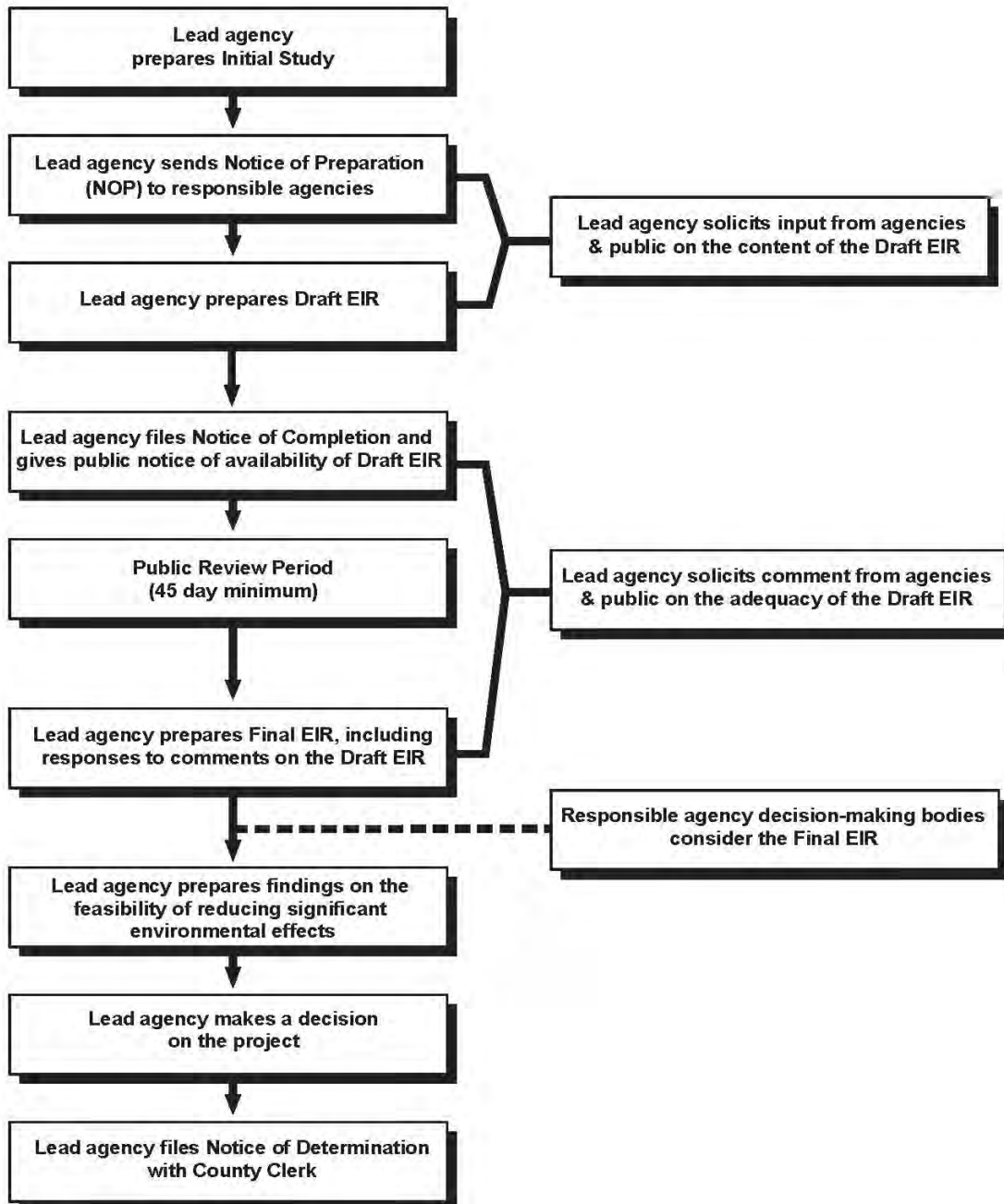
A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no trustee agencies for the proposed project.

1.5 Environmental Review Process

- 1 The environmental impact review process, as required under CEQA, is summarized below and illustrated in Figure 1. The steps are presented in sequential order.
- 2 Notice of Preparation (NOP) Distributed. Immediately after deciding that an EIR is required, the lead agency must file a NOP soliciting input on the EIR scope to "responsible," "trustee," and involved federal agencies; to the State Clearinghouse, if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing. The NOP must be posted in the County Clerk's office for 30 days. A scoping meeting to solicit public input on the issues to be assessed in the EIR is not required, but may be conducted by the lead agency.
- 3 Draft EIR Prepared. The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) alternatives; g) mitigation measures; and h) irreversible changes.

- 4 Public Notice and Review. A lead agency must prepare a Public Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092) and sent to anyone requesting it. Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the Draft EIR from responsible and trustee agencies, and adjacent cities and counties. The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days, unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). Distribution of the Draft EIR may be required through the State Clearinghouse.
- 5 Notice of Completion. A lead agency must file a Notice of Completion with the State Clearinghouse as soon as it completes a Draft EIR.
- 6 Final EIR. A Final EIR must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.
- 7 Certification of Final EIR. The lead agency shall certify: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the Final EIR prior to approving a project.
- 8 Lead Agency Project Decision. A lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted.
- 9 Findings/Statement of Overriding Considerations. For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible. If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision.
- 10 Mitigation Monitoring/Reporting Program. When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
- 11 Notice of Determination. An agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared. A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges.

Figure 1 Environmental Review Process



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2 Project Description

The proposed project would involve the demolition of the existing church and the construction of 40 two-story single family residences. The residential lots would range from 3,696 sf to 5,681 sf in size. This section describes the project applicant, project location, existing site characteristics, the proposed project's characteristics, project objectives, and approvals needed to implement the project.

2.1 Project Applicant

LB El Dorado Park 3655, LLC
Matthew Hamilton
4100 MacArthur Boulevard Suite 330
Newport Beach, CA 92660
(949) 335-3300

2.2 Project Location

The project site is located within the city of Long Beach in Los Angeles County. The site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens.

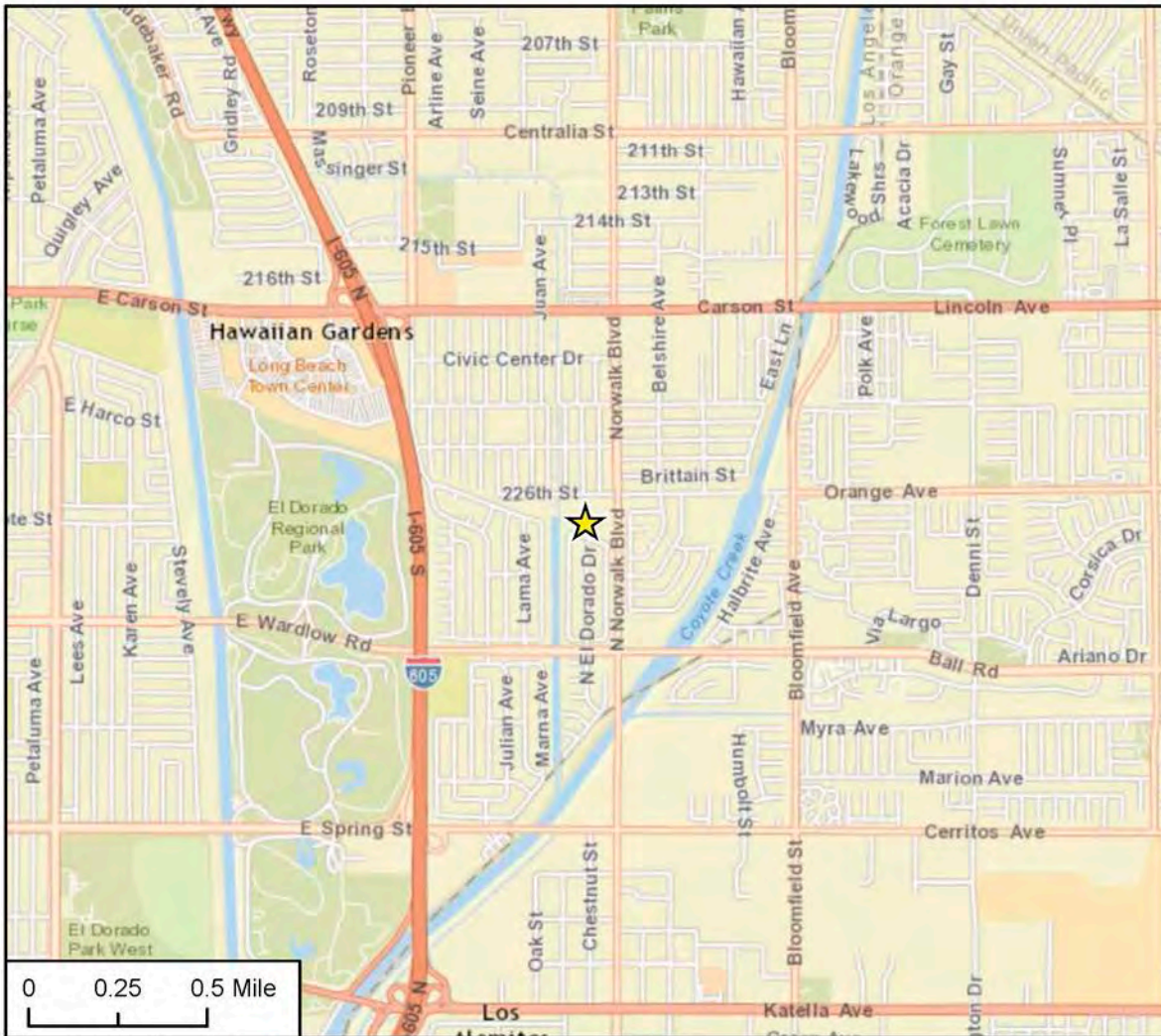
2.3 Existing Site Characteristics

The project site encompasses 5.8 acres on one parcel, Assessor Parcel Number (APN) 7075-020-003. The site is designated Institutional and School District by the Long Beach General Plan. The site is zoned Institutional (I) by the City of Long Beach Municipal Code.

The site is located in a developed area in the north eastern area of the city of Long Beach. The site is currently developed with a church and pre-school. The eastern portion of the site is a large landscaped lawn with large trees and driveways along the northern and southern boundaries. The church is located toward the center of the site with the parking lot behind. The church portion of the property consists of five structures: a chapel, an administrative building, a classroom building, a preschool building, and a Fellowship Hall. A cell tower is located in the northwest corner of the site in the parking lot.

The Artesia-Norwalk Drainage Channel runs along the eastern boundary of the site, with senior apartments to the north, single family residences to the south and east, and single family residences further to the west, across the drainage channel. Figure 2 shows the regional location and Figure 3 shows the project site location.

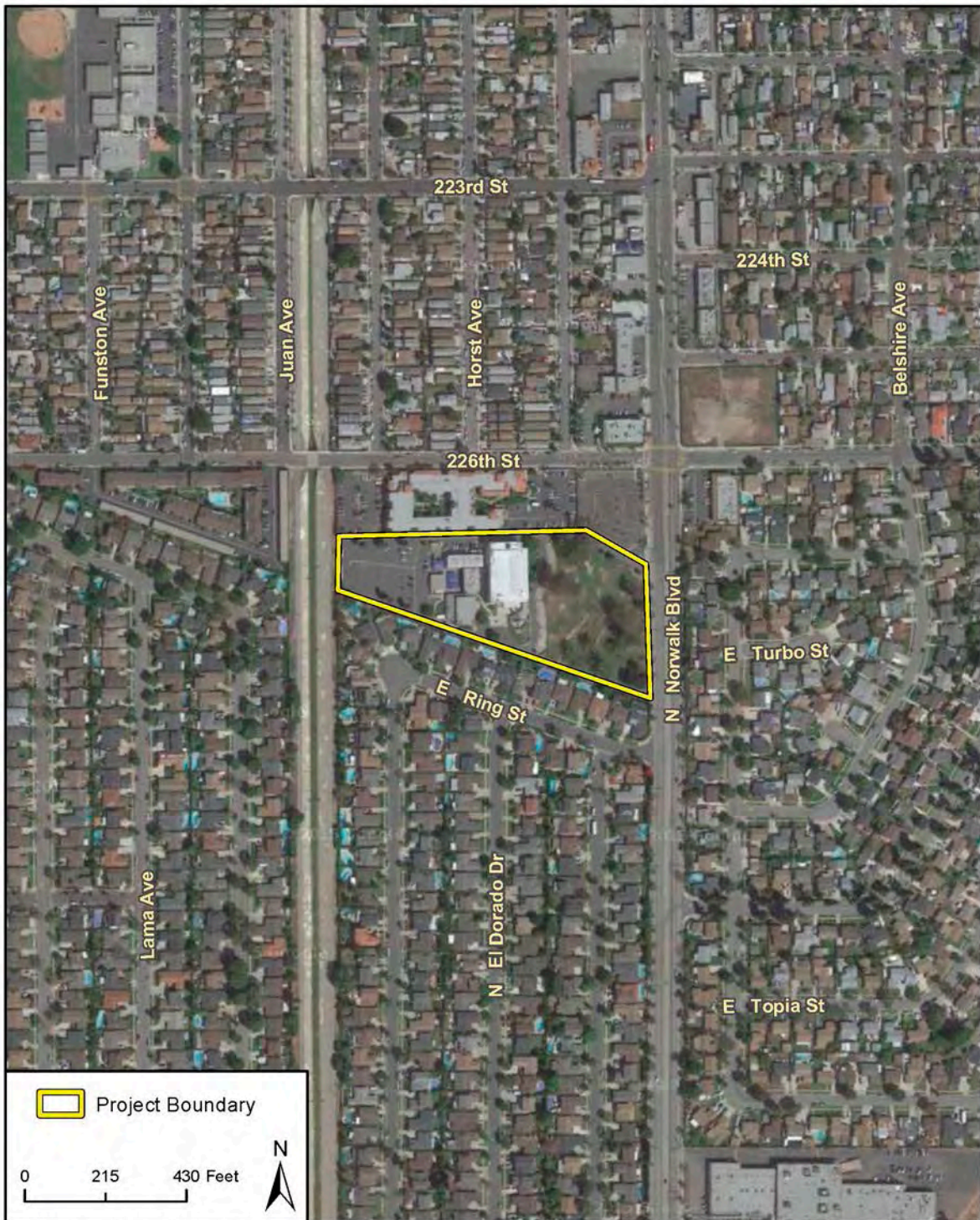
Figure 2 Regional Location



Imagery provided by ESRI and its licensors © 2015.



Figure 3 Project Location



Imagery provided by Google and its licensors © 2015.

Figure 4 Site Photographs



Photograph 1. Church looking east from Norwalk Boulevard



Photograph 2. Church looking west from rear of parking lot.

2.4 Project Characteristics

2.4.1 Proposed Land Uses and Development

The proposed project would involve subdividing the project site and developing it into a gated residential community containing 40 four bedroom single family homes on lots with a minimum square footage of 3,696 sf. The proposed homes would two stories tall. The proposed subdivision would be served by an internal, privately maintained road that would be 26-feet wide and loop through the site with 8.5 feet of street parking in portions. The road would be connected to North Norwalk Boulevard. The grand entry would have 20-foot wide lanes around a center island. The grand entry would lead to a 26-foot wide gated entry drive. Additional pedestrian access points would be provided on both the north and south sides of the vehicle access point on North Norwalk Boulevard. Sewer and water easements would run under the proposed road. New water lines would connect to existing water lines at the vehicle and pedestrian access points. A sewer line would run north at the western boundary of the site and connect to existing sewer service north of the project site. The proposed project includes 189 parking spaces, which includes 84 garage parking spaces, 84 driveway spaces, 18 parallel spaces, and 3 head-in spaces.

The project would include 147,796 sf (58 percent) of landscaped and open space area. This open space would include landscaped areas, a paseo area, and a “Tot Lot” play area.

The private roadways, open space, and community amenities would be managed and maintained by a Homeowner’s Association (HOA).

2.4.2 Site Preparation and Construction

Site preparation for the proposed project would include removal of a 27,709 sf church facility, parking lot, and landscaped area. Other site preparation activities would include utility and infrastructure improvements, paving, and landscaping. Infrastructure improvements and landscaping would include:

- Concrete sidewalks throughout the development
- Vehicle access onto Norwalk Boulevard for entry to the project site; this would include a vehicle access gate and a roundabout
- Street trees and focal trees throughout the development
- Irrigation for all landscaping

2.5 Project Objectives

The objectives of the proposed project are as follows:

- Provide construction of high quality housing consistent with the City of Long Beach 2013-2021 Housing Element
- Create an attractive, high quality neighborhood design that reflects the project site’s unique location
- Provide residential development that does not conflict with surrounding land uses and neighborhoods
- Provide a walkable pedestrian friendly neighborhood with recreational amenities
- Create a financially viable project that provides for the creation of construction employment opportunities, recreational opportunities, and expanded housing opportunities; and
- Enhance the City’s ability to provide services through fiscally-positive development.

2.6 Required Approvals

Implementation of the proposed Dorado Residential Development Project would require the following discretionary approvals from the City, which is the lead agency and the only public agency with discretionary approval over the project:

- General Plan Amendment – from Institutional and School District to Single Family District (1)
- Zone Change – from Institutional to R-1-M
- Vesting Tentative Tract Map
- Site Plan Review
- Certification of Final EIR

3 Environmental Setting

3.1 Regional Setting

The project site is located in the city of Long Beach, in southern Los Angeles County, within the greater Los Angeles metropolitan area (refer to Figure 2, and Figure 3, both of which can be found in Section 2.0, *Project Description*). Long Beach is approximately 20 miles south of downtown Los Angeles and is located adjacent to the Pacific Ocean. The total area of the city is approximately 33,908 acres (53 square miles). Developed land comprises approximately 98.6 percent of Long Beach and about 473 acres, or 1.4 percent, of the city is undeveloped (City of Long Beach, 2013). Water-covered areas and miscellaneous land uses account for the remaining land. The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The region is subject to various natural hazards, including earthquakes, tsunamis and flooding.

3.2 Project Site Setting

The project site is located on a 5.8-acre site at 3655 North Norwalk Boulevard in northeastern Long Beach. The site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens. The Artesia-Norwalk Drainage Channel runs along the eastern boundary of the site.

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

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

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

3.3 Cumulative Development

CEQA defines “cumulative impacts” as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Cumulative impacts are discussed within each of the specific impact analysis discussions in Section 4, *Environmental Impact Analysis*. Section 15130 of the *CEQA Guidelines* states that an adequate discussion of cumulative impacts should include either a list of past, present, and probable future projects producing related or cumulative impacts; or a summary of projections contained in an adopted local,

regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.

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

Table 3 Cumulative Projects List

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

Source: City of Long Beach, 2016

Table 4 Cumulative Projects Summary

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

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4 Environmental Impact Analysis

This section discusses the potential environmental effects of the proposed project for the specific environmental issue areas that were identified through the Initial Study process (or otherwise determined to be appropriate to include in this analysis) as having the potential to experience significant impacts.

“Significant effect” is defined by the State CEQA Guidelines §15382 as:

“a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The assessment of each issue area begins with the setting and is followed by the impact analysis. Within the impact analysis, the first subsection identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City of Long Beach (as the CEQA Lead Agency) or other public agencies, as determined appropriate. Other thresholds are generally recognized or have been developed specifically for this analysis. The next subsection describes each impact of the proposed project, feasible mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

Significant and Unavoidable: An impact that cannot be reduced to below the significance threshold level with implementation of reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.

Significant but Mitigable: An impact that can be reduced to below the significance threshold level with implementation of reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.

Less than Significant: An impact that may be adverse, but does not exceed the significance threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

No Impact: No impact would occur.

Beneficial Impact: The project would result in a beneficial impact on the environment.

Following each environmental effect discussion is a listing of feasible mitigation measures (if required) and the residual effects or level of significance remaining after the implementation of the measures. In those cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other past, present and probable future development in the area.

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4.1 Cultural Resources

The information and analysis presented in this section is based on a Historic Resources Assessment prepared for the proposed project by Rincon Consultants, Inc. in January 2016, an Architectural Survey Report completed for the project by Cogstone in February 2016, and a Peer Review Historic Resources Assessment Report Completed by Architectural Resources Group (ARG) in April 2016, all of which are included as Appendix B of this EIR.

4.1.1 Setting

Historical Background

Prehistory

The project site is located in the southern coastal region of California. The prehistoric chronological sequence is generally divided into four periods: Early Man, Milling Stone, Intermediate, and Late Prehistoric. The Early Man Horizon (ca. 10000-6000 B.C.) is represented by numerous sites identified along the mainland coast and Channel Islands. Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons, though recent data indicates that the economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources. The Millingstone Period, (6000-3000 B.C.), is characterized by an ecological adaptation to collecting suggested by the appearance and abundance of well-made milling implements. A broad spectrum of food resources were consumed, including small and large terrestrial mammals, sea mammals, birds, shellfish, fishes, and other littoral and estuarine species, yucca, agave, seeds, and other plant products. The Intermediate Horizon (3000 B.C. – A.D. 500) is characterized by a shift toward a hunting and maritime subsistence strategy. A noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal along the coast. Tool kits for hunting, fishing, and processing food and other resources reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured. An increase in mortars and pestles became more common, indicating an increasing reliance on acorn. The Late Prehistoric Horizon (A.D. 500 - Historic Contact) saw further increase in the diversity of food resources. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small, finely worked projectile points associated with the bow and arrow.

Ethnography

The project lies within an area traditionally occupied by the Native American group known as the Gabrielino. The name Gabrielino was applied by the Spanish to those natives that were attached to Mission San Gabriel. Today, most contemporary Gabrielino prefer to identify themselves as Tongva. Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region.

The Tongva established large permanent villages and smaller satellite camps throughout their territory. Society was organized along patrilineal non-localized clans, a common Takic pattern. Tongva subsistence was oriented around acorns supplemented by roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects. Tongva employed a wide variety of tools and implements to gather and hunt food. The digging stick, the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and

hooks were common tools. Like the Chumash, the Tongva made oceangoing plank canoes (known as *tí'at*) capable of holding 6 to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands.

History

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements. On September 8, 1771, Fathers Pedro Cambón and Angel Somera established the Mission San Gabriel de Arcángel near the present-day city of Montebello. In addition to Mission San Gabriel, the Spanish also established a pueblo (town) in the Los Angeles Basin known as El Pueblo de la Reina de los Angeles de la Porciúncula in 1781. This pueblo was one of only three pueblos established in Alta California and eventually became the City of Los Angeles. It was also during this period that the Spanish crown began to deed ranchos to prominent citizens and soldiers. To manage and expand their herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population. Native populations were also affected by the missions who were responsible for their administration as well as converting the population to Christianity. The increased European presence during this period led to the spread of disease which devastated the native populations.

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the federalization and distribution of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time. The land within which the project site is located was once part of Rancho Los Nietos, which was granted to Manuel Nieto in 1874. His rancho would be later divided among his heirs, a portion of which became Rancho Los Cerritos, which includes the project site.

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for the conquered territory. This period saw many ranchos in California sold or otherwise acquired by Americans and the land subdivided into agricultural parcels or towns. Many ranchos in Los Angeles County were sold or otherwise acquired by Americans in the mid-1800s, and most were subdivided into agricultural parcels or towns. Nonetheless, ranching retained its importance and, by the late 1860s, Los Angeles was one of the top dairy production centers in the West. By 1876, the county had a population of 30,000. Ranching was supplanted by farming and urban professions during the late nineteenth century due to droughts and increased population growth.

Rancho Los Cerritos was sold by Manuel Nieto's heir to Jonathan Temple, who built a ranch house on the land approximately six miles from the current project site. Rancho Los Cerritos was then sold to Thomas and Benjamin Flint and Lewellyn Bixby, who began subdividing and selling the land in the 1870s. By 1884, the developing community had adopted the name of Long Beach. Expansion of transportation networks and further growth led to the incorporation of Long Beach in 1888. The City became a major oil producer beginning in the 1920s (Franks and Lambert 1985) and has continued to grow as a major transportation center, shipping industry hub, and tourist destination. Today, Long Beach is the busiest port on the West Coast and is one of the most populous cities in California, with an estimated 2015 population of 484,958 (California Department of Finance, May 2016).

Regulatory Setting

CEQA

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it meets any of the following criteria:

- 1 Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2 Is associated with the lives of persons important in our past;
- 3 Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4 Has yielded, or may be likely to yield, information important in prehistory or history.

According to CEQA, all buildings constructed over 50 years ago and that possess architectural or historical significance may be considered potential historic resources. Most resources must meet the 50-year threshold for historic significance; however, resources less than 50 years in age may be eligible for listing on the CRHR if it can be demonstrated that sufficient time has passed to understand their historical importance.

California Register of Historical Resources Criteria

The California Register criteria are modeled on the National Register of Historic Places criteria. For listing in the California Register, a property must be eligible under one or more of the following criteria and retain sufficient integrity to convey its significance:

- 1 It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- 2 It is associated with the lives of persons important to local, California, or national history.
- 3 It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- 4 It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

City of Long Beach

Historical Context Statement

In July 2009, the City completed a citywide Historic Context Statement to provide a framework for the investigation of the City's historic resources; serve as a tool for preservation planning; and provide historic preservation specialists, planners, and the public with guidance in assessing the significance of Long Beach's built environment. The Historic Context Statement was also designed to assist City staff to

evaluate proposed projects that may have a significant impact on cultural resources as they relate to CEQA.

The Historic Context Statement uses the Multiple Property Submission (MPS) approach to historic survey and registration efforts developed by the National Park Service. The MPS approach facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations. By evaluating groups of related properties, the MPS approach streamlines the identification process and establishes a consistent framework for assessing potential historic resources.

The Historic Context Statement spans Long Beach history from prehistory through development of the modern city and concludes in 1965. The Historic Context Statement addresses six specific:

- Identification of significant themes in Long Beach history and architecture;
- Definition and description of property types that represent the contexts and provision of known examples of resources that illustrate and explain the property types;
- Description of architectural styles and character-defining features representative of development in Long Beach;
- Identification of architects and builders known to have influenced the physical character of Long Beach;
- Listing of known important buildings constructed in Long Beach;
- Establishment of registration requirements for Long Beach's historic resources.

Historic Preservation Element

The City of Long Beach Historic Preservation Element was adopted by the City Council on June 22, 2010, to create a proactive, focused plan for use by residents, local preservation advocates, City staff, the Cultural Heritage Commission, Planning Commission, and City Council. The Historic Preservation Element outlines a vision for future historic preservation efforts and the actions that need to be taken to achieve them. Development of the Historic Preservation Element was coordinated with the City's 2030 General Plan update.

To ensure that the rich history of Long Beach is preserved through the identification, protection, and celebration of historic resources highly valued for their role in the city's environment, urban design, economic prosperity, and contributions to the quality of life in city neighborhoods, the Historic Preservation Element establishes five main goals, each with corresponding policies and implementation measures that affirm the City's commitment to historic preservation:

- GOAL 1: Maintain and support a comprehensive, citywide historic preservation program to identify and protect Long Beach's historic, cultural, and archaeological resources.
- GOAL 2: Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.
- GOAL 3: Maintain and expand the inventory of historic resources in Long Beach.
- GOAL 4: Increase public awareness and appreciation of the city's history and historic, cultural, and archaeological resources.
- GOAL 5: Integrate historic preservation policies into the city's community development, economic development, and sustainable-city strategies.

Local Designation

Since 1988 the City of Long Beach has had an active program to recognize buildings and neighborhoods that have special architectural or historical value. Chapter 2.63.050 of the City of Long Beach Municipal Code established the procedures for the designation of individual landmarks and landmark districts, and designated historic landmarks are listed in Chapter 16.52 of the Municipal Code. As of January 2016, 130 landmarks and 17 historic districts have been designated.

A resource must meet one or more of the following criteria of significance to be designated as a City of Long Beach landmark or landmark district:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- Criterion B: It is associated with the lives of persons significant in the City's past; or
- Criterion C: It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possesses high artistic values; or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

A group of cultural resources qualify for designation as a Landmark District if they retain integrity as a whole and meets the following criteria:

- Criterion A: The grouping represents a significant and distinguishable entity that is significant within a historic context.
- Criterion B: A minimum of sixty percent (60%) of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

Site History

According to the Peer Review: Historic Resources Assessment Report, prepared for the project (Appendix B), the church is a drive-in church that was designed by Charles Beck. The church began as the El Dorado Park Community Church in 1957. The church's first services were held at the Los Altos Drive-In Theater in March of 1957. While outdoor church services had been established as early as the late 1930s, drive-in churches became a popular institutional typology during the mid-20th century; as seen in mid-century property types like drive-in restaurants, the car had an increasingly strong influence on the built environment and the culture of California at this time. The construction of Reformed Church in America, drive-in chapels at the Valley Community Church and the El Dorado Park Community Church followed.

In 1961, the El Dorado Park Community Church acquired the parcel at 3655 N. Norwalk Boulevard for the construction of a drive-in church building. Construction began in late spring of 1963 and was reported to include a chapel with a drive-in section (original chapel no longer extant), an administration building, a social hall and a school. The architect for this first phase of construction was Charles Beck of Costa Mesa. A Long Beach Independent article from 1965 stated that Charles Laughlin of Anaheim served as landscape architect while Ralph Davis of Lloyd's, Long Beach completed the building's interiors. The property's buildings from this era were unified by an aesthetic that blurred the line between interior and exterior spaces and integrated natural materials, a reflection of the primary tenets of the Mid-Century Modern style, a postwar iteration of the International Style that included a clear expression of structural elements and building materials, simple geometric volumes, and expanses of glass. The church experienced immediate and continued success in the years between its first service in 1964 and its expansion in the late 1960s. During this time, the church was acknowledged as the first drive-in church in Long Beach specifically designed to accommodate automobiles. Though its eastern neighbor Garden

Grove Community Church was arguably the most recognizable drive-in church in the country, El Dorado Park Community Church became a notable landmark within the community. The original chapel seated 400 people, while the adjacent drive-in facilities (consisting of open space with a sound system and curving lanes to direct cars into rows) accommodated approximately 300 cars. However, the congregation had long anticipated the construction of a larger church serving 1,000 worshippers that would effectively replace the smaller chapel as part of the church's master plan. Although the completion of the project's first phase was reported (and future phases conceptualized) in a Long Beach Independent Press-Telegram article in 1965, an official design for the new sanctuary was not publicized until 1967. The building's design most notably included expanses of glass and a continuous pulpit extending from the chapel's interior to a projecting balcony from which the ministry could give their sermons and better include the drive-in congregation. The design was to continue the natural Modern aesthetic established by Charles Beck. A 1968 article reported that the campus master plan also called for "a large multi-story educational unit to supplement existing classrooms, office and fellowship hall," as well as a second story addition to the existing classroom building that was nearing completion.

The new sanctuary building was designed by architect Benno Fischer. Ground was broken in 1968 and construction was completed by 1971. A reflecting pool and fountains, originally located along the base of the cross structure and east façade of the sanctuary, were completed the same year. Fischer also designed a second story for the complex's administration building, the construction of which was completed in 1972. In 1972 it was estimated that services attracted up to 2,000 people who came from communities outside of Long Beach in the Southern California region. Between 1971 and 1981 the church even had its own nationally televised weekly service, "Sunday Celebration." It appears to have ceased holding drive-in services sometime in the late 1970s but continued to hold services in the sanctuary building. In 2011, the El Dorado Park Community Church merged with the nearby Revolution Church (which had itself originally split off from El Dorado Park Community Church in 2003) under the overarching name of Park Church.

Existing Conditions

The El Dorado Park Community Church (Park Church) complex currently occupies the project site. The church complex comprises five buildings: the sanctuary (chapel) building, a classroom building, an administration building, a preschool building, and Fellowship Hall. The church complex's buildings are unified by a Mid-Century Modern aesthetic, though the sanctuary building is the most highly articulated of the grouping and also exhibits elements of New Formalism. Architectural elements seen throughout include rectangular plans, flat roofs with wide eaves, exposed structural systems, expanses of glass, and cladding of stucco or rough cut stone veneer. The buildings are arranged around a series of hardscaped courts, and are physically joined by a network of covered walkways, with the exception of the sanctuary building, which stands alone. A paved court shared by the adjoined buildings is sheltered by fabric canopies, as is a playground at the northwest corner of the site; some ancillary wooden structures stand along its southwestern edge. The complex is raised above grade along the west façade and features a retaining wall of split-face concrete block. The site is landscaped with stretches of unmaintained grass, foundation plantings, hedges, flowering shrubs, mature shade trees, and meandering pathways.

Figure 5 Site Photographs



Photograph 1. Chapel and grounds where automobiles would park for drive-in services



Photograph 2. Chapel – outdoor balcony connected to interior preaching pulpit

Three historical reports were completed for the project. The first was completed by Rincon Consultants in January 2016. The second was completed by Cogstone in February 2016. The third was completed by Architectural Resource Group in April 2016. The Rincon Consultants report found that the chapel individually eligible for listing as a City of Long Beach Landmark under Criterion A, as the first drive-in church of Long Beach and one of the earliest examples of a chapel designed to accommodate the drive-in church concept. The chapel also appears eligible under Criterion C as it is a representative example of Midcentury Modern style. The building is dominated by the eastern façade, which features vertical glass panels separated by steel beams, a projecting roof, stone veneer and a unique balcony which extended into the interior pulpit. Although the chapel appears eligible for listing as a City of Long Beach Landmark, there is insufficient evidence to demonstrate that the chapel is eligible for listing in the CRHR at this time. The school, hall and office buildings were also found ineligible for listing in the CRHR and as City of Long Beach landmarks as both the school and office buildings have undergone alterations with additions of second stories in 1967 and 1972, respectively.

The report prepared by Cogstone found that one newly-recorded resource – the El Dorado Park Community Church Fellowship Hall – was identified as an historic-age built environment resource within the Project Area. The determination of eligibility finds that this building is not eligible for CRHR listing under any of the four CRHR criteria. The building retains some of its integrity, but it is recommended as not eligible for CRHR listing. The remaining buildings on the property are not old enough to be considered for historic designation and there is no evidence to support a finding of “exceptional importance”.

The ARG report was commissioned to review the two reports and come to an independent conclusion regarding the eligibility of the structures on the site. In this report ARG concurred with Rincon’s evaluation that found the sanctuary (chapel) building eligible for designation as a City of Long Beach Landmark under Criterion C, as an intact example of a rare building type (a drive-in church) and as an excellent example of Mid-Century Modern architecture. ARG further found that the building is also eligible for listing in the California Register of Historical Resources under Criterion 3 as an intact example of a rare building type (a drive-in church) and as an excellent example of Mid-Century Modern architecture. Additionally, ARG found that the sanctuary building, including its associated landscape features, is eligible for listing in the California Register of Historical Resources and for designation as a City of Long Beach Landmark under Criteria 1/A, for its association with automobile-centric development patterns in California during the post-World War II period.

4.1.2 Impact Analysis and Mitigation Measures

a. Methodology and Significance Thresholds.

Significance Thresholds

According to Appendix G of the *State CEQA Guidelines*, impacts related to cultural resources from the proposed project would be significant if the project would:

- 1 Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5;
- 2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
- 3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature of paleontological or cultural value;

4 Disturb any human remains, including those interred outside of formal cemeteries

Historical resources are “significantly” affected if there is demolition, destruction, relocation, or alteration of the resource or its surroundings. Generally, impacts to historical resources can be mitigated to below a level of significance by following the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties with *Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the Secretary of the Interior’s *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* [13 PRC 15064.6 (b)]. In some circumstances, documentation of an historical resource by way of historic narrative photographs or architectural drawings will not mitigate the impact of demolition below the level of significance [13 PRC 15126.4 (b)(3)]. Preservation in place is the preferred form of mitigation for a “historical resource of an archaeological nature” as it retains the relationship between artifact and context, and may avoid conflicts with groups associated with the site [PRC 15126.4 (b)(3)(A)]. Historic resources of an archaeological nature and “unique archaeological resources” can be mitigated to below a level of significance by:

- Relocating construction areas such that the site is avoided;
- Incorporation of sites within parks, greenspace, or other open space;
- “Capping” or covering the site with a layer of chemically stable soil before building; or
- Deeding the site into a permanent conservation easement. [PRC 15126.4 (b)(3)(B)].

If an archaeological resource does not meet either the historic resource or the more specific “unique archaeological resource” definition, impacts do not need to be mitigated [13 PRC 15064.5 (e)]. Where the significance of a site is unknown, it is presumed to be significant for the purpose of the EIR investigation.

The CEQA thresholds were analyzed in the Initial Study prepared for the project, which found that impacts related to thresholds 2 through 4 would be less than significant with mitigation and did not need further discussion. Therefore these thresholds will not be further discussed in this EIR. See Appendix A for the Initial Study/NOP.

b. Impact Analysis

THRESHOLD 1 - CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN §15064.5?

Impact Cult-1 Construction of the project would involve the demolition of a drive-in church that is over 45 years of age and has been identified as a historical resource for the purposes of CEQA. Demolition of the drive-in church would result in a significant and unavoidable impact.

The project site is developed with a church and preschool. The Peer Review Historic Resources Assessment completed for the project (Appendix C) concurred with the report prepared by Rincon Consultants and found the church to be eligible for designation as a City of Long Beach Landmark under Criterion C and additionally, found the chapel to be eligible for listing on the California Register of Historical Resources under Criterion 3, as an intact example of a rare building type (a drive-in church) and as an excellent example of Mid-Century Modern architecture. As stated above in Existing Conditions, the sanctuary building, including its associated landscape features, is eligible for listing in the California Register of Historical Resources and for designation as a City of Long Beach Landmark under Criteria 1/A, for its association with automobile-centric development patterns in California during the post-World War II period.

The other four buildings on the property, the administration building, classroom building, preschool building, and Fellowship Hall, do not appear to be individually eligible for listing under either local or state criteria. The three 1960s buildings were designed, constructed, and added to as part of a master plan, share a unified Mid-Century Modern style, and are indirectly associated with patterns of events significant in local and state history. However, they are modest examples of the architectural style and have always been intended to serve a secondary, support role to the main drive-in sanctuary building. They are not distinguishable from the types of secondary buildings found on conventional church campuses, and do not exhibit any of the distinctive characteristics of the drive-in church typology. For these reasons, they are found not eligible for listing in the California Register or as City of Long Beach Landmarks. The fifth building in the complex is a prefabricated building added in 1975; it is a later addition that was not part of the master plan and it does not have a distinguishable architectural style. It is also ineligible against eligibility criteria.

The property as a whole is not eligible for listing as a historic district under either local or state criteria. While the grouping of buildings does represent a distinguishable entity, there is not enough evidence to confirm that the campus as a whole is significant against eligibility criteria.

Based on the above, the drive-in church is considered a historical resource for the purposes of CEQA. The project would result in the demolition of this building and would therefore have a significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of historical resources. Impacts to the drive-in church would be significant and unavoidable.

Mitigation Measures

CR-3 Building Documentation. Archival documentation of as-built and as-found condition shall be collected for the chapel. Prior to issuance of the first demolition permit for the project, the lead agency shall ensure that documentation of the building is completed in accordance with the general guidelines of Historic American Building Survey (HABS) documentation. The documentation shall include large-format photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History. The original archival-quality documentation shall be offered as donated material to repositories that will make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Development Services Department, the downtown branch of the Long Beach Public Library, and the Historical Society of Long Beach where it would be available to local researchers.

Significance after Mitigation

Implementation of mitigation measure CR-1 would ensure that the building is documented prior to demolition. This would reduce the cultural resource impact to the degree feasible. Nevertheless, the impact related to demolition of the structure would remain significant and unavoidable. Section 6, Alternatives, considers alternatives that would avoid this impact by preserving the church building.

CUMULATIVE IMPACTS

In terms of historical resources, the analysis of cumulative impacts relates to whether impacts of the project and future related projects, considered together, might substantially impact and/or diminish the number of similar historic resources, in terms of context or property type. While the project would result in significant impacts to historic resources, significant cumulative adverse impacts to historic resources

are not anticipated since the proposed project is the only project in the vicinity that involves the demolition of a historic building. Any future projects would need to be analyzed on a case-by-case basis pursuant to CEQA, with a determination made for each project on the significance of indirect impacts to historic resources, as well as any future historic resources that are identified in the vicinity.

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4.2 Traffic

This section analyzes the potential for the proposed project to cause significant impacts to the existing traffic and transportation facilities in the City of Long Beach. The analysis in this section is based on a Trip Generation Study (Study) prepared for the proposed project by RK Engineering Group, Inc. in January 2015 (Appendix C).

4.2.1 Setting

a. Existing Street Network

Primary regional access to the project site is provided by the San Gabriel River Freeway (I-605). I-605 runs in the north/south direction west of the project site. Local access to the project site is provided 226th Street, N Norwalk Boulevard, and E Wardlow Road. These roadways are classified in the City's General Plan and described in detail below.

- **Interstate 605** transverses the city in a generally north/south direction through the central portion of the Plan Area. To the south it links with the 405 Freeway and into southern Los Angeles area. Average daily traffic volumes in 2014 on I-605 were 198,000.
- **226th Street** is a two lane roadway that runs east/west through the eastern portion of the city.
- **N Norwalk Boulevard** is designated as a Major Avenue by the City of Long Beach General Plan Mobility Element. It is a four lane roadway that runs north/south through the eastern portion of the City.
- **E Wardlow Road** is designated as a Minor Avenue by the City of Long Beach General Plan Mobility Element. It is a four lane roadway that runs east/west through the southern portion of the city.

b. Regulatory Setting

Congestion Management Program

In Los Angeles County (County), the CMP uses ICU intersection analysis methodology to analyze its operations. In June 1990, the passage of the Proposition 111 gas tax increase required urbanized areas in the State with a population of 50,000 or more to adopt a CMP. Metro is the Congestion Management Agency (CMA) for the County. Metro has been charged with the development, monitoring, and biennial updating of Los Angeles County's CMP. The Los Angeles County CMP is intended to address the impact of local growth on the regional transportation system. The CMP Highway System includes specific roadways, including State highways, and CMP arterial monitoring locations/intersections. The CMP is also the vehicle for proposing transportation projects that are eligible to compete for the State gas tax funds.

Long Beach General Plan

It is the stated goal of the City to maintain or improve the current ability to move people and goods to and from activity centers while reinforcing the quality of life in their neighborhoods. This goal is supported by the objectives to: (1) maintain traffic and transportation LOS at LOS D, (2) accommodate reasonable, balanced growth, and (3) maintain or enhance our quality of life. The following specific Mobility of People (MOP) policies are included in the Mobility Element of the General Plan.

- **MOP Policy 1-1** To improve the performance and visual appearance of Long Beach's streets, design streets holistically using the "complete streets approach" which considers walking, those with mobility constraints, bicyclists, public transit users, and various other modes of mobility in parallel.

- MOP Policy 1-9 Increase mode shift of transit, pedestrians, and bicycles.
- MOP Policy 1-18 Focus development densities for residential and nonresidential uses around the eight Metro Blue Line stations within City boundaries.
- MOP Policy 4-1 Consider effects on overall mobility and various travel modes when evaluating transportation impacts of new developments or infrastructure projects.
- MOP Policy 15-3 Consider pickup and delivery activities associated with various land uses when approving new development, implementing projects, and improving highways, streets, and bridges.

4.2.2 Impact Analysis and Mitigation Measures

a. Methodology and Significance Thresholds

Project Traffic Generation

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the Ninth Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE).

Significance Thresholds

Impacts related to transportation and circulation would be potentially significant if development facilitated by the proposed project would:

- 1 Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of a circulation system, taking into account all modes of transportation, including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit
- 2 Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways
- 3 Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks
- 4 Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 5 Result in inadequate emergency access
- 6 Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities

In addition, according the City of Long Beach:

- *Impacts to intersections are considered significant if:*
 - *An unacceptable peak hour Level of Service (LOS) (i.e. LOS E or F) at any of the intersections is projected. The City of Long Beach considers LOS D (ICU = 0.801 - 0.900) to be the minimum acceptable LOS for all intersections. For the City of Long Beach, the current LOS, if worse than LOS D (i.e. LOS E or F), should also be maintained; and*

- *The project increases traffic demand at the study intersection by 2% of capacity (ICU increase ≥ 0.020), causing or worsening LOS E or F (ICU > 0.901). At unsignalized intersections, a “significant” adverse traffic impact is defined as a project that: adds 2% or more traffic delay (seconds per vehicle) at an intersection operating LOS E or F.*
- *Impacts to roadway segments are considered significant if:*
 - *An unacceptable LOS (i.e. LOS E or F) at any of the study roadway segments is projected.*

All the thresholds listed above were analyzed in the Initial Study in Appendix A. The analysis found that impacts related to thresholds 3 through 6 would be less than significant and did not need further discussion. Therefore these thresholds are not further discussed in this EIR.

b. Impact Analysis

THRESHOLD 1 - CONFLICT WITH AN APPLICABLE PLAN, ORDINANCE OR POLICY ESTABLISHING MEASURES OF EFFECTIVENESS FOR THE PERFORMANCE OF THE CIRCULATION SYSTEM

THRESHOLD 2 - CONFLICT WITH AN APPLICABLE CONGESTION MANAGEMENT PROGRAM, INCLUDING, BUT NOT LIMITED TO, LEVEL OF SERVICE STANDARDS AND TRAVEL DEMAND MEASURES, OR OTHER STANDARDS ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS

Impact T-1 Construction and operation of the proposed project would decrease traffic on the surrounding street network, and therefore would not cause any intersection to exceed the City’s LOS standard. Impacts associated with construction and operation of the proposed project would be less than significant.

Construction of the project would generate temporary construction-related traffic such as deliveries of equipment and materials to the project site and construction worker traffic. Construction traffic would be limited and temporary, and would not be substantial in relation to the existing traffic load and capacity of the street system.

The project includes an internal road that would connect to Norwalk Boulevard. Norwalk Boulevard is designated as a Major Avenue by the Long Beach General Plan Mobility Element. Major Avenues are primarily used for travel between cities and neighborhoods. Adjacent to the project site, Norwalk Boulevard is a four-lane road with a dedicated center left turn lane.

The project would also generate traffic during its operation. A Trip Generation Study was completed for the proposed project by RK Engineering Group, January 2015 (see Appendix C). The project would reduce the number of trips to and from the site. The net decrease is shown in Table 5. The total daily decrease would be 521 daily trips, with a 101-trip reduction occurring during the AM peak hour and a 93-trip reduction during the PM peak hour.

Table 5 Trip Generation

Use	AM Peak Hour	PM Peak Hour	Daily Total
Proposed			
Single Family Residences	31	40	381
Existing			
Church	10	10	161
Daycare Center	122	123	741
Total Existing	132	133	902
Net Change (Proposed – Existing)	(101)	(93)	(521)

() – indicates a negative number
 Source: Trip Generation Study, RK Engineering Group, January 2015 (Appendix C)

The traffic pattern caused by these trips would be different than the pattern caused by the existing uses. The existing church and daycare center would result in trips from the general vicinity, but would not attract trips from elsewhere in the region. This is due to the fact that people tend to attend church and find daycare in the area where they live. Therefore regional trips would not result from the existing uses. The proposed residences would result in trips that could be more regional in nature. However, due to the overall reduction in traffic generation, the project would not regional intersections or freeways to exceed service standards. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance after Mitigation

Impacts would be less than significant.

c. Cumulative Impacts

Cumulative development within the project area would cause increases in traffic on area roadways. The development listed in Table 3 would create more traffic on the roadway system and could lead to congestion that exceeds level of service standards. However, the proposed project would reduce trips to and from the site and would incrementally reduce traffic in the surrounding area. Therefore the project would not contribute to a cumulative impact.

5 Other CEQA Required Discussions

This section discusses growth-inducing impacts, irreversible environmental impacts, and energy impacts that would be caused by the project.

5.1 Growth Inducing Effects

Section 15126(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if it could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population and Economic Growth

Population

The proposed project would add 40 new single family residences to Long Beach. The current population of Long Beach is 484,958 and the city has approximately 2.84 persons per household (California Department of Finance, 2016). Development of the proposed project would therefore add an estimated 114 residents (40 dwelling units x 2.84 people/dwelling unit), thus increasing the city's population to 485,072. SCAG population growth forecast for Long Beach is 484,500 by 2040, which is less than the city's current population. According to the city's General Plan Housing Element, realization of future housing development potential (7,270 new dwelling units by 2021) would result in an increase in the city's population of 20,647 persons, for a total population of 505,605 in 2021. The city's current population exceeds SCAG's projection by 458 persons and, based on the Housing Element, would exceed the 2040 projection by 21,105 persons in 2021. The project would incrementally increase the anticipated future (2021) exceedance by 0.5 percent. As discussed in Section 3, *Environmental Setting*, planned and pending development within 5 miles of the proposed project would not add any residential units to the city.

Economic

The project would generate temporary employment opportunities during construction, which would be expected to draw workers from the existing regional work force. Therefore, construction of the project would not be considered growth inducing from a temporary employment standpoint.

The proposed project does not involve any commercial uses that would generate permanent employment opportunities. The proposed project may generate jobs associated with maintenance of the project site (i.e., the "Tot Lot" play area and landscaped areas). This would be an incremental increase in employment opportunities (expected to be less than five jobs) and would be expected to draw workers from the existing regional work force. Therefore, the proposed project would not be growth-inducing with respect to jobs and the economy.

According to SCAG data, in 2012 (the most recent year for which SCAG data is available) Long Beach had a jobs-housing ratio of 0.94:1 (SCAG, April 2016). This indicates that there are 0.94 jobs for every housing unit. A jobs-housing ratio over 1.5:1 is considered high and may indicate an increasing imbalance

between jobs and housing (i.e., new residential construction has not kept up with job creation), while a ratio below 1:1 is considered low. The new population growth and employment opportunities that would be added by the project are well within SCAG's projections for the City. The project-related increase of 40 housing units would incrementally lower the existing job-housing ratio in Long Beach, but because of the large number of jobs and housing already existing in the city would not significantly change this ratio.

5.2 Removal of Obstacles to Growth

The project site is located in a fully urbanized area that is well served by existing infrastructure. As discussed under Item XVII, *Utilities and Service Systems*, and IX, *Hydrology and Water Quality*, of the Initial Study (see Appendix A) existing water supply and utilities would be adequate to serve the proposed project. Additional minor improvements to water and drainage connection infrastructure could be needed, but would be sized to specifically serve the proposed project. The proposed project does not provide for any substantially capacity-increasing transportation or circulation improvements. Because the project constitutes redevelopment within an urbanized area and does not require the extension of new infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

5.3 Energy Effects

The *CEQA Guidelines* Appendix F requires that EIRs include a discussion of the potential energy consumption and/or conservation impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful or unnecessary consumption of energy.

The proposed project would involve the use of energy during construction and operation. Energy use during the construction phase would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to any temporary construction trailers or electric construction equipment. Long-term operation of the proposed project would require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, and heating and cooling systems. In addition, the increase in vehicle trips associated with the project would increase fuel consumption within the city.

Electricity service for the proposed project would be provided by Southern California Edison (SCE). SCE's power mix consists of approximately 25 percent renewable energy sources (wind, geothermal, solar, small hydroelectric, and biomass (SCE 2015)). Gas service would be provided by the Long Beach Gas & Oil Department (LBGOD).

California used 295,405 gigawatt-hours (GWh) of electricity in 2015 (California Department of Energy 2015) and 2,345 billion cubic feet of natural gas in 2014 (U.S. Energy Information Administration 2014). Californians presently consume nearly 18 billion gallons of motor vehicle fuels per year (California Energy Commission [CEC] 2014).

The proposed project's estimated energy usage, calculated using CalEEMod and shown in the CalEEMod output files in Appendix B of the Initial Study (see Appendix A of the EIR), is summarized and compared to state-wide usage in Table 6. Estimated motor vehicle fuel use is further detailed in Table 7. As shown in Table 6, the proposed project would make a minimal contribution to state-wide energy consumption in these categories.

Table 6 Estimated Project-Related Energy Usage Compared to State-Wide Energy Usage

Form of Energy	Units	Annual Project-Related Energy Use	Annual State-Wide Energy Use	Project % of State-Wide Energy Use
Electricity	megawatts per hour	291.8 ¹	296,628,000 ²	<0.00001%
Natural Gas	billion BTU	1.2 ¹	2,313,000 ³	<0.00001%
Motor Vehicle Fuels	gallons	70,744 ⁴	18,019,000,000 ⁵	<0.00001%

¹ CalEEMod output provided in the Air Quality Analysis (see Appendix B of the Initial Study [Appendix A] for calculation results)

² California Energy Commission, California Energy Almanac, 2013 Total Electricity System Power, data as of September 2014. Available: http://energyalmanac.ca.gov/electricity/total_system_power.html

³ California Energy Commission, California Energy Almanac, Overview of Natural Gas in California – Natural Gas Supply. Available: <http://energyalmanac.ca.gov/naturalgas/overview.html>

⁴ See Table 7

⁵ California Energy Commission, 2014 Integrated Energy Policy Report, Available: <http://www.energy.ca.gov/2014publications/CEC-100-2014-001/CEC-100-2014-001-CMF.pdf>.

Table 7 Estimated Project-Related Annual Motor Vehicle Fuel Consumption

Vehicle Type	Percent of Vehicle Trips ¹	Annual Vehicle Miles Traveled ²	Average Fuel Economy (miles/gallon) ³	Total Annual Fuel Consumption (gallons)
Passenger Cars	53.09%	691,456	23.41	29,537
Light/Medium Trucks	43.15%	561,996	17.16	32,750
Heavy Trucks/Other	3.39%	44,152	5.29	8,346
Motorcycles	0.37%	4,819	43.54	111
Total	100%	1,302,423	–	70,744

¹ Percent of vehicle trips found in Table 4.3 “Trip Type Information” in CalEEMod output (see Appendix B of Initial Study [Appendix A])

² Mitigated annual VMT found in Table 4.2 “Trip Summary Information” in CalEEMod output (see Appendix B of Initial Study [Appendix A])

³ Average fuel economy provided by the United States Department of Energy, Alternative Fuels Data Center (June 2015).

The proposed project would also be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, *California’s Energy Efficiency Standards for Residential and Nonresidential Buildings*) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. The Code applies to the building envelope, space-conditioning systems, and water-heating and lighting systems of buildings and appliances. The Code provides guidance on construction techniques to maximize energy conservation. Minimum efficiency standards are given for a variety of building elements, including appliances; water and space heating and cooling equipment; and insulation for doors, pipes, walls and ceilings. The Code emphasizes saving energy at peak periods and seasons, and improving the quality of installation of energy efficiency measures. The California Green Building Standards Code sets targets for: energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills, and use of environmentally

sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Adherence to Title 24 energy conservation requirements would ensure that energy is not used in an inefficient, wasteful, or unnecessary manner.

6 Alternatives

As required by Section 15126.6 of the CEQA Guidelines, this EIR examines a range of reasonable alternatives to the proposed project that would attain most of its basic objectives (stated in Section 2.5 of this EIR) but would avoid or substantially lessen any of its significant effects.

The key objectives of the project are to:

- Provide construction of high quality housing consistent with the City of Long Beach 2013-2021 Housing Element
- Create an attractive, high quality neighborhood design that reflects the project site’s unique location
- Provide residential development that does not conflict with surrounding land uses and neighborhoods
- Provide a walkable pedestrian friendly neighborhood with recreational amenities
- Create a financially viable project that provides for the creation of construction employment opportunities, recreational opportunities, and expanded housing opportunities; and
- Enhance the City’s ability to provide services through fiscally-positive development.

Included in this analysis are four alternatives, including the CEQA-required “no project” alternative, that involve changes to the project to help reduce its environmental impacts as identified in this EIR. This section also identifies the Environmentally Superior Alternative.

The following alternatives are evaluated in this EIR:

- Alternative 1: No Project
- Alternative 2: Private Elementary School
- Alternative 3: Event Venue

Table 8 provides a summary comparison of the development characteristics of the proposed project and each of the alternatives considered. A more detailed description of the alternatives is included in the impact analysis for each alternative.

Table 8 Project Alternative Comparison

Feature	Proposed Project	Alternative 1: No Project	Alternative 2: Private Elementary School	Alternative 3: Event Venue
Residential Lots	40	0	0	0
Demolition Required	Yes – all existing structures	No	Yes – church would remain, other structures would be demolished	No

All of these alternatives are described and analyzed below. Following the analysis of these three alternatives is a discussion of alternatives that were considered for analysis, but rejected as infeasible. In addition, this section includes a discussion of the “environmentally superior alternative” among the alternatives studied.

6.1 No Project Alternative

This alternative assumes that the proposed project is not constructed on the site. The site would continue in its current condition and that the existing church, daycare, and associated parking lots would remain and continue to operate. Under this alternative the church would not be demolished and therefore the significant and unavoidable cultural resource impact associated with the proposed project would not occur. However, traffic would not be reduced as it would under the proposed project. No environmental impacts would occur and none of the mitigation measures for the proposed project would apply. This alternative would not meet any of the project objectives.

6.2 Private Elementary School Alternative

6.2.1 Description

The proposed project includes the demolition of the existing church and the construction of 40 single family residences and associated infrastructure. Under this alternative, the church and daycare would no longer operate on the site. Instead, the site would be occupied by a private elementary school that would use the existing chapel. The other buildings would be demolished and replaced with new classroom buildings that would be built on the western portion of the site. It is assumed that one acre of the site would be developed with new classroom buildings. The size of the site and the location of the chapel in the middle of the parcel would limit the classroom space that could be constructed and thus limit the number of students that would attend the school under this alternative. The new classroom buildings plus the existing chapel would total 62,000 sf and approximately 3,000 students. The parking lot would remain and the lawn would be used for recreation. This alternative would not meet most of the project objectives.

6.2.2 Impact Analysis

a. Cultural Resources

As with the proposed project, the buildings other than the chapel would be demolished under this alternative. However, the chapel would not be demolished. Since the chapel is the only building with historical significance, the significant and unavoidable cultural resource impact associated with the proposed project would be avoided. Since the chapel would be repurposed for use by the school, additional mitigation would be required to ensure that aspects of the chapel that are historically significant, such as the glass portion of the eastern façade, are not altered or and that any renovations are consistent with Secretary of the Interior standards.

b. Transportation and Traffic

As shown in Table 9, Alternative 2 would generate more trips than the proposed project and would result in a net increase in overall daily and AM peak hour traffic to and from the site as compared to existing conditions. PM peak hour traffic would be lower than existing conditions, but greater than what would occur under the proposed project. The increase in AM peak hour traffic (net increase of 190 trips) could potentially result in significant impacts at nearby intersections, notably North Norwalk Boulevard and 226th Street.

Table 9 Alternative 2 Trip Generation Analysis

	ADT	AM	PM
Alternative 1 – Private Elementary School ¹	957	322	75
Existing	902	132	133
Net – Alternative 1	57	190	(58)
Net – Proposed Project	(521)	(101)	(93)

() denoted negative number

¹ITE Trip Generation Manual – 8th Edition Land Use 520 – Elementary School

6.3 Event Venue Alternative

6.3.1 Description

This alternative considers the use of the site as a special event venue. No buildings would be demolished. The site and buildings would be used for events such as parties or weddings. Alterations would be required most likely including removal of the pews in the chapel and retrofitting the accessory buildings for catering. The chapel for banquet style seating would hold approximately 2,000 people. This alternative would not meet most of the project objectives.

6.3.2 Impact Analysis

a. Cultural Resources

None of the existing structures would be demolished under this alternative. Therefore, the significant and unavoidable cultural resource impact associated with the proposed project would be avoided. Because the chapel would be repurposed for use as an event venue and would be altered/repurposed, mitigation would be required to ensure that aspects of the chapel that are historically significant, such as the glass portion of the eastern façade, are not altered, and to ensure that any alterations are consistent with Secretary of the Interior standards.

b. Transportation and Traffic

An event venue would generate trips sporadically and during off hours with most trips happening in the evenings and on weekends. Under this alternative, AM peak hour trips would likely be reduced. Using a trip rate of 1.5 people per car, approximately 1,300 trips would occur if the venue was full. These trips would occur in the evening hours and on the weekends. This would increase trips in the evenings and weekends over the proposed project, see Table 5. Impacts would be greater than that of the proposed project.

6.4 Alternatives Considered but Rejected

During the preparation of this EIR, consideration was given to three additional alternatives, but these were ultimately rejected. The three alternatives that were considered but rejected are a Residential Conversion Alternative, Moving of the Church Alternative, and Reduced Size Alternative. A Residential Conversion Alternative would have converted the chapel and the site into a multifamily residential development. Due to the specific nature of the chapel it was determined that it would not be possible to convert the chapel into a residential use without significant alterations to the structure. A Moving the Church Alternative would require moving the structure of the chapel to a different location. Based on the size of the building, this does not appear to be technically feasible. A Reduced Size Alternative would

reduce the number of residences proposed on the site, but would still involve demolition of the chapel so would not reduce or eliminate the proposed project's significant and unavoidable cultural resource impact.

6.5 Environmentally Superior Alternative

The environmental analysis contained in this EIR determined that the proposed project would result in one significant and unavoidable impact and several potentially significant but mitigable environmental impacts. Each of the alternatives considered would avoid the proposed project's significant and unavoidable impact, as discussed below.

All three of the alternatives would eliminate the significant and unavoidable cultural resources impact since they would not require the demolition of the chapel. The No Project Alternative is considered environmentally superior. However, this alternative would not meet any of the project objectives (stated in Section 2.0, Project Description) because it would not carry out the proposed project.

Section 15126.6(e)(2) of the CEQA Guidelines requires that, if the environmentally superior alternative is the No Project Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives. The Private Elementary School Alternative would reduce impacts to cultural resources and would be superior to the event venue alternative since it would have a reduced traffic impact. However, this alternative also does not meet most of the objectives of the proposed project.

7 References

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7.2 List of Preparers

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8 Responses to Comments on the Draft EIR

This section includes comments received during the circulation of the Draft Environmental Impact Report prepared for the Dorado Residential Development Project (Project).

The Draft EIR was circulated for a 30-day public review period that began on October 16, 2016 and ended on December 5, 2016. The City of Long Beach received three comment letters on the Draft EIR. The commenters and the page number on which each commenter's letter appear are listed below.

Letter No. and Commenter	Page No.
1 Scott Morgan, Director, State Clearinghouse	50
2 Diana Watson, Community Planning Branch Chief, Department of Transportation	60
3 Gayle Totten, Associate Analyst, Native American Heritage Commission	63

The comment letters and responses follow. The comment letters have been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

December 6, 2016

Letter 1

Craig Chalfant
City of Long Beach
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Subject: Dorado Residential Development Project
SCH#: 2016081047

Dear Craig Chalfant:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on December 5, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016081047
Project Title Dorado Residential Development Project
Lead Agency Long Beach, City of

Type EIR Draft EIR

Description The project site is currently developed with a 27,709 sf church facility with a parking lot, a landscaped area, and a cell tower. The church operates a pre-school on the site. The proposed project would involve demolition of the existing church and construction of 40 four bedroom single family residences. The residences would all be two stories tall. The 40 residential lots would average 4,005 sf in size, ranging from 3,696 sf to 5,696 sf. The subdivision of the site would result in five additional lots, lots A, B, C, D, and E. Lot A would be located in the northwest corner of the site and would contain the landscaped area and the cell tower. Lot B would run through the middle of the site and would contain a landscaped area, a paseo area and a tot lot play area. Lot C would contain the private road and the utilities. Finally, lots D and E are smaller landscaped areas.

Lead Agency Contact

Name Craig Chalfant
Agency City of Long Beach
Phone (562) 570-6458 **Fax**
email
Address 333 W. Ocean Boulevard, 5th Floor
City Long Beach **State** CA **Zip** 90802

Project Location

County Los Angeles
City Long Beach
Region
Lat / Long 33° 49' 22" N / 118° 04' 23" W
Cross Streets N Norwalk Ave and 226th St
Parcel No. 7075-020-003
Township **Range** **Section** **Base**

Proximity to:

Highways 605
Airports
Railways
Waterways
Schools
Land Use Institutional and School District

Project Issues Archaeologic-Historic; Fiscal Impacts; Population/Housing Balance; Traffic/Circulation; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 7; State Water Resources Control Board, Division of Drinking Water, District 4; Regional Water Quality Control Board, Region 4; Native American Heritage Commission

Date Received 10/21/2016 **Start of Review** 10/21/2016 **End of Review** 12/05/2016

NATIVE AMERICAN HERITAGE COMMISSION

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clear
12/15/16
6

DEC 05 2016

November 28, 2016

Craig Chalfant
 City of Long Beach
 333 W. Ocean Blvd., 5th Floor
 Long Beach, CA 90802

sent via e-mail:
craig.chalfant@longbeach.gov

Re: SCH#2016081047, Dorado Residential Development Project, City of Long Beach; Los Angeles County, California

Dear Mr. Chalfant:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report prepared for the project referenced above. The review included the Project Description/Introduction, the Executive Summary, and section V, Cultural Resources in the Initial Study prepared by the City of Long Beach. We have the following concerns:

- There is no Tribal Cultural Resources section or subsection in the Executive Summary as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
- There is no documentation of contact or consultation by the lead agency as required under SB-18 and/or AB-52 with Native American tribes traditionally and culturally affiliated to the project area, or that mitigation measures were developed in consultation with the tribes. Contact with consultants for the purposes of conducting cultural resources assessments is not formal government-to-government consultation.
- There are no mitigation measures specifically addressing Tribal Cultural Resources separately. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, with or without consultation occurring.
- Tribal Cultural Resources assessments are not documented. Tribal cultural resource assessments, surveys or studies should adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources. **The lack of documented resources does not preclude inadvertent finds**, which should be addressed in the mitigation measures.

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

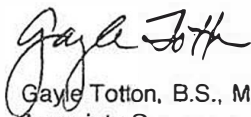
Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3710 if you have any questions.

Sincerely,



Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects.¹¹
1. The following topics are discretionary topics of consultation:
- a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified,** nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

⁹ Pub. Resources Code § 21080.3.1, subs. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸
This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- **There is no Statutory Time Limit on Tribal Consultation under the law.**
- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

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²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
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- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

DEPARTMENT OF TRANSPORTATION
 DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
 100 S. MAIN STREET, MS 16
 LOS ANGELES, CA 90012
 PHONE (213) 897-9140
 FAX (213) 897-1337
 www.dot.ca.gov



*Serious drought.
 Help save water!*

December 05, 2016

Mr. Craig Chalfant
 City of Long Beach
 333 West Ocean Boulevard, 5th Floor
 Long Beach, CA 90802

Governor's Office of Planning & Research

DEC 05 2016

STATE CLEARINGHOUSE

*Chalfant
 12/5/16
 E*

RE: Dorado Residential Development Project
 Draft Environmental Impact Report
 SCH# 2016081047
 IGR# 07-LA-2016-00241
 Vic. LA/ 605/ PM R1.607

Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project includes demolition of the existing church and construction of 40 four-bedroom single-family residences. Currently, the church operates a pre-school on the site.

After reviewing the DEIR dated October 2016, Caltrans would like to refer the Lead Agency to our previous comment letter dated September 12, 2016. We remain concerned of the on/off-ramps at Carson Street during and after construction. If a truck/traffic construction management plan has been prepared, please submit it for Caltrans' review.

The project will generate 318 daily trips and 31/40 AM/PM peak hour trips. The project site is within one mile away from the State facilities. There are 9 related projects in the project vicinity, and many related project trips may utilize the same State facilities. Therefore, cumulative impact may occur. As a reminder, the decision makers should be aware of this issue and be prepared to mitigate cumulative traffic impact in the future.

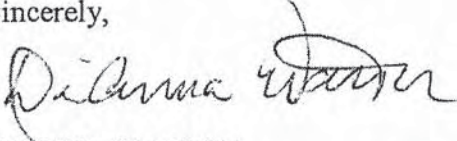
Please be reminded that transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Please limit large size truck trips to off-peak commute periods.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful of your need to discharge clean run-off water and it is not permitted to discharge onto State highway facilities.

Mr. Craig Chalfant
12/05/2016
Page 2

If you have any questions or concerns regarding these comments, please feel free to contact the project coordinator, Frances Lee at (213) 897-0673 or electronically at frances.lee@dot.ca.gov.

Sincerely,



DIANNA WATSON
Branch Chief, Community Planning & LD IGR Review

cc: Scott Morgan, State Clearinghouse

Letter 1

COMMENTER: Scott Morgan, Director, State Clearinghouse

DATE: December 6, 2016

The commenter states that the State Clearinghouse submitted the Draft EIR to applicable state agencies and acknowledges that the City has complied with CEQA environmental review requirements. The State Clearinghouse Letter attached forwarded letters from Caltrans and the Native American Heritage Commission. These letters are addressed individually in this Response to Comments as Letter 2 and Letter 3, respectively. No response is warranted.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
 100 S. MAIN STREET, MS 16
 LOS ANGELES, CA 90012
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*Serious drought.
 Help save water!*

Letter 2

December 05, 2016

Mr. Craig Chalfant
 City of Long Beach
 333 West Ocean Boulevard, 5th Floor
 Long Beach, CA 90802

RE: Dorado Residential Development Project
 Draft Environmental Impact Report
 SCH# 2016081047
 IGR# 07-LA-2016-00241
 Vic. LA/ 605/ PM R1.607

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Please be reminded that transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Please limit large size truck trips to off-peak commute periods.

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Mr. Craig Chalfant
12/05/2016
Page 2

If you have any questions or concerns regarding these comments, please feel free to contact the project coordinator, Frances Lee at (213) 897-0673 or electronically at frances.lee@dot.ca.gov. ↑ 2 Cont.

Sincerely,



DIANNA WATSON
Branch Chief, Community Planning & LD IGR Review

cc: Scott Morgan, State Clearinghouse

Letter 2

COMMENTER: Diana Watson, Community Planning Branch Chief, Department of Transportation

DATE: December 5, 2016

Response 2.1

The commenter states that they are concerned about impacts during and after construction to the on and off ramps at Carson Street.

Traffic impacts, including impacts from construction and operational trips were analyzed in Section 4.2.2, *Transportation/Traffic*, of the DEIR and in Section XVI, *Transportation/Traffic* of the Initial Study (Appendix A of the DEIR).

Specifically, page 37 the EIR states:

Construction of the project would generate temporary construction-related traffic such as deliveries of equipment and materials to the project site and construction worker traffic. Construction traffic would be limited and temporary, and would not be substantial in relation to the existing traffic load and capacity of the street system.

The project includes an internal road that would connect to Norwalk Boulevard. Norwalk Boulevard is designated as a Major Avenue by the Long Beach General Plan Mobility Element. Major Avenues are primarily used for travel between cities and neighborhoods. Adjacent to the project site, Norwalk Boulevard is a four-lane road with a dedicated center left turn lane.

The project would also generate traffic during its operation. A Trip Generation Study was completed for the proposed project by RK Engineering Group, January 2015 (see Appendix C). The project would reduce the number of trips to and from the site. The net decrease is shown in Table 5. The total daily decrease would be 521 daily trips, with a 101-trip reduction occurring during the AM peak hour and a 93-trip reduction during the PM peak hour.

Therefore, additional analysis is not required.

Response 2.2

The commenter also states that cumulative impacts may occur, due to nine related projects in the project vicinity.

The project would decrease the total daily trips by 521. Although planned and pending development in the area would be expected to increase overall traffic levels, the reduction in traffic associated with the project means that the project would not contribute to any cumulative traffic impacts. Because the project would not make a considerable contribution to any cumulative traffic impacts, further analysis of cumulative impacts as part of the EIR is not warranted.

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC

Letter 3



November 28, 2016

Craig Chalfant
City of Long Beach
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

sent via e-mail:
craig.chalfant@longbeach.gov

Re: SCH#2016081047, Dorado Residential Development Project, City of Long Beach; Los Angeles County, California

Dear Mr. Chalfant:

The Native American Heritage Commission (NAHC) has reviewed the Draft Environmental Impact Report prepared for the project referenced above. The review included the Project Description/Introduction, the Executive Summary, and section V, Cultural Resources in the Initial Study prepared by the City of Long Beach. We have the following concerns:

- There is no Tribal Cultural Resources section or subsection in the Executive Summary as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
- There is no documentation of contact or consultation **by the lead agency** as required under SB-18 and/or AB-52 with Native American tribes traditionally and culturally affiliated to the project area, or that mitigation measures were developed in consultation with the tribes. Contact with consultants for the purposes of conducting cultural resources assessments is not formal government-to-government consultation.
- There are no mitigation measures specifically addressing Tribal Cultural Resources separately. Mitigation measures must take Tribal Cultural Resources into consideration as required under AB-52, with or without consultation occurring.
- Tribal Cultural Resources assessments are not documented. Tribal cultural resource assessments, surveys or studies should adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources. **The lack of documented resources does not preclude inadvertent finds**, which should be addressed in the mitigation measures.

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental

¹ Pub. Resources Code § 21000 et seq.
² Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)
³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)
⁴ Government Code 65352.3
⁵ Pub. Resources Code § 21074
⁶ Pub. Resources Code § 21084.2
⁷ Pub. Resources Code § 21084.3 (a)

Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

3 Cont.

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3710 if you have any questions.

Sincerely,

Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program,** if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified,** nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
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⁹ Pub. Resources Code § 21080.3.1, subs. (d) and (e)

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- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸
This process should be documented in the Tribal Cultural Resources section of your environmental document.

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- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

Letter 3

COMMENTER: Gayle Totten, Native American Heritage Commission

DATE: November 28, 2016

Response 3.1

The commenter states there was no tribal resources section in the Executive Summary.

Tribal resources were not included in the Executive Summary because it was determined in the IS/NOP prepared for the project that impacts to Native American resources would be less than significant with the inclusion of mitigation measures CR-1 and CR-2. These mitigation measures are included in Table 1 of the Executive Summary and potential impacts to tribal resources are discussed in the Cultural Resources Section (Section V) of the IS-MND (Appendix A of the EIR).

Response 3.2

The commenter states there was no documentation of contact or consultation with Native American Tribes.

City staff sent out certified Tribal Consultation letters on August 16, 2016. These letters outline the AB-52 consultation process and invite the addressee to consult on the project (these letters have been attached as Appendix D of the Final EIR). One representative sent a response requesting that their council be notified in advance of any excavation activities and be allowed to have a monitor on the project site during excavation. A condition of approval will be added to the project requiring the applicant to give notice to Native American tribes prior to ground disturbing activities and to allow monitors on site.

Response 3.3

The commenter states that there are no mitigation measures addressing Tribal Cultural Resources separately and that that no assessments have been documented.

The Cultural Resources section of the Initial Study/NOP (Appendix A of the DEIR), contains mitigation measures that address and reference the Native American Heritage Commission. Mitigation Measures CR-1 and CR-2 state that if any resources or remains are uncovered, a Native American representative shall be contacted.