ENVIRONMENTAL IMPACT REPORT ADDENDUM

SCH No. 1999091108

LONG BEACH SPORTS PARK MASTER PLAN 3B

CITY OF LONG BEACH

LSA

March 2006

ENVIRONMENTAL IMPACT REPORT ADDENDUM

LONG BEACH SPORTS PARK

MASTER PLAN 3B

LONG BEACH, CALIFORNIA

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The City of Long Beach (City) proposes to develop an operationally self-sufficient Sports Park and to rezone a portion of the ±55-acre project site for future commercial (retail/office) use. The project includes an application for a General Plan Amendment, zone changes, conditional use permit, a standards variance for parking, and a Tentative Parcel Map that will create separate parcels for the outparcel (not a part) and future commercial parcel. The City's intent is to acquire and retain ownership of the assembled project site, with the exception of the proposed commercial parcel on the corner of Spring Street and California Avenue.

The layout of the recreation uses and parking areas responds to the physical constraints of the site, which include the Cherry Hill earthquake fault, topographic and geologic variations across the site, grading and water detention requirements, and continued operation of 19 oil wells (17 on site and 2 adjacent to the site).

Moffatt and Nichol Engineers (Moffat and Nichol) completed a Feasibility Study on locating a sports park at the corner of Spring Street and California Avenue in June 1999. The Study concluded that it was feasible to use the proposed project site as a Sports Park facility. Soon after completion of the Feasibility Study, the City Council authorized environmental analysis to be prepared pursuant to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). An Initial Study was completed and a Notice of Preparation (NOP) was issued to agencies and the public in September 1999. The Draft Environmental Impact Report (EIR) was released for circulation and public comment on January 10, 2000, but a Final EIR was never certified. The previously circulated Draft EIR will be referred to as "DEIR 2000." As a result of subsequent site planning refinements and additional site environmental investigations, the City of Long Beach concluded that DEIR 2000 could not be relied upon for CEQA environmental review purposes. As a result, the DEIR 2000 effort was abandoned.

The current master planning and environmental review process was initiated in the summer of 2002. The master plan that was selected for further environmental review was the result of months of iterative design and collaborative effort among various City departments and the City's consultant team. It was not the same site plan or project description that was analyzed in DEIR 2000.

As Lead Agency, the City prepared a Recirculated Draft EIR for the proposed project and released the document for public review in December 2004. The City Planning Commission certified the EIR, approved the Mitigation Monitoring and Reporting Program, adopted Findings and a Statement of Overriding Considerations, and approved the project, with conditions, on October 20, 2005.

The City Planning Commission added a Condition of Approval to the project that required review of the approved master plan by interested parties prior to City Council review of the project. City Staff held design charettes with the consultant team to determine how public concerns about wetlands and open space could be addressed and/or incorporated into project design. These efforts resulted in two

revised master plan options (3A and 3B) that were presented at two publicly noticed community meetings. The two master plan options, both of which incorporate substantial open space, will be forwarded to the City Council for consideration.

This Addendum addresses potential environmental impacts of proposed revised Master Plan 3B and completes the necessary environmental analysis as required pursuant to provisions of CEQA, Public Resources Code Section 21000 et seq., and State CEQA Guidelines. This document is an Addendum to the previously certified Recirculated EIR for the Long Beach Sports Park. These two documents, together with the other environmental documents incorporated by reference herein, serve as the environmental review of the Long Beach Sports Park, as revised. The Long Beach Sports Park reviewed in this Addendum includes revisions to the master plan previously approved by the City Planning Commission and includes the following requested entitlements and approvals needed to adopt the revised plan:

- Approval of this Addendum to the certified Long Beach Sports Park EIR to address potential environmental effects of changes made to the project since the original City approval and EIR certification in October 2005
- Approval of discretionary actions as listed in Section 1.2 of this Addendum.

Pursuant to provisions of CEQA and State CEQA Guidelines, the City is the Lead Agency charged with the responsibility of deciding whether to approve proposed revised Master Plan 3B or the previously approved master plan. As part of its decision-making process, the City is required to review and consider potential environmental effects that could result from construction and operation of the proposed project. The EIR certified in October 2005 found the following effects of project development to be significant unavoidable impacts:

- Air Quality: Construction effects
- Air Quality: Operational emissions on Saturdays
- Cultural Resources: Demolition of historic building
- Cultural Resources: Change to context of remaining (off-site) historic structure
- Cumulative impacts to biological resources (loggerhead shrike habitat)
- Cumulative impacts to solid waste disposal capacity
- Traffic: Project impacts can be mitigated to below a level of significance; however, implementation of certain mitigation requires the approval of the City of Signal Hill and/or Caltrans. Until the appropriate Responsible Agency approves and implements the mitigation measures listed in Section 4.9, Traffic and Circulation, the following traffic impacts may remain significant.
    - Orange Avenue at Spring Street
    - I-405 southbound ramps at Orange Avenue
    - 32nd Street at Orange Avenue
    - Orange Avenue at 28th Street/Project Driveway No. 4
    - Project Driveway No. 3 at 28th Street

The scope of City review of the proposed revised master plan for the Long Beach Sports Park and other related project components is limited by provisions set forth in CEQA and the State CEQA Guidelines. It is limited to examining environmental effects associated with differences between the project as currently revised and the project reviewed in the certified 2005 Recirculated EIR. Pursuant to CEQA and State CEQA Guidelines, the City has prepared this Addendum to provide City decision-makers with a factual basis for evaluating the specific environmental impacts associated with proposed revised Master Plan 3B for the Long Beach Sports Park Project. This Addendum will also determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR.

According to Section 21166 of CEQA and Section 15162 of State CEQA Guidelines, a subsequent EIR is not required for the proposed changes unless the City determines on the basis of substantial evidence that one or more of the following conditions are met:

1. Substantial changes are proposed in the project that require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;
2. Substantial changes have occurred with respect to circumstances under which the project is undertaken that will require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
    - The project will have one or more significant effects not discussed in the previous EIR;
    - Significant effects previously examined will be substantially more severe than identified in the previous EIR;
    - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
    - Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Under State CEQA Guidelines, Section 15163, if any of the conditions noted above are present but only minor additions or changes would be necessary to make the previous EIR adequate to apply to the project in the changed situation, a supplemental EIR may be prepared.

Section 15164 of State CEQA Guidelines states that an Addendum to an EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Thus, if none of the above conditions are met, the City may not require preparation of a subsequent or supplemental EIR. Rather, the City can decide that no further environmental documentation is necessary or can require an Addendum be prepared. In this regard, the City finds that an Addendum to the previously certified Final

Recirculated EIR is appropriate. The rationale and the facts for this finding are provided in the body of this Addendum.

This Addendum reviews changes to the project and to existing conditions that have occurred since the 2005 Recirculated EIR was certified and compares environmental effects of development of the revised project with those of the original project previously disclosed. It also reviews new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time the 2005 Recirculated EIR was certified and evaluates whether there are new or more severe significant environmental effects associated with changes in circumstances under which project development is being undertaken. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required. This examination includes an analysis of provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the project.

Evaluation of Environmental Impacts

This Addendum compares anticipated environmental effects of the project as revised with those disclosed in the 2005 Recirculated EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met. Potential environmental effects of the project are addressed for each of the following areas:

- Land Use
- Population and Housing
- Geology and Soils
- Hydrology and Water Quality
- Biological Resources
- Cultural and Paleontological Resources
- Public Services and Utilities
- Air Quality
- Traffic and Circulation
- Recreation
- Noise
- Aesthetics
- Public Health and Safety

Chapter 2.0 of this Addendum contains a description of the proposed project as revised. Chapter 3.0 contains analyses and explanations of potential environmental impacts of proposed revised Master Plan 3B. The analyses will provide the City with a basis for its determination that no subsequent or supplemental EIR will be required for the project.

1.2 PREVIOUS PROJECT APPROVALS

Comprising approximately 55.5 acres, the proposed project site is located south of Spring Street and is bounded by California Avenue on the west, Orange Avenue on the east, and the Long Beach Municipal and Sunnyside cemeteries on the south (refer to Figure 2.1 for a project location map). The City of Long Beach owns most of the project site and intends to acquire (either through purchase or use of eminent domain) the remainder of the property. The site is rectangular in shape with the exception of a ±1.4-acre parcel ("outparcel") and a small area in the southeast corner that are not included in the proposed project. Although the project site is located entirely within the City of Long Beach, the City of Signal Hill is adjacent to the site along Orange and California Avenues and across a portion of Spring Street.

In October 2005, the City Planning Commission approved the proposed project, including the following actions:

1. Certification of the Recirculated EIR
2. Adoption of a Mitigation Monitoring and Reporting Program
3. Adoption of a Findings
4. Adoption of a Statement of Overriding Considerations
5. Recommended City Council approval of a General Plan Amendment to Land Use Districts No. 11 (Park) and No. 8A (Traditional Retail Strip Commercial)
6. Recommended City Council approval of a zone change from Industrial (IM) and Institutional (I) to Park ("P"), and Commercial-Automobile Oriented (CCA)
7. Approved a Conditional Use Permit (CUP) for alcohol sales
8. Approved a CUP for a restaurant use in a Park zone,
9. Approved the Site Plan Review (SPR) for the proposed project
10. Approved a Lot Line Adjustment
11. Approved a Standards Variance for parking

As previously stated, the City Planning Commission added a Condition of Approval to the project that required review of the approved master plan by interested parties prior to City Council review of the project. The Condition of Approval reads:

> *Prior to presenting the project to the City Council for review, City staff is to meet with all interested parties to review the Master Plan and determine if, within a reasonable amount of time, a compromise can be reached that addresses wetlands and passive park/open space concerns.*

In an effort to meet the spirit and intent of the Planning Commission Condition, City Staff held several meetings with the consultant team to determine how public concerns about wetlands and open space could be addressed and/or incorporated into the proposed project. The City staff met with the community on December 14, 2005, at a publicly noticed community meeting at Veteran's Park and a

publicly noticed community meeting at El Dorado Park on February 26, 2006. These efforts resulted in two revised master plan options that include open space and wetlands restoration areas. The revised master plan options are substantially similar to the City-approved project. In general, the northern portion of the site remains unchanged; changes to the proposed master plan are focused in the southern portion of the site. Revised Master Plan 3B, the subject of this Addendum, includes a 1.49-acre wetlands restoration area, a view park with walkways, and native vegetation areas; removes the golf training center and one soccer field; and reduces on-site parking. The changes to the project are discussed in detail in Chapters 2.0 and 3.0 of this Addendum.

1.3 FINDINGS OF THIS ADDENDUM

The City is the Lead Agency for the proposed Long Beach Sports Park. The City has determined that analyses of project environmental effects are best provided through use of an Addendum and that none of the conditions set forth in Public Resource Code Section 21166 or Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have been met.

1. There are no substantial changes to the project that would require major revisions of the 2005 Recirculated EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2005 Recirculated EIR;
2. No substantial changes have occurred in the circumstance under which the project is being undertaken that will require major revisions to the 2005 Recirculated EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2005 Recirculated EIR; and
3. There is no new information of substantial importance which was not known at the time the 2005 Recirculated EIR was certified, indicating that
    - The project will have one or more significant effects not discussed in the 2005 Recirculated EIR;
    - There are no impacts that were determined to be significant in the 2005 Recirculated EIR that would be substantially more severe;
    - There are no additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2005 Recirculated EIR; and
    - There are no additional mitigation measures or alternatives that were rejected by the project proponent considerably different from those analyzed in the 2005 Recirculated EIR that would substantially reduce any significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting City findings, is contained in Chapter 3.0 of this Addendum.

1.4 FORMAT OF ADDENDUM

This Addendum has been organized into three chapters, as described below:

Chapter 1.0: Introduction

Chapter 1.0 includes a description of the purpose and scope of the Addendum, previous environmental documentation, project approvals, findings of the Addendum, and existing documents to be incorporated by reference.

Chapter 2.0: Project Description

Chapter 2.0 describes the location and setting of the site, the necessary City discretionary actions to implement project modifications, and an overview of the proposed master plan revisions. Those proposed master plan revisions that have the potential to have a physical effect on the environment are addressed in Chapter 3.0 of this Addendum.

Chapter 3.0: Comparative Evaluation of Environmental Impacts

Chapter 3.0 addresses project changes with the potential to have a physical effect on the environment and includes analyses of impacts of the revised project compared with impacts analyzed in the 2005 Recirculated EIR. This comparative analysis has been undertaken pursuant to provisions of CEQA to provide City decision-makers with a factual basis for determining whether proposed project revisions, changes in circumstances, or new information since the 2005 Recirculated EIR was certified require additional environmental review or preparation of a subsequent or supplemental EIR.

Appendix A: Mitigation Monitoring and Reporting Program

Appendix A contains the Mitigation Monitoring and Reporting Program (MMRP). As a result of proposed project modification, some mitigation measures have been changed. Changes to mitigation measures are shown in redline and strikeout in Appendix A.

1.5 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

As permitted in Section 15150 of the State CEQA Guidelines, this Addendum has referenced several technical studies, analyses, and reports. Information from the documents that have been incorporated by reference has been briefly summarized in the appropriate section(s) of this Addendum. Documents incorporated by reference are available for review at the City of Long Beach, Department of Community Development, 333 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802, Attn: Amy Bodek.

Documents incorporated by reference include, but are not limited to:

- City of Long Beach. *Final Environmental Impact Report, Volumes I through III, Long Beach Sports Park.* October 2005.
- AMEC Earth and Environmental, Inc. *Draft Geotechnical Evaluation in Support of Conceptual Design and Environmental Impact Report (EIR), Long Beach Sports Park South and West of Spring Street and Orange Avenue, Long Beach, California.* 2002.

- Linscott, Law, and Greenspan Engineers. *Traffic Impact Study, Long Beach Sports Park, Long Beach, California.* March 2003.
- PBS&J. *Onsite Hydrology Report for Long Beach Sports Park, Long Beach, California.* March 2003.
- City of Long Beach. Municipal Code. 1988.
- City of Long Beach. General Plan. Various dates.
- Mearns Consulting Corporation. *Human Health Risk Assessment, Proposed Long Beach Sports Park, Long Beach, California*. August 2003.

1.6 CONTACT PERSONS

The Lead Agency for the Addendum for the proposed revisions to the Long Beach Sports Park master plan is the City of Long Beach. Questions about preparation of this Addendum, its assumptions, or its conclusions should be referred to:

City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802

Attention:

Amy Bodek, Community Development	Telephone: (562) 570-6479
Angela Reynolds, Planning and Building	Telephone: (562) 570-6357
Dennis Eschen, Parks, Recreation, and Marine	Telephone: (562) 570-3132

2.0 PROJECT DESCRIPTION

2.1 PROJECT HISTORY

The proposed project master plan analyzed in the Recirculated EIR certified in October 2005 reflects the intent of the Department of Parks, Recreation, and Marine to meet the recreational facility demand in the community. According to the Department's Strategic Plan (2002), there are currently approximately 5.7 acres of park land within the City of Long Beach for every 1,000 residents, which is substantially below the average of 13 acres per 1,000 residents for other cities compared in the Strategic Plan and somewhat below the average of 7 acres per 1,000 population for other high-density cities.

The City Council initiated an evaluation of the shortage of sports fields in 1984. In 1986, the Parks, Recreation, and Marine Department proposed to build a sports park on 26 acres known as the "Tree Farm" adjacent to El Dorado Park. In 1988, public opposition to the sports park at this location resulted in the appointment of a Blue Ribbon Task Force of citizens charged by the City Council with selecting a better location. The Task Force reviewed ten sites and unanimously recommended that a sports complex be developed in the northwest corner of Area III of El Dorado Regional Park. Plans were prepared and a Final EIR certified in 1991. Political controversy and community objection to the site resulted in the City Council's direction in 1997 to consider and evaluate the current project site, at the corner of Spring Street and California Avenue, for a sports complex. Previously considered uses for the project site included an auto mall in 1988, a retail center in 1991, a warehouse/storage facility in 1994, and an auto racetrack in 1996. These proposals failed to materialize due to the development constraints of the site, including topography, operating oil facilities, environmental, and geologic issues.

Moffatt and Nichol Engineers (Moffat and Nichol) completed a Feasibility Study on locating a sports park at the corner of Spring Street and California Avenue in June 1999. The Study concluded that it was feasible to use the proposed project site as a Sports Park facility. Soon after the completion of the Feasibility Study, the City Council authorized environmental analysis to be prepared pursuant to CEQA. An Initial Study was completed and a Notice of Preparation (NOP) was issued to agencies and the public in September 1999. DEIR 2000 was released for circulation and public comment on January 10, 2000, but a Final EIR was never certified. The previously circulated draft EIR will be referred to as "DEIR 2000." As a result of subsequent site planning refinements and additional site environmental investigations, the City of Long Beach concluded that DEIR 2000 could not be relied upon for CEQA environmental review purposes. As a result, the DEIR 2000 effort was abandoned.

The current master planning and environmental review process was initiated in the summer of 2002. The master plan that was selected as for further environmental review was the result of months of iterative design and collaborative effort among various City departments and the City's consultant team. It is not the same site plan or project description that was analyzed in DEIR 2000.

The master plan for the proposed project analyzed in the 2005 Recirculated EIR reflects the recreation objectives of the City in a manner that is cognizant of the physical constraints of the site. The

recreation components of the 2005 master plan include four soccer fields, six softball/baseball diamonds, a skate park, four volleyball courts, two soccer arenas, a site for future commercial development, and a youth golf-training center. The layout of the recreation uses and parking areas responds to physical site constraints, which include the Cherry Hill fault, topographic and geologic variations across the site, grading constraints, drainage and retention requirements, and the continued operation of 17 on-site oil wells concurrent with operation of the sports facilities.

The City, as Lead Agency, prepared a Recirculated Draft EIR for the proposed project and released the document for public review in December 2004. The City Planning Commission certified the Recirculated EIR, approved the Mitigation Monitoring and Reporting Program, adopted Findings and a Statement of Overriding Considerations, and approved the project, subject to conditions, on October 20, 2005.

The City Planning Commission added a Condition of Approval to the project that required review of the approved master plan by interested parties prior to City Council review of the project. The Condition of Approval reads:

> *Prior to presenting the project to the City Council for review, City staff is to meet with all interested parties to review the Master Plan and determine if, within a reasonable amount of time, a compromise can be reached that addresses wetlands and passive park/open space concerns.*

In an effort to meet the spirit and intent of the Condition, City Staff held several meetings and design workshops with the consultant team to determine how public concerns about wetlands and open space could be addressed and/or incorporated into the proposed project. These efforts resulted in two revised master plan options (3A and 3B) that include passive open space and on-site wetlands restoration areas. The revised master plan options were presented to the community on December 14, 2005, at a publicly noticed community meeting at Veteran's Park and again on February 26, 2006, at a publicly noticed community meeting at El Dorado Park. The revised master plans are substantially similar to the City-approved project. In general, the northern portion of the site remains unchanged; changes to the proposed site plan are focused in the southern portion of the site. Master Plan 3B, the focus of this Addendum, increases open space with the inclusion of a 1.49-acre wetlands restoration area, a view park with walkways, and native vegetation areas. The revised master plan also removes the golf training center and one soccer field, and reduces on-site parking.

2.2 PREVIOUS AND PROPOSED DISCRETIONARY ACTIONS BY THE CITY OF LONG BEACH

In October 2005, the Planning Commission took the following actions:

1. Certification of the Recirculated EIR
2. Adoption of a Mitigation Monitoring and Reporting Program
3. Adoption of a Findings
4. Adoption of a Statement of Overriding Considerations

5. Recommended City Council approval of a General Plan Amendment to Land Use Districts No. 11 (Park) and No. 8A (Traditional Retail Strip Commercial)
6. Recommended City Council approval of a zone change from Medium Industrial (IM) and Institutional (I) to Park ("P"), and Commercial-Automobile Oriented (CCA)
7. Approved a Conditional Use Permit (CUP) for alcohol sales
8. Approved a CUP for a restaurant use in a Park zone,
9. Approved the Site Plan Review (SPR) for the proposed project including approval of all proposed structures, hardscape, access fence heights, landscape plan, and a parking variance.
10. Approved a Lot Line Adjustment
11. Approved a Standards Variance for parking

City Council actions needed to approve the revised master plan include:

1. Recertification of the EIR, including adoption of findings and a statement of overriding considerations
2. Approval of this Addendum to the certified 2005 Recirculated EIR to address potential environmental effects of the changes made to the project since the original City approval and EIR certification in 2005
3. Approval of the revised site plan and all related project actions
4. Tentative Parcel Map to create an outparcel for the existing office building and associated parking at 2901 Orange Avenue and to create a commercial parcel in the northwest corner of the project site

The Initial Study prepared as part of the 2005 Recirculated EIR process determined that several environmental effects of the proposed project will not be significant: Agricultural Resources and Housing and Population. These effects are discussed briefly in Chapter 2.0, Introduction, of the 2005 Recirculated EIR. The revisions to the master plan do not necessitate a change in these determinations, since the site is not used for agricultural purposes or designated as significant farmland, and no housing units are located on the project site. Therefore, these effects are not addressed further in this Addendum.

2.3 PROPOSED PROJECT ADDRESSED IN ADDENDUM

Project Overview

The City of Long Beach proposes to develop a Sports Park and to rezone a portion of the 55.5-acre project site for future commercial (retail/office) use. The proposed project site ("site") is located south of Spring Street and is bounded by California Avenue on the west, Orange Avenue on the east, and the Long Beach Municipal and Sunnyside cemeteries on the south. The City of Long Beach owns most of the project site and intends to acquire (either through purchase or use of eminent domain) the remainder of the property. The site is rectangular in shape with the exception of a ±1.4-acre parcel ("outparcel") and a small area in the southeast corner that are not included in the proposed project. Although the project site is located entirely within the City of Long Beach, the City of Signal Hill is

adjacent to the site along Orange and California Avenues and across a portion of Spring Street. Figure 2.1 is a project site location map.

The revised project includes an application for a General Plan amendment, zone changes, and a tentative parcel map that will create separate parcels for the outparcel and future commercial uses. The City's intent is to acquire and retain ownership of the assembled project site, with the exception of the commercial parcel on the corner of Spring Street and California Avenue.

The active recreation components of revised Master Plan 3B include three soccer fields, six softball/baseball diamonds, a skate park, batting cages, two playgrounds, two volleyball courts, and two soccer pavilions.[1] Patrons of the Sports Park will be charged for the use of the sports facilities. Patrons of the Sports Park would access the facilities through a single point of entry from a parking lot along Orange Avenue. The Sports Park also includes three restaurant/concession buildings; alcohol will be sold for on-site consumption.

In addition to active recreation components, revised Master Plan 3B also includes passive open space areas with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways.

The 2.5-acre commercial parcel in the northwest corner will be created by a tentative parcel map. The parcel will be rezoned for retail/commercial (CCA) use and the General Plan land use district (LUD) for this portion of the project site amended from LUD #9G (Industrial) to LUD #8A (Traditional Retail Strip Commercial). Commercial use of the property is analyzed in this Draft EIR. To facilitate analysis of the commercial parcel, it was assumed that a 30,000 square foot commercial office building would be built on the parcel. The project currently under consideration does not include construction of this building.

The layout of the recreation uses and parking areas responds to the physical constraints of the site, which include the Cherry Hill earthquake fault, topographic and geologic variations across the site, grading and water detention requirements, and continued operation of 17 on site oil wells and 2 adjacent to the site.

The Cherry Hill fault diagonally transects the southern half of the site. Buildings have been set back from the fault in accordance with the requirements of the Alquist-Priolo Act. The wetlands restoration area has been sited in the southcentral portion of the site, where grades are low enough that this portion of the site can be used as a storm water detention basin capable of holding a minimum of 36 acre-feet of water. The three soccer fields are located along the southwestern boundary of the site, adjacent to California Avenue. The three soccer fields are outside of the floodplain. Artificial turf will be used on the soccer fields to reduce maintenance requirements.

A minimum setback of 150 feet from operating oil wells is proposed for the soccer pavilions. A minimum setback of 50 feet from operating oil wells is proposed for the concession/restaurant buildings. Vehicular access for well maintenance and emergency vehicles is provided in the site plan.

[1] The multipurpose pavilions were previously identified as soccer pavilions and soccer arenas. The names of these structures have been changed to reflect their flexibility and functionality.

Figure 2.1: Project Site Location Map

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The following discussion provides a more detailed description of project components. Figure 2.2 is revised Master Plan 3B, the site plan being analyzed in this Addendum.

Design and Landscape Elements. Hardscape elements proposed throughout the project include walls, columns, fences, paving, and lighting. A perimeter six-foot tubular metal picket fence is proposed around the sports facilities and parking areas with landscaping in front of the fence. The parking lots will not be gated. Textured paving material will be incorporated into the project to define pedestrian and activity areas.

The proposed landscape plan includes approximately 1,190 trees and palms throughout the project site. The plant palette is composed of both ornamental, native, plant materials. Specific tree species were selected for use to provide distinctive form and function, to create a unique character, to provide interest, to create focal point areas, to create a naturalized landscape, and to provide privacy and screening. In addition to the perimeter fencing around the project boundary, evergreen trees are used to provide privacy and to create a parklike setting. In the southern portion of the site, native vegetation (including grasses, shrubs, and trees) will be planted to provide habitat for the loggerhead shrike and other species. Plant materials in the native vegetation area will include species such as coyote bush *(Baccharis pilularis),* needlegrass (*Nassella* sp.), and elberberry *(Sambucus mexicana).* Figure 2.3 is a landscape plan for proposed revised Master Plan 3B.

Wetlands and Open Space Areas. Wetlands are of limited distribution and are often of high value to ecosystems. A wetlands restoration and riparian habitat area is proposed in the southcentral portion of the site. The wetlands restoration area will also serve as a storm water detention basin capable of holding a minimum of 36 acre-feet of water. A total of 1.49 acres of wetlands will be committed to wetlands and riparian habitat, with an additional 9.24 acres committed to native vegetation, including grassland. Public access to these areas will be limited to designated walkways to protect habitat and native vegetation areas and to separate active and passive recreation uses.

Water for the wetlands area will come largely from runoff that is presently retained in the existing retention basin on site. Water flowing to the wetlands will pass through a desilting basin and bioswales before discharging to this area. The desilting basin will remove trash and debris from the water; however, pollutants, including pesticides and fertilizers from runoff and total petroleum hydrocarbons (TPH) from freeward and road surfaces, may remain. For this reason, no public contact with the wetlands (water) will be allowed. Although public access to the wetlands will be restricted, the proposed walkway includes several viewpoints that will provide observation areas. In addition, mosquito abatement will occur through operational maintenance procedures such as insuring adequate water flow or interaction with mosquito fish.

The site will be designed so that adequate water is available in the root zone of the plants and that trimming of trees is not necessary. The final design of the wetlands restoration area will be prepared for approval by the U.S. Army Corps of Engineers and California Department of Fish and Game as part of their respective Section 404 and Section 1602 approvals.

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Figure 2.2: Revised Master Plan 3B

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Figure 2.3: Landscape Plan

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Species that may be planted in the wetlands restoration and riparian habitat include the following:

Black willow *(Salix gooddingii)*
Mulefat *(Baccharis salicifolia)*
Coastal bulrush *(Scirpus robustus)*
California rose *(Rosa californicaa)*
Arroyo willow *(Salix lasiolepis)*
Emory baccharis *(Baccharis emoryi)*
Yerba mansa *(Anemopsis californica)*
Mugwort *(Artemisia douglasiana)*

Refer to Figure 2.3 for additional species that may be included in the wetlands restoration area.

Grasslands that will serve as potential habitat for the loggerhead shrike will be planted in areas with a 4:1 slope or flatter. Master Plan 3B incorporates approximately 1.25 acres of grassland. Refer to Figure 2.3 for the approximate location of grasslands. Although grasslands are not appropriate for steep inclines, native vegetation will be planted in these areas. Native vegetation (excluding grasslands and wetlands species) will be planted on approximately 7.83 acres in the southern portion of the site around the wetlands restoration area and view park. Native species that may be planted on site include but are not limited to the following:

Coast live oak *(Quercus agrifolia)*
Coyote bush *(Baccharis pilularis)*
Meadow barley *(Hordeum brachyantherum)*
Lemonade berry *(Rhus integrifolia)*
Mexican elderberry *(Sambucus mexicana)*
Scrub oak *(Quercus dumosa)*
Purple needlegrass *(Nassella pulchra)*
Coast goldenbush *(Isocoma menziesii)*

The grassland and native vegetation areas will serve as potential habitat for the loggerhead shrike. Isolated patches of shrubs will be suitable for nesting by the loggerhead shrike, and the adjacent cemetery will provide additional area for foraging. Invasive species will be avoided because they would alter the open habitat quality of the potential nesting area. Refer to Figure 2.3 for additional species that may be included in the native vegetation area.

Proposed revised Master Plan 3B will also provide a view park in the southern portion of the project site. A 10-foot-wide pedestrian walkway will begin at the parking area and meander to an elevation of approximately 140 feet above sea level, the highest point on the project site. The walkway also curves around the wetlands area, allowing pedestrians to observe these areas. The public will be allowed access to the pedestrian walkway directly from the parking area; individuals wishing to use the walkway will not be required to enter the Sports Park.

Oil Facilities and Operations. Much of the existing project site is an operating oilfield containing 46 wells (and two off-site wells). Fifteen of the wells are currently active and producing oil.

Of the 46 oil wells (and two adjacent off-site wells), 25 are previously abandoned, 15 are currently operating, and 8 are idle. Abandonment of a well means the permanent plugging of a well in accordance with the California Division of Oil, Gas, and Geothermal Resources (DOGGR). An idle well is one where petroleum operations have ceased but the well has not been abandoned in accordance with DOGGR requirements. As the site is developed, 17 on-site wells and 2 adjacent off-site wells will remain in operation with a 150-foot building setback for the soccer pavilions and a 50-foot setback for the concession/ restaurant buildings. The remaining wells on the site will be legally abandoned or reabandoned. There will be no idle wells on the site under project conditions.

All of the operating wells will be subject to vertical changes in wellhead location as a result of site grading.

The necessity of accommodating active oil wells on the project site is a constraint that is addressed by both the master plan evaluated in the certified 2005 Recirculated EIR and revised Master Plan 3B.

Outparcel. The project site is a rectangle bound by California Avenue, Spring Street, Orange Avenue, and the Long Beach Municipal and Sunnyside Cemeteries, with the exception of an irregularly shaped lot that is excluded. The excluded area, or "outparcel," accommodates the existing office building located at 2901 Orange Avenue. The outparcel will be created by a Tentative Parcel Map. The parking area servicing the existing SHPI office will be relocated south of the existing office building. The new parking area will be accessed from Orange Avenue separately from the Sports Park complex. Approval of the Tentative Parcel Map is the only discretionary action required to create the outparcel and its Orange Avenue access. Both the master plan evaluated in the certified 2005 Recirculated EIR and revised Master Plan 3B include the creation of this outparcel.

Parking and Access. The Sports Park will operate as a distinct, fenced facility with a single parking lot and a primary and secondary vehicular access point. Pedestrian access to the site will be provided via a public sidewalk that will be provided on all three street frontages. It is anticipated that most of the site users will access the site via private vehicles, given the site's relative isolation from residential neighborhoods and schools. The project as revised will provide 612 parking spaces.

Vehicular access is provided from Orange Avenue, Spring Street, and California Avenue. Access to the proposed project under the revised Master Plan 3B will be provided via four access driveways. The driveway at the intersection of Orange Avenue and 28th Street will be signalized. All other project driveways are anticipated to be one-way stop controlled. Master Plan 3B will require a 152-space parking variance.

The Sports Park master plan evaluated in the certified 2005 Recirculated EIR would also operate as a distinct fenced facility; however, that plan included five access driveways and 746 parking spaces (612 for the Sports Park and 134 for the youth golf center). It required a 153-space parking variance.

On-Site and Off-Site Infrastructure. The project infrastructure components to be implemented will require improvements to, and connection with, off-site and on-site infrastructure systems. These systems, consisting of water, electricity, natural gas, telephone and cable television/ telecommunication lines, sewerage, storm water drains, and street improvements, will be constructed on the project site for the development and will be fully provided and maintained by the municipal entities. Portions of California Avenue will be reconstructed along the western site boundaries. A backbone infrastructure plan has been developed to serve the proposed uses. Although the proposed infrastructure plans have been modified to accommodate changes to the revised master plan, improvements and connections to off-site infrastructure systems are substantially the same for both proposed revised Master Plan 3B and the master plan evaluated in the certified 2005 Recirculated EIR.

The water and sewer system will be constructed to City of Long Beach Water Department (LBWD) standards and maintained by the LBWD, the provider of both potable and reclaimed water within the City. The natural gas lines will be constructed to City of Long Beach Energy Department (LB Energy) standards and maintained by LB Energy, the provider of natural gas within the City.

The proposed water, sewer, and natural gas improvements include the following components:

- Construction of water delivery and on-site sewer collection and elimination systems.
- Construction of sewer connection to the existing sewer line located in California Avenue at the intersection with 28th Street.
- Construction of a water pipeline connecting the development to the 12-inch water line in Orange Avenue and Spring Street.
- Construction of a gas pipeline connecting the development to the existing 14-inch gas line beneath Orange Avenue and Spring Street.
- In addition to the on-site improvements, the project also includes an extension to the project site of the reclaimed water line that currently terminates at Walnut Avenue, north of Interstate 405.

In addition, the City of Long Beach will work with utility service providers, including the Long Beach Water Department and Southern California Edison, to obtain the proper permits and authorization to remove and/or relocate on-site utilities and infrastructure. Figure 2.4 provides a conceptual utility plan for Master Plan 3B, showing sanitary services, storm drains, and the distribution systems for reclaimed and potable water. As part of the proposed project, the following on-site utilities and infrastructure will be relocated:

- Three major storm drainage pipes exist on the site. Two of the pipes bring storm water into the site from Spring Street. One is a 69-inch RCP maintained by the City of Long Beach. The other is a 78-inch RCP maintained by the County of Los Angeles. Both pipes combine approximately 700 feet into the site into a single 108-inch RCP that discharges into the on-site detention basin. The third pipe is a 54-inch RCP that received water from the detention basin and conveys it off site. Most of these storm drains will need to be replaced and/or relocated to accommodate the proposed project.
- The existing 21-inch VCP trunk sewer traversing the site from Spring Street about 300 feet west of the intersection of Spring Street and Orange Avenue and exiting the site at 28th Street and California Avenue will need to be replaced and/or relocated to accommodate the proposed project.
- Development of the site may require the relocation and/or undergrounding of the existing overhead electrical facilities owned and operated by Southern California Edison.
- Several pipes and overhead electrical lines crisscross the site in support of existing oil extraction and transportation activities. Grading of the site will require the majority of these pipelines to be relocated.

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Figure 2.4: Conceptual Utility Plan

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Storm Drain System. A comprehensive surface drainage/storm drain system has been developed to collect and convey runoff on the project site into the existing and planned City storm drain system. The system proposed for revised Master Plan 3B is substantially the same as the one evaluated in the certified 2005 Recirculated EIR. Storm runoff from on-site development and slopes will be collected by a new on-site storm drain system and conveyed to inlet structures. Storm water runoff will then be conveyed into a storm drain pipe connected to an existing 54-inch storm drain located at the southwest corner of the site. On-site drainage will be discharged via outlet structures into existing City and County storm drain facilities and public streets. The project is subject to the new Los Angeles County Standard Urban Storm Water Mitigation Plan and is required to implement structural or treatment control Best Management Practices (BMPs) as required.

Site Preparation. Previous grading beginning at some time in the late 1800s and continuing to the present day has affected nearly the entire site. Undocumented fills with varying thickness/depth from less than a foot to about 70 feet cover most of the natural topography. Implementation of the proposed project includes mass grading of the project site. Site preparation for proposed Master Plan 3B would require approximately 702,640 cubic yards of cut and fill. At the present time, it is also anticipated that much of the concrete rubble produced during demolition will be crushed on site so that it can be incorporated in planned fills and/or used as a paving base for the proposed project improvements.

The master plan evaluated in the certified 2005 Recirculated EIR required approximately 638,440 cubic yards of cut and 625,998 cubic yards of fill. Cut and fill was expected to be balanced on site, in the same manner as that proposed for revised Master Plan 3B. The difference in these estimated volumes is intended to accommodate a minor amount of “shrinkage” or “expansion” that will occur when the on-site soils are converted to compacted fill.

2.4 COMPARISON OF APPROVED AND REVISED PROJECT MASTER PLANS

The purpose of this Addendum is to inform decision-makers and the general public of any significant adverse environmental effects associated with the proposed/revised site plan for the Long Beach Sports Park and to articulate differences between the project as currently revised and the project reviewed in the certified 2005 Recirculated EIR. Pursuant to CEQA and State CEQA Guidelines, the City has prepared this Addendum to determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR.

The project description for the purpose of this EIR Addendum, outlined above, is comprised of project components that were modified between the time of the City’s original EIR certification and project approval (2005) and the City Council hearing for the proposed project. Additions, deletions, and modifications to the project, not previously reviewed by the City, are addressed in this EIR Addendum. Table 2.A summarizes the differences between the projects analyzed in the 2005 Recirculated EIR and the project being analyzed in this Addendum (Master Plan 3B).

Summary of Physical Changes to the Project

Physical changes to the Long Beach Sports Park project are summarized in Table 2.A. Revisions to the project resulting from changes to the site plan include the following:

- **Open Space.** Inclusion of passive recreation components, including open space areas with native vegetation, a view park with pedestrian walkways, and a wetlands restoration area
- **Wetlands Restoration Area.** A 1.49-acre wetlands restoration and riparian habitat area will be included in the southcentral portion of the site.
- **Active Recreation.** Removal of the youth golf center
- **Active Recreation.** Removal of one soccer field
- **Parking.** Removal of parking reserved for the youth golf center (reduction of 134 spaces)
- **Grading.** Changes to project grading plan and cut/fill quantities

Table 2.A: Comparison of Differences between the Site Plan Analyzed in the 2005 Recirculated EIR and the Site Plan Analyzed in the Addendum to the 2005 Recirculated EIR

Project as Analyzed in the Recirculated EIR (2005)	Revised Site Plan Analyzed in Addendum (2006)	Change (Yes/No)
• Document prepared pursuant to CEQA.	• Document prepared pursuant to CEQA.	No
• Single proposed site plan that includes a pay-for-play Sports Park, a youth golf center, creation of a separate commercial (retail/office) parcel, and associated parking areas. An outparcel will be created by a Tentative Parcel Map for the existing office building and associated parking at 2901 Orange Avenue.	• Single proposed site plan that includes a pay-for-play Sports Park, creation of a separate commercial (retail/office) parcel, and associated parking areas. An outparcel will be created by a Tentative Parcel Map for the existing office building and associated parking at 2901 Orange Avenue.	Yes, youth golf center removed
• 55.5-acre project site • Approximately 53 acres of the total project site are to be dedicated in perpetuity as public open space	• 55.5-acre project site • Approximately 53 acres of the total project site are to be dedicated in perpetuity as public open space	No
• Mass grading of the site • 638,440 cubic yards of cut and 625,998 cubic yards of fill	• Mass grading of the site • 702,640 cubic yards of cut and fill	Yes, grading quantities increased by approximately 64,200 cubic yards
• Amend City of Long Beach General Plan, Land Use District (LUD) #9G, Industrial, to LUD #11, Open Space and Park, and LUD #8A, Traditional Retail Strip Commercial.	• Amend City of Long Beach General Plan, Land Use District (LUD) #9G, Industrial, to LUD #11, Open Space and Park, and LUD #8A, Traditional Retail Strip Commercial.	No
• City of Long Beach Zoning Code, Medium Industrial and Institutional (IM and I) to Park (P) and Community Commercial Automobile Oriented (CCA).	• City of Long Beach Zoning Code, Medium Industrial and Institutional (IM and I) to Park (P) and Community Commercial Automobile Oriented (CCA).	No
• Tentative Parcel Map to create commercial parcel and outparcel for existing office building and to consolidate remaining parcels.	• Tentative Parcel Map to create commercial parcel and outparcel for existing office building and to consolidate remaining parcels.	No
The active recreation components of the approved Sports Park include: • Six lighted, full-size softball diamonds • Four lighted soccer fields • Two lighted sand volleyball courts • Two large indoor soccer arenas • Skate park • Nine station batting cages • One Concession building	The active recreation components of the proposed/revised Sports Park include: • Six lighted, full-size softball diamonds • Three lighted soccer fields • Two lighted sand volleyball courts • Two large indoor soccer arenas • Skate park • Nine station batting cages • One Concession building	Yes, one soccer field removed

Project as Analyzed in the Recirculated EIR (2005)	Revised Site Plan Analyzed in Addendum (2006)	Change (Yes/No)
• Two restaurants/2,390 square feet of indoor seating • Two children's play areas • One maintenance building • Gate entrance and administrative structure	• Two restaurants/2,390 square feet of indoor seating • Two children's play areas • One maintenance building • Gate entrance and administrative structure	
There are no passive recreation components of the approved Sports Park.	Passive recreation components of the proposed/revised Sports Park include: • View park with pedestrian walkways • Native vegetation areas/open space • Wetlands Restoration area	Yes, passive open space added
The approved Sports Park requires off-site wetlands mitigation.	The proposed/revised Sports Park includes a 1.49-acre wetlands restoration and riparian habitat area.	Yes, on-site wetlands restoration
• Youth golf center with classroom building, driving range, and chip-and-putt green	• The proposed/revised Sports Park does not include the youth golf center.	Yes, youth golf center removed
Utility improvements and relocations include: • A 36-acre-feet capacity detention basin in the southwest corner of the project site • 21-inch vitrified clay pipe (VCP) trunk sewer • 69-inch reinforced concrete pipe (RCP) storm drain • 78-inch RCP storm drain • 108-inch RCP storm drain • 54-inch RCP • Relocation and/or undergrounding of existing overhead utilities • Relocation of pipes and overhead electrical lines that support oil extraction and transportation activities • Maintain pipeline corridor across southern site boundary	Utility improvements and relocations include: • A 36-acre-feet capacity detention basin in the southwest corner of the project site • 21-inch vitrified clay pipe (VCP) trunk sewer • 69-inch reinforced concrete pipe (RCP) storm drain • 78-inch RCP storm drain • 108-inch RCP storm drain • 54-inch RCP • Relocation and/or undergrounding of existing overhead utilities • Relocation of pipes and overhead electrical lines that support oil extraction and transportation activities • Maintain pipeline corridor across southern site boundary • Bioswales adjacent to parking area	Yes, bioswales added to treat storm water runoff from parking area
• Of the 46 oil wells on the project site (and two adjacent to the project site), 25 are previously abandoned, 15 are currently operating, and 8 are idle. After project implementation, 17 on-site wells and 2 adjacent to the project site are expected to operate concurrently with the proposed project.	• Of the 46 oil wells on the project site (and two adjacent to the project site), 25 are previously abandoned, 15 are currently operating, and 8 are idle. After project implementation, 17 on-site wells and 2 adjacent to the project site are expected to operate concurrently with the proposed project	No

Project as Analyzed in the Recirculated EIR (2005)	Revised Site Plan Analyzed in Addendum (2006)	Change (Yes/No)
• Project includes extension of reclaimed water line to the project site.	• Project includes extension of reclaimed water line to the project site.	No
• The Sports Park will include 612 parking spaces located in the east-central portion of the project site. • The youth golf facility will have 134 additional parking spaces. • The outparcel and commercial parcel will have separate parking facilities.	• The Sports Park will include 612 parking spaces located in the east-central portion of the project site. • Parking reserved for the youth golf center has been removed from the proposed/revised site plan. • The outparcel and commercial parcel will have separate parking facilities.	Yes, 134 parking spaces removed. Parking variance for 152 spaces required.
• Orange Avenue at 28th Street: Install a five-phase traffic signal with protected northbound and southbound left-turn lane phasing on Orange Avenue. • Atlantic Avenue at Spring Street: Widen Atlantic Avenue to provide separate northbound right-turn lane to proceed eastbound on Spring Street. • Orange Avenue at Spring Street: Convert the existing southbound right-turn lane to provide a second through lane on Orange Avenue and restripe Orange Avenue south of Spring Street to provide two southbound departure lanes. Provide a separate eastbound right-turn lane on Spring Street to proceed southbound on Orange Avenue. • I-405 southbound ramps at Orange Avenue: Install a three-phase traffic signal. • 32nd Street at Orange Avenue: Restripe Orange Avenue to provide a separate northbound right-turn lane. • Orange Avenue: Widen and improve Orange Avenue bordering the project site in accordance with City of Signal Hill Secondary Highway Street Standards and streetscape concepts in this Draft EIR • California Avenue: Widen and improve California Avenue bordering the project site in accordance with City of Signal Hill Secondary Modified Highway Street Standards and streetscape concepts in the certified 2005 Recirculated EIR.	• Orange Avenue at 28th Street: Install a five-phase traffic signal with protected northbound and southbound left-turn lane phasing on Orange Avenue. • Atlantic Avenue at Spring Street: Widen Atlantic Avenue to provide separate northbound right-turn lane to proceed eastbound on Spring Street. • Orange Avenue at Spring Street: Convert the existing southbound right-turn lane to provide a second through lane on Orange Avenue and restripe Orange Avenue south of Spring Street to provide two southbound departure lanes. Provide a separate eastbound right-turn lane on Spring Street to proceed southbound on Orange Avenue. • I-405 southbound ramps at Orange Avenue: Install a three-phase traffic signal. • 32nd Street at Orange Avenue: Restripe Orange Avenue to provide a separate northbound right-turn lane. • Orange Avenue: Widen and improve Orange Avenue bordering the project site in accordance with City of Signal Hill Secondary Highway Street Standards and streetscape concepts in this Draft EIR • California Avenue: Widen and improve California Avenue bordering the project site in accordance with City of Signal Hill Secondary Modified Highway Street Standards and streetscape concepts in the certified 2005 Recirculated EIR.	No

3.0 COMPARATIVE EVALUATION OF ENVIRONMENTAL IMPACTS

The following pages contain analyses of potential impacts of the proposed revised master plan for the Long Beach Sports Park compared to potential impacts of the master plan analyzed in the certified 2005 Recirculated EIR. As explained in Chapter 1.0 of this Addendum, this comparative analysis has been undertaken pursuant to provisions of CEQA to provide City decision-makers with a factual basis for evaluating the specific environmental impacts associated with proposed revised Master Plan 3B for the Long Beach Sports Park Project. This Addendum will also determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR. This Addendum will also determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR. The basis of each finding is explained in the analysis that follows.

3.1 LAND USE

Existing Environmental Setting

Please refer to Section 4.1 of the certified 2005 Long Beach Sports Park Recirculated EIR for a summary of the existing environmental setting related to Land Use.

Comprising 55.5 acres, the project site is located south of Spring Street between California Avenue on the west and Orange Avenue on the east. The Long Beach Municipal and Sunnyside cemeteries are directly south of the project site. Although the project site is located entirely within the City of Long Beach, the City of Signal Hill is adjacent to the site along California and Orange Avenues and across a portion of Spring Street. Existing land uses on the site include oil field operations, a County of Los Angeles detention basin, buildings and other improvements associated with former tenants on the City's land, and an unused gas compression and treating facility, also known as the compressor building. Tenants that occupied the site at the time of NOP circulation are no longer on the site with the exception of Hanson's Aggregate. The site is currently vacant with the exception of one tenant, oil field operations, and improvements listed above.

The project site is a partially operating oil field containing 46 wells (and two adjacent off-site wells) (see Figure 4.1.2 of the certified 2005 Recirculated EIR). Of the 48 wells, 15 are producing oil. The remaining wells are currently either idle or abandoned. All of the existing operating oil pumps are enclosed by fences with locked gates. The site has been an active oil field since shortly after the Long Beach Oil Field began oil production in 1921.

The project site is owned by the City of Long Beach and Amerigas Propane, L.P. ("Amerigas"). Signal Hill Petroleum, Inc. (SHPI) owns contractual surface use rights on a significant portion of the project area, including portions of City-owned property and all the property owned in fee by Amerigas. SHPI's surface use rights are critical to the ongoing recovery of oil and gas within the Signal Hill West Unit and operations of the Lomita Producers, Ltd. natural gas gathering system that

serves oil and gas producers throughout the Long Beach area. The City is also a mineral royalty owner and benefactor of the oil and gas production from the Signal Hill West Unit.

Certified 2005 Recirculated EIR

Please refer to Section 4.1 of the certified 2005 Long Beach Sports Park Recirculated EIR for analysis of potential impacts associated with implementation of the Long Beach Sports Park Master Plan.

The 2005 Recirculated EIR found that the project, as analyzed, was generally consistent with goals and objectives articulated in the Regional Comprehensive Plan and Goals (RCP&G), the Citywide Strategic Plan, and the City of Signal Hill General Plan. The proposed pay-for-play recreation uses are consistent with the commercial recreation findings in the City's General Plan. The proposed project is consistent with City of Signal Hill General Plan policies that encourage the joint use of land for oil production and urban use, and the provision of additional park and sports facilities. The proposed commercial use (2.5 acres) does not conflict with adopted policies. The EIR also found that the project would result in short-term construction-related impacts to the adjacent SHPI office building and cemeteries; however, these impacts are less than significant with mitigation.

In addition, the EIR found that the proposed project is not consistent with the industrial designation of the site in the City of Long Beach General Plan, nor with the current industrial and institutional zoning of the site. The proposed project incorporated a General Plan Amendment and Zone Change to resolve these inconsistencies. These actions are also reflected in Mitigation Measures 4.1.1 and 4.1.2. The project as analyzed in the EIR will remove 55.5 acres of land from the City's inventory of potential industrial land. However, the site has been available for industrial development for a number of decades, but previous development proposals were ultimately abandoned as a result of oil production activities and geologic/seismic concerns. The loss of potential industrial land is not considered a significant impact because of the project's consistency with other adopted goals, objectives and policies, and given the major constraints including operating oil wells, the Cherry Hill earthquake fault, topographic and geologic variations across the site, and grading and water detention requirements that have heretofore prohibited substantial utilization of the site.

As analyzed in the EIR, parking levels are inconsistent with the Zoning Code requirements for the individual sports and recreation uses. A total of 746 parking spaces were provided for the Sports Park uses and youth golf center, whereas 822 spaces would be required in accordance with the Zoning code. The Zoning Code does not, however, specifically address the parking requirements of a multi-faceted recreation facility such as the Sports Park. A use-specific parking demand analysis indicates that the proposed parking of 746 spaces exceeds the maximum parking demand of 734 spaces. According to the parking demand study, sufficient parking was included in the site plan to meet project parking demand, and there would be no off-site impacts to the surrounding industrial areas. Therefore, the project's impacts to parking are less than significant. A Standards Variance (requested for 153 spaces) from the codified parking requirements was included in the project description and in Mitigation Measures 4.1.1.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect land use include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

Modifications to the master plan result in changes to proposed land uses (i.e., reduction of active recreation uses, reduced number of parking spaces, and increased open space areas); however, there is no net change in the number of acres that will be designated public park space (P). With implementation of either the proposed Master Plan 3B or the master plan evaluated in the certified EIR, the project will result in the addition of approximately 53 acres of park land to the City's inventory of park space.

The allocation of uses within that 53 acres changed from predominantly active recreation with some open space to a mix of active recreation and open space uses. Approximately 19.5 percent of the site under proposed Master Plan 3B is reserved for open space and native vegetation (including grasslands and wetlands restoration areas).

Master Plan 3B includes an application for a General Plan Amendment to Land Use Districts No. 11 (Park) and No. 8A (Traditional Retail Strip Commercial), a zone change from Industrial (IM) and Institutional (I) to Park (P) and Commercial-Automobile Oriented (CCA), a Conditional Use Permit (CUP) for alcohol sales, a CUP for the restaurant use in a Park zone, and a Site Plan Review (SPR).

Master Plan 3B also includes a tentative parcel map to create a two-acre commercial parcel at the corner of Spring Street and California Avenue and an outparcel for the existing office building (not part of the proposed project).

Consistency with Applicable Plans and Policies. The proposed revised project is generally consistent with goals and objectives articulated in the Regional Comprehensive Plan and Goals (RCP&G), the Citywide Strategic Plan, and the City of Signal Hill General Plan. The proposed pay-for-play recreation uses are consistent with the commercial recreation findings in the City's General Plan. The proposed project is consistent with City of Signal Hill General Plan policies that encourage the joint use of land for oil production and urban use, and the provision of additional park and sports facilities. The proposed commercial use (2.5 acres) does not conflict with adopted policies. The proposed revised master plan will result in short-term construction-related impacts to the adjacent SHPI office building and cemeteries; however, these impacts are less than significant with mitigation.

The proposed revised master plan is not consistent with the industrial designation of the site in the City of Long Beach General Plan nor with the current industrial and institutional zoning of the site. Master Plan 3B incorporates a General Plan Amendment and Zone Change to resolve these inconsistencies. The Zone Change to Park (P) and Community Commercial Automobile Oriented (CCA) is incorporated into the proposed project and is required as Mitigation Measure 4.1.1. The General Plan Amendment is also incorporated into the proposed project and required as Mitigation Measure 4.1.2. Mitigation Measures 4.1.1 and 4.1.2 would be required of the proposed revised project. Similar to the project analyzed in the EIR, the proposed revised master plan will remove 55.5 acres of land from the City's inventory of potential industrial land. However, the site has been available for industrial development for a number of decades, but previous development proposals were ultimately abandoned as a result of oil production activities and geologic/seismic concerns. The loss of potential industrial land is not considered a significant impact because of the project's consistency with other adopted goals, objectives and policies, and given the major constraints including operating oil wells, the Cherry Hill earthquake fault, topographic and geologic variations across the site, and grading and water detention requirements that have heretofore prohibited substantial utilization of the site.

The Master Plan evaluated in the certified 2005 Recirculated EIR was found to be consistent with the following Goals and Polices of the General Plan, Open Space and Recreation Element: Goal 1, Open Space for the Preservation of Natural Resources; Goal 2, Open Space for the Managed Production of Resources; Goal 3, Open Space for Public Health and Safety; and Goal 4, Open Space for Outdoor Recreation and Recreation Facilities. Master Plan 3B is also consistent with these goals. In addition, the revised Mater Plan incorporates a natural and passive open space component into the project. The additional open space on site (including the wetlands, native vegetation, and a view park) furthers the intent of additional objectives and policies in the Open Space and Recreation Element, particularly the following natural resources policies pertaining to the enhancement of natural and wildlife habitats:

- Improving appropriate access to natural environments
- Designing natural habitats to achieve environmental sustainability
- Creating new and reestablished natural habitats including wetlands and native plant communities

Master Plan 3B is consistent with the goals and policies of the adopted (2002) Open Space and Recreation Element of the Long Beach General Plan, Goal 1, Open Space for the Preservation of Natural Resources. Both the master plan evaluated in the certified 2005 Recirculated EIR and revised Master Plan 3B promote the remediation of contaminated sites. In addition, proposed revised Master Plan 3B will help develop a well-managed, viable ecosystem that supports the preservation and enhancement of natural and wildlife habitats through the inclusion of a wetlands restoration area on site (Goal 1.1). It is a policy of the City of Long Beach to promote the creation of new and reestablished natural habitat, including wetlands (Policy 1.1). Master Plan 3B furthers the intent of Goal 1.1 and Policy 1.1 by developing approximately 1.49 acres of wetlands and riparian habitat and an additional 9.24 acres of natural vegetation. Consistent with Goal 1.3, the public will be able to access these areas via a walkway proposed as part of the project. A view park is also proposed in the southwestern portion of the site that will provide views of the downtown area, and walkways will curve around the wetlands area.

Both the Master Plan evaluated in the certified 2005 Recirculated EIR and revised Master Plan 3B provide for the continued production of oil resources through the operation of wells that have been tested and indicate continued productive value. The proposed revised master plan involves the development of the Sports Park and other recreation uses in conjunction with the continued operation of 19 oil wells (17 on site and 2 adjacent to the project site). The primary objectives of the proposed project are to increase recreation opportunities and redevelop a blighted site with viable uses that enhance the quality of life in the City. The proposed project furthers the intent of Outdoor Recreation Policies 1, 9, 12, and 13 by providing a net increase in recreation land in the City by approximately 53 acres and by providing playing and spectator facilities for league soccer and softball, as well as youth-oriented facilities such as a skateboard park and a youth golf training facility. Master Plan 3B represents a beneficial combination of public and private resources through the use of City-owned land and the development and management of facilities by outside contractors (Policies 1 and 9). Sports facilities suitable for recreational league use will attract adult leagues from neighborhood and community parks to a pay-for-play facility, thereby freeing up land for children's sports leagues as identified in the Open Space and Recreation Element (Policy 12). All recreation facilities will be accessible to the handicapped and will be in compliance with the Americans with Disabilities Act (ADA) (Policy 13). In addition, Implementation Program 4.9 in the Open Space and Recreation Element states, "Develop a special use park oriented to the viewing and playing of adult active recreational sport." Master Plan 3B will implement that objective and will result in a net increase in recreation land in the City by approximately 53 acres, thereby furthering the intent of the City's outdoor recreation policies.

The application of City parking code ratios to proposed Master Plan 3B results in a total parking requirement of 764 (753 for the sports park and 11[1] for the passive recreation uses). A total of 612 parking spaces are included in Master Plan 3B. A standards variance for 152 spaces is included in the project and required as Mitigation Measure 4.4.1. The Master Plan evaluated in the certified 2005 Recirculated EIR required a 153-space parking variance. The parking requirement for the commercial parcel was factored separately. Refer to Section 3.9 for more information.

A parking demand analysis was also completed. Analyzing the parking supply-demand relationships of the proposed project involves determining the parking needs in relationship to the future parking supply. The parking requirements of a sports complex vary depending on the schedule of activities, number of participants, and anticipated number of spectators. The peak parking demand forecast for Master Plan 3B was estimated based on expected attendance figures and daily league and weekend tournament schedules. During peak weekday operations, for which 725 players and spectators will be on site during the peak hour, a total of 580 spaces will be required for the active recreation uses. This parking forecast is based on an average vehicle ridership of 1.25 persons per vehicle. This is to reflect that during the week, participants come from many different places (e.g., work, school, home) and thus do not rideshare as much.

When the parking demand for the active recreation uses is combined with a code-parking requirement of 23 spaces for the Skate Park, 9 spaces for the batting cages, and 11 spaces for the open space and passive recreation uses, Master Plan 3B is forecast to require a total of 623 parking spaces during weekday peak parking conditions (580 + 23 + 9 + 11 = 623 spaces); this peak parking demand is less

[1] Planning Department staff determined that one space per acre of open space was the appropriate zoning requirement for the open space uses proposed. March 2006.

than the proposed parking supply. When compared to the 612 parking supply, the 623-space demand estimate corresponds to a parking deficiency of 11 spaces.

The peak weekend demand is greater than the peak weekday demand, reflecting higher attendance figures. A total of 583 spaces will be required to support the peak parking demand of Master Plan 3B when sporting tournaments are scheduled on weekends (Saturdays). The weekend parking forecast is based on an average vehicle ridership of 1.5 persons per vehicle. This higher average vehicle ridership reflects that many trip origins to the site will come from home, with families, couples, and friends carpooling on the weekend. During this peak period, a total of 874 players and spectators will be on site.

When combined with a code-parking requirement of 23 spaces for the Skate Park, 9 spaces for the batting cages, and 11 spaces for the open space and passive recreation uses, the Long Beach Sports Park is forecast to require a total of 626 parking spaces during weekends (583 + 23 + 9 + 11 = 626 spaces). When compared against the 612-space supply, the 626-space demand estimate corresponds to a parking deficiency of 14 spaces. The parking deficiency is approximately 2 percent of the total parking supply. The parking deficiency will be managed by the City Department of Parks, Recreation, and Marine, which will administer operations (whether contract operator or City run) of the Sports Park and open space areas. It should also be noted that the open space areas will not function like traditional open space recreation areas. Public access to these areas will be limited to designated walkways to allow habitat to develop without human interference. The patrons of the view park will be restricted to walkways to protect native vegetation and habitat areas and to separate the active and passive recreation uses on site.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Effects of the Revised Master Plan 3B on Established Communities. The project site is presently used for oil extraction activities. The project site is surrounded by an existing system of streets and urban development that includes heavy commercial and industrial uses. Similar to the project analyzed in the EIR, implementation of the revised master plan will redevelop the site for community use as a Sports Park. The project will not divide an established community or disrupt the existing physical arrangement of the surrounding area. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Effects of the Revised Master Plan 3B on Existing On-Site or Adjacent Land Uses. Short-term effects of the revised project will result from demolition of the existing on-site improvements, site grading, and construction activity for on-site and off-site improvements. As stated in the Existing Setting section above, all tenants except Hanson's Aggregate have moved off the project site. Hanson's Aggregate will relocate prior to the start of demolition and grading. Therefore, no tenant businesses will experience short-term impacts from demolition, grading, and construction. SHPI is expected to remain open and operational during all phases of construction. These activities will result

in short-term air quality effects as described in Section 3.10, short-term noise effects as described in Section 3.14, and short-term traffic effects as described in Section 3.9 of this Addendum.

Surrounding land uses are generally heavy commercial and industrial uses. These are not considered to be sensitive receptors (such as schools, hospitals, or daycare centers), and they will not experience short-term effects outside those described in Sections 3.9, 3.10, and 3.11 of this Addendum. The project will result in short-term construction-related impacts to the adjacent SHPI office building and cemeteries; however, these impacts are less than significant with mitigation. Visitors at the cemeteries located adjacent to the project site may experience noise and dust as a result of on-site demolition, grading, and construction activities and an associated increase in truck traffic. Mitigation measures are included to reduce the effect of short-term construction noise impacts. Short-term noise effects are less than significant.

The revised master plan has been designed to accommodate well access and maintenance, and the presence of operating wells is consistent with the historic use of the property. The potential impacts of the operating wells on the proposed recreation uses include potential noise, air quality emissions, and visual effects. Implementation of Mitigation Measure 4.1.4 in addition to mitigation measures from other topic sections benefit on-site and off-site uses, further reducing potential land use conflicts, and include the following: (1) Noise—Mitigation Measures 4.11.1 through 4.11.2; and (2) Public Health and Safety—Mitigation Measures 4.13.1 through 4.13.11.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Effects of the Revised Master Plan 3B on any Applicable Habitat Conservation Plan or Natural Community Conservation Plan. There are no adopted habitat conservation plans or natural community conservation plans applicable to the project site. Neither the master plan evaluated in the certified 2005 Recirculated EIR or revised Master Plan 3B will adversely impact an adopted habitat conservation plan or a natural community conservation plan. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Impacts. The certified 2005 Recirculated EIR concluded that the project, as analyzed, would have a less than significant cumulative impact on land use. Based on the foregoing analysis and information, there is no evidence that project modifications would result in more substantial or new significant cumulative impacts related to Land Use compared to what was identified in the 2005 Recirculated EIR. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant cumulative environmental impacts.

Findings Related to Land Use

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified

2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Land Use, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Land Use that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Land Use requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Land Use identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, no changes to the mitigation measures found in the 2005 Recirculated EIR are required. Mitigation measures related to Land Use that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

4.1.1 Development of the commercial parcel will adhere to the requirements of the CCA Zone and the City Parking Code, as determined by the City Zoning Administrator at the time of Site Plan Review and Plan Check. The need for subsequent CEQA action will be determined by the City of Long Beach Environmental Planning Officer.

4.1.2 City Council approval of the proposed project shall include a General Plan Amendment from LUD 9G (Industrial) to LUD 11 (Open Space and Park) and LUD 8A (Traditional Retail Strip Commercial), a zone change from Industrial (IM) and Institutional (I) to Park (P) and Community Commercial-Automobile Oriented (CCA), and a Standard Variance from parking requirements. The Director of Planning and Building shall implement the approved General Plan Amendment upon approval and the Zone Change after second Council reading of the ordinance.

4.1.3 The City Zoning Administrator shall ensure that project plans include a six-foot-high opaque fence around all operating oil wells at the time of Plan Check. Wells that are visible to the

public from on-site pedestrian areas, will be surrounded by a fence designed in a manner that is consistent with overall project design. The project operators shall ensure that all wells remain accessible for maintenance and repair and to City Fire Department standards.

3.2 POPULATION AND HOUSING

Existing Environmental Setting

Please see Section 4.2 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting for Population and Housing.

There are no residential units on the project site. At the time the NOP was sent to Responsible Agencies, the project site was occupied by seven tenants (and two unauthorized subtenants) and ongoing oil extraction activities conducted by Signal Hill Petroleum, Inc. (SHPI). It is anticipated that no tenants will be on site at the time of demolition and grading. Oil extraction activities are ongoing and will remain on site after project implementation.

Certified 2005 Recirculated EIR

Please see Section 4.2 of the certified 2005 Recirculated EIR for an analysis of potential impacts of the proposed project related to Population and Housing.

The certified 2005 Recirculated EIR found that the proposed project, as evaluated in that document, would not induce substantial growth or concentration of population beyond City and regional projections. The document states that the development of the historically underutilized project site would not change the established and planned growth patterns in either the City of Long Beach or the adjacent City of Signal Hill. Although the project would involve the creation of some new employment; the increase in employment would be partially off-set by the loss of employment from tenant businesses that were on the site at the time NOP was circulated. Also, the proposed project is expected to employ residents of Long Beach, and there will be little inducement of growth from other cities in the region. Therefore, the increase in employment on site was not expected to result in a substantial increase in demand for additional housing.

The project site was not and is not currently designated for residential development in the General Plan, nor is it zoned for residential use. Adjacent uses are characterized by heavy commercial and industrial uses, and the two adjacent cemeteries to the south. The project site is not identified in the City's Housing Element as part of the inventory of vacant sites that could potentially be developed with residential uses in order to meet the demand for future housing supply. Therefore, the development of the project site with nonresidential uses was not considered a significant adverse impact of the proposed project, and no mitigation measures were required.

Project Changes

Modifications to the master plan that may affect noise include the removal of the youth golf center and associated parking, the addition of passive open space, a 1.49-acre wetlands restoration area, a

view park with walkways, the removal of one soccer field the reconfiguration of the soccer field area to accommodate passive open space and wetlands areas.

Proposed revised Master Plan 3B does not require the relocation or removal of any residential units because there are no residential units on the proposed project site. The change in on-site activities will result in a change to project employment estimates. The removal of the youth golf center and soccer field will reduce the number of jobs expected to the generated by the project. However, the number of new jobs expected to be created by the proposed revised master plan remains within SCAG's employment forecasts and the proposed revised master plan's impact on employment are considered less than significant.

Therefore, the comparison of anticipated environmental effects of the project changes with the Population and Housing impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Population. SCAG projects that 489,769 people will reside in the City of Long Beach in 2010, an increase of 6.12 percent (28,247 persons) from 2000. Since the proposed project is not a residential project but rather a recreation and office development, direct population growth caused by the project is not expected. Construction and operation of the proposed project may employ people who choose to move to the City; however, any increases in population associated with the proposed project would be limited and within SCAG's projections. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Employment. As previously stated, only one of the seven tenants (and two unauthorized subtenants) currently remains on the project site. Oil extraction activities are ongoing and will remain on-site after project implementation. It is anticipated that the remaining business (Hanson's Aggregate) will relocate by the end of 2006.

All of the tenants operated relatively small businesses; the largest, Guardian Fence Company employed 21 full-time employees. Although the nine tenants (seven legitimate tenants and two unauthorized subtenants) will have relocated by the time the proposed project is implemented resulting in the loss of a limited number of jobs, the proposed project is expected to generate over 174 full-time and part-time positions. The removal of the youth golf center and soccer field will reduce the number of jobs expected to the generated by the project; however, the loss of the jobs associated with the tenants will be offset by the jobs created by the proposed project. Furthermore, the number of new jobs expected to be created by the proposed revised master plan remains within SCAG's employment forecasts and the proposed revised master plan's impact on employment are considered less than significant. Therefore, revised Master Plan 3B is consistent with the master plan evaluated in the certified 2005 Recirculated EIR in that both plans will not result in a significant impact to employment.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Housing. The proposed project is a recreation and commercial/office development and does not include a residential component. The majority of the proposed project site is vacant or occupied by oil extraction activities or existing commercial tenants. Redevelopment of the project site will not affect existing housing, nor will displacement of housing occur within the City because of the project. The employment growth associated with the project site may result in an indirect increase in the need for housing in the region. However, this indirect housing increase is accommodated given SCAG's projected housing increase for the region. Since the project, as revised, may result in an indirect increase in the need for housing, and the City's estimates are well within SCAG's projections, project impacts on housing are considered less than significant. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Impacts. The certified 2005 Recirculated EIR concluded that the project would not have a significant cumulative impact on housing, employment, or population. Based on the analysis and information presented above, there is no evidence that Master Plan 3B would result in more substantial or new significant cumulative impacts to housing, employment and population compared to those disclosed and analyzed in the certified 2005 Recirculated EIR. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant cumulative environmental impacts.

Findings Related to Population and Housing

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Population and Housing, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Population and Housing that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Population and Housing requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Population and Housing identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, no changes to the mitigation measures found in the 2005 Recirculated EIR are required. There are no mitigation measures related to Population and Housing.

3.3 GEOLOGY AND SOILS

Existing Environmental Setting

Please refer to Section 4.3 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting for Geology and Soils based on a technical study titled, "Geotechnical Evaluation in Support of Conceptual Design and Environmental Impact Report, Long Beach Sports Park, South and West of Spring Street and Orange Avenue, Long Beach, California," prepared by AMEC Earth and Environmental, Inc. (2004). The EIR section provides a discussion of the existing geologic and soils environment and an analysis of potential impacts from implementation of the project. The section also addresses geologic conditions underlying the Long Beach Sports Park project site, as they relate to slope stability, ground settlement, soil conditions, grading, and regional seismic conditions.

Certified 2005 Recirculated EIR

Please see Section 4.3 of the certified 2005 Recirculated EIR for analyses of potential effects of the Long Beach Sports Park related to Geology and Soils. The proposed project as evaluated in the certified 2005 Recirculated EIR considers the application of the Uniform Building Code (UBC) and City Building Codes applicable to structure design and construction in order to minimize the potentially damaging effect of severe ground shaking originating from earthquakes in the region. In addition, standard City plan approval processes require that recommendations in the final geotechnical report are reflected in the notes of the grading plan and that they are implemented as conditions of any grading and/or construction permit.

The certified 2005 Recirculated EIR concludes that the following impacts of project development will be less than significant:

- An existing trunk sewer crosses the central portion of the project site. As a part of the proposed project, the existing trunk sewer will be relocated on or in close proximity to the project site. The proposed project will utilize the existing sewer system, and no on-site sewage disposal systems are planned. There is no impact with regard to utilization of on-site sewage disposal systems.

- Subsidence due to oil and/or groundwater extraction is not actively monitored in the Signal Hill area, including the project site, because of the relatively stiff structure of the uplifted older sediments comprising the local portion of the Newport-Inglewood structure/fault zone. Although active water wells in the earlier part of the 1900s dramatically lowered local groundwater levels, modern management of the underlying groundwater resources has tended to stabilize current levels. Although measurable vertical elevation changes have occurred during historic time, these changes affect broad areas and are not considered a significant constraint or impact of the proposed project.

The certified 2005 Recirculated EIR concludes that the following impacts of project development will be less than significant with implementation of mitigation measures:

- Strong seismic ground shaking is considered a potentially significant impact to the proposed project unless appropriate mitigation measures are implemented as a part of project design and construction.
- The Cherry Hill Fault crosses the southwesterly corner of the project site. The Newport-Inglewood Fault Zone, of which the Cherry Hill Fault is a part, is within a designated an Alquist-Priolo Earthquake Fault Zone and is therefore subject to the requirements and conditions of the 1994 "Alquist-Priolo Earthquake Fault Zoning Act" with regard to the potential for surface fault rupture.
- Potential landslides and slope instability that could affect project improvements and structures are a potential significant impact of the project.
- Under conditions of uncontrolled concentrated surface runoff, erosion of the graded areas on the project site is considered a potential significant impact unless mitigation measures are implemented as a part of project design and construction.
- Geotechnical evaluation of the subsurface data indicates that local intervals of saturated loose sand in the vicinity of the previously existing drainage channel will likely have a significant potential for liquefaction under conditions of strong seismic ground shaking.
- The relatively sporadic occurrence of much of the observed groundwater seepage suggests that shallow groundwater is limited in volume and will not likely be a significant construction constraint on most of the project site. However, in the vicinity of the previously excavated drainage course near Spring Street in the north and California Street in the west, the previous seepage observations were relatively consistent. The occurrence of shallow groundwater at these locations may, therefore, be a construction constraint that will require local dewatering. Landscape irrigation associated with development may tend to create localized perched groundwater conditions and/or raise the local groundwater levels. Inundation of the proposed detention basins and associated infiltration will also contribute to the local shallow groundwater conditions. The presence of shallow groundwater can have a deleterious effect on the stability and deformation potential of nearby slopes and foundations. Possible uncontrolled groundwater flow is considered a potentially significant impact both during construction and after construction of the proposed project.
- Expansive soils are considered unlikely to be a significant design constraint for most of the project area. However, much of the materials that will be involved in the grading activity consist of undocumented fills with locally variable soil types that may include expansive clays. Local intervals within the alluvium consists of clay that will likely exhibit a significant expansion

potential. The possibility of slope and/or foundation instability associated with expansive soils on site cannot be ruled out on the basis of the available test data and is therefore, considered a potentially significant impact.

Therefore, the certified 2005 Recirculated EIR concluded that with implementation of mitigation measures there would be no significant adverse impacts related to Geology and Soils resulting from implementation of the project.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect geology and soils include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a designated view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

The changes to the grading plan for the proposed project result in changes to the cut-and-fill ratios required for project implementation. Site preparation for the proposed project would require approximately 702,640 cubic yards of cut and fill. At the present time, it is also anticipated that much of the concrete rubble produced during demolition will be crushed on site so that it can be incorporated in planned fills and/or used as a paving base for the proposed project improvements.

For comparison purposes, the master plan evaluated in the certified 2005 Recirculated EIR required approximately 638,440 cubic yards of cut and 625,998 cubic yards of fill. Cut and fill were expected to be balanced on site in the same manner as that proposed for revised Master Plan 3B. The difference in these estimated volumes is intended to accommodate a minor amount of “shrinkage” or “expansion” that will occur when the on-site soils are converted to compacted fill.

Master Plan 3B also requires construction of several retaining walls. Figure 3.1 shows the locations of proposed retaining walls. Retaining walls are located along the southern perimeter of the site and adjacent to several oil wells. The retaining walls range from one foot to five feet in height. For comparison, the retaining walls proposed as part of the master plan analyzed in the certified 2005 Recirculated EIR are shown on Figure 3.2. The retaining walls in that plan range from one foot to five feet in height.

Master Plan 3B is required to comply with the Uniform Building Code (UBC) and City Building Codes applicable to structure design and construction in order to minimize the potentially damaging effect of severe ground shaking originating from earthquakes in the region. In addition, standard City

Figure 3.1: Proposed Retaining Walls (Master Plan 3B)

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Figure 3.2: Proposed Retaining Walls (EIR Master Plan)

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plan approval processes require that recommendations in the final geotechnical report are reflected in the notes of the grading plan and that they are implemented as conditions of any grading and/or construction permit.

Therefore, the comparison of anticipated environmental effects of the project changes with the Geology and Soils impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Subsidence. Land subsidence in this context refers to broad scale changes in the elevation of the land that occur in response to the pumping of oil wells, water wells, or other mineral extraction. The phenomenon of widespread land sinking, or subsidence, is generally related to substantial overpumping of groundwater or petroleum reserves from deep underground reservoirs. Subsidence due to oil extraction is not actively monitored in the Signal Hill area, including the project site, because of the relatively stiff structure of the uplifted older sediments comprising the local portion of the Newport-Inglewood structure/fault zone. Although active water wells in the earlier part of the 1900s dramatically lowered local groundwater levels, modern management of the underlying groundwater resources has tended to stabilize current levels. Although measurable vertical elevation changes have occurred during historic time, these changes affect broad areas and are not considered a significant constraint or impact of the proposed revised master plan. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

On-Site Sewage Disposal Systems. An existing trunk sewer crosses the central portion of the project site. As a part of the proposed revised master plan, the existing trunk sewer will be relocated on or in close proximity to the project site. The proposed project will utilize the existing sewer system, and no on-site sewage disposal systems are planned. There is no impact with regard to utilization of on-site sewage disposal systems. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Ground Shaking. As with all of Southern California, the project site is subject to strong ground motion resulting from earthquakes on nearby faults, including the underlying Cherry Hill Fault. For additional information regarding the Cherry Hill Fault refer to Section 4.3 of the certified 2005 Recirculated EIR.

Strong seismic ground shaking is considered a potentially significant impact to the proposed revised master plan unless appropriate mitigation measures are implemented as a part of project design and construction. Implementation of Mitigation Measure 4.3.1 will reduce this potential impact to a less than significant level. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Surface Fault Rupture. An Alquist-Priolo Special Studies/Earthquake Fault Zone that crosses the southwesterly corner of the project site has been delineated by the State Geologist. As previously stated, the fault is commonly referred to as the Cherry Hill Fault, and is part of the Newport-Inglewood Fault Zone. For additional information regarding the Cherry Hill Fault and the Alquist-Priolo Special Studies/Earthquake Fault Zone refer to Section 4.3 of the certified 2005 Recirculated EIR.

Through compliance with the Alquist-Priolo Earthquake Fault Zoning Act during the permitting process as required by State law, seismic hazards associated with surface fault rupture are mitigated to the extent feasible. Incorporation of a recommended setback of 50 feet from the fault zone will reduce potential seismic hazards resulting from surface fault rupture to acceptable levels. Implementation of Mitigation Measure 4.3.2 will reduce the potential for surface fault rupture affecting an occupied structure on the project site to a less than significant level.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Liquefaction. Liquefaction of local intervals of sandy alluvium is considered a potentially significant impact unless appropriate mitigation measures are implemented as a part of project design and construction. For additional information regarding on-site soils and liquefaction, refer to Section 4.3 of the certified 2005 Recirculated EIR.

Geotechnical evaluation of the subsurface data indicates that local intervals of saturated loose sand in specific areas on the project site will likely have a significant potential for liquefaction under conditions of strong seismic ground shaking. Implementation of Mitigation Measure 4.3.3 requiring remedial treatment of existing fills and/or alluvium will reduce the potential for liquefaction to a less than significant level.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Landslides and Slope Instability. Potential landslides and slope instability that could affect project improvements and structures are a potential significant impact of the project unless appropriate mitigation measures are implemented as a part of project design and construction. For additional information regarding on-site soils and the potential for landslides and slope instability, refer to Section 4.3 of the certified 2005 Recirculated EIR.

With the possible exception of local shallow slumping of loose surficial soils present on some slopes within the project site and probable downslope movement of fill generated from previous grading on Exxon Hill, no existing landslides are present on the property. Proposed grading for the project will extend over essentially the entire site and is primarily intended to produce level grades for planned playing fields, parking lots, and building areas. The proposed grading configuration will, therefore, substantially alter the height and extent of slopes on the project site. Proposed revised Master Plan 3B

includes a view park at approximately 140 feet above sea level. Because the site will be mass graded, the view park will be developed during the grading process. The potential for future slope instability will be limited to proposed cut-and-fill slopes that will be manufactured as part of the proposed grading.

Existing fills and other potentially compressible soils extend to significant depths at several locations on site. Remedial grading required for removal and recompaction of these materials will produce temporary construction slopes of substantial height in some areas. The presence of local perched groundwater in these temporary excavations will tend to have an adverse impact on local slope stability conditions during construction phases.

In addition, Master Plan 3B requires construction of several retaining walls. Figure 3.1 shows the locations of proposed retaining walls. Retaining walls are located along the southern perimeter of the site and adjacent to several oil wells. The retaining walls range from one foot to five feet in height. For comparison, the retaining walls proposed as part of the master plan analyzed in the certified 2005 Recirculated EIR are shown on Figure 3.2. The retaining walls in that plan range from one foot to five feet in height.

Proposed permanent slopes will consist of both cut and fill materials, although significant cut slopes will likely be limited to the immediate area of the existing topographic highland in the southeast quadrant of the project site (i.e., Exxon Hill). A typical slope gradient of 2:1 (horizontal:vertical) is planned, although local gradients ranging from about 3:1 to 6:1 are also planned. Proposed slopes typically range in height from a few feet up to about 140 feet. The highest proposed slopes are in the view park area in the southeastern corner of the site, with a maximum height of 140 feet that ascends from the southern edge of the parking area and the eastern edge of the wetlands restoration area to the peak of the view park area. The planned compacted fill slope in this area extends to a maximum height of 140 feet. Additional cut slopes are also proposed for the soccer field area and the wetlands restoration area. Slopes in these areas will ascend to a maximum height of 65 feet and 70 feet, respectively. The detention basin will have slopes surrounding it, with the soccer fields located to the west and oil wells and the view park area located to the east; both areas are located at higher elevations than the wetlands area. Inundation and subsequent drainage of the toe area in the detention basin will occur after extreme storm events, producing saturated conditions in the lower portion of the slope face. Temporary local groundwater conditions will therefore need to be considered in stability evaluations of slopes around the detention basins to avoid slope failure.

Implementation of Mitigation Measures 4.3.4 through 4.3.6 and building code requirements will provide stabilized engineered fill and slope faces. These measures will reduce the potential impact of landslides and slope instability to a less than significant level.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Erosion. Under conditions of uncontrolled concentrated surface runoff, erosion of the graded areas on the project site is considered a potential significant impact unless mitigation measures are

implemented as a part of project design and construction. For additional information regarding erosion, refer to Section 4.3 of the certified 2005 Recirculated EIR.

Implementation of Mitigation Measure 4.3.7 will reduce and minimize potential for erosion, slope failure, and surficial soil instability. Impacts related to erosion will be reduced to a less than significant level with mitigation. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Ground Settlement. Lack of control or documentation for the existing fills on the project site preclude accurate prediction of the future deformation behavior of these materials. These undocumented fills and underlying alluvial deposits are considered excessively compressible and represent a significant risk of differential settlement and ground deformation. Local intervals of peat observed within the alluvium are also considered problematic in this regard. Construction of additional fill thickness and/or local increases in the subsurface moisture content that will likely occur with project development will tend to increase the potential for future differential settlement of the overlying ground surface and project improvements, including walkways and structures. For additional information regarding ground settlement, refer to Section 4.3 of the certified 2005 Recirculated EIR.

The possibility for seismically-induced settlement, slope, and/or foundation instability associated with the excessive compression of undocumented fill and alluvium present on-site is considered a potentially significant impact. Implementation of Mitigation Measure 4.3.3, which requires remedial treatment of highly compressible soils that would support proposed structures and associated improvements (e.g., subdrains) will substantially reduce the potential for ground settlement. These required improvements will reduce this potential impact to a less than significant level.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Expansive Soils. Soils observed at the project site consist primarily of mixtures of silt and sand, and only minor amounts of clay appear to be present. Expansion testing of samples representing the general geologic units present at the project site indicates a “very low” to “low” expansion potential in accordance with UBC Table 18-1-B, 1997. Expansive soils are, therefore, considered unlikely to be a significant design constraint for most of the project area. However, much of the materials that will be involved in the grading activity consist of undocumented fills with locally variable soil types that may include expansive clays. Local intervals within the alluvium consists of clay that will likely exhibit a significant expansion potential.

The possibility of slope and/or foundation instability associated with expansive soils on the project site cannot be ruled out on the basis of the available test data, and is, therefore, considered a potentially significant impact. Implementation of Mitigation Measure 4.3.8 will provide engineered soil conditions below project structures so as to reduce the potential impact from expansive soils to a less than significant level.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Uncontrolled Groundwater Seepage. Perched groundwater levels have been observed in borings at many locations on the site. For additional information regarding shallow groundwater, refer to Section 4.3 of the certified 2005 Recirculated EIR.

Landscape irrigation associated with development may tend to create localized perched groundwater conditions and/or raise the local groundwater levels. Inundation of the proposed detention basins and associated infiltration will also contribute to the local shallow groundwater conditions. The presence of shallow groundwater can have a deleterious effect on the stability and deformation potential of nearby slopes and foundations. For this reason, it is standard practice to install appropriate subdrain provisions in order to maintain possible future groundwater levels below acceptable elevations and in an attempt to minimize variations in the moisture context of foundation soils.

Possible uncontrolled groundwater flow is considered a potentially significant impact both during construction and after construction of the proposed project. Implementation of Mitigation Measures 4.3.9 and 4.3.10 will provide control of groundwater conditions to reduce this potential impact to below a level of significance.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Impacts. The certified 2005 Recirculated EIR concluded that the project as analyzed would not have a significant impact on geology and soils. Based on the analysis and information presented above, there is no evidence that Master Plan 3B would result in more substantial or new significant cumulative impacts to Geology and Soils compared to those disclosed and analyzed in the certified 2005 Recirculated EIR. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant cumulative environmental impacts.

Findings Related to Geology and Soils

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Geology and Soils, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in

circumstances pertaining to Geology and Soils that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Geology and Soils requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Geology and Soils identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Mitigation measures related to Geology and Soils that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

The following mitigation measures are incorporated to offset potentially significant adverse impacts of the proposed project. Changes (shown in redline and ~~strikeout~~) are required of the following mitigation measures.

4.3.1 Appropriate seismic design provisions shall be implemented with project design and construction in accordance with governing building codes. Unless superseded by other regulatory provisions or standards, seismic design criteria shall be developed on the basis of the requirements of the current UBC and reviewed and approved by the City Building Official prior to issuance of building permits. The following UBC design parameters are based on the 1997 UBC, Volume 2, Chapter 16, Divisions IV and V. These parameters are considered applicable for the seismic design evaluation of proposed structures pending any more recent updates of the UBC, or unless more site-specific design values are required by the project structural engineer (e.g., response spectra or site period), as approved by the City Building Official.

Project Site Seismic Design Parameters

Seismic Zone Factor Z:	0.4
Soil Profile Type:	S_D
Design Fault:	Newport Inglewood
Fault Distance:	<1.24 miles (2 kilometers)

Prior to issuance of building permits, the City of Long Beach Building Official (or designee) is required to review and approve final design plans to ensure that all structures are designed to resist earthquake forces as defined by the UBC for a Seismic Zone 4.

4.3.2 All habitable structures shall be set back a minimum of 50 feet from the current Alquist-Priolo Special Studies Zone or the Special Studies Zone as modified by the project geotechnical consultant based upon additional soil and fault study. Final foundation setback recommendations shall be based on in-grading review and mapping of the fault trace by the project geotechnical consultant, including appropriate projection of the exposed conditions. All recommendations for final foundation setback shall be reviewed and approved by the City Building Official prior to issuance of building permits.

4.3.3 Remedial treatment shall be required for any of the existing fills and/or underlying alluvium that are comprised of loose sandy soils that may become saturated in the future and are also intended for support of planned structures, slopes, and associated improvements. In general, foundation soils that are within a 1:1 (45-degree) downward projection from the perimeter of proposed structures, slopes, and associated improvements shall be considered as supporting these improvements. Remedial treatment of highly compressible soil and/or undocumented/unengineered fill that are intended for the support of planned improvements shall be performed, as required by the City of Long Beach Building Official. Removal and replacement of these unsuitable soils as compacted fill is considered the most straightforward method of remedial treatment. Alternative remediation measures, such as in-situ densification and/or installation of deep foundations, may be used in areas of the site where existing constraints make removal and compaction cost-prohibitive or difficult due to property line constraints. Site-specific final design evaluation and grading plan review shall be performed by the project geotechnical consultant, including assessment of possible remedial alternatives prior to the start of grading construction. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.

4.3.4 Proposed permanent cut and fill slopes shall not exceed a surface gradient of 2:1 (horizontal:vertical). Pending future final design evaluations, granular soils shall be excluded from the outer 10 to 12 feet of any proposed slope face within the anticipated inundation area of planned detention basins, and/or this portion of the slope can be reinforced appropriately. Additional site-specific final design evaluations shall be performed by the project geotechnical consultant to evaluate the stability conditions of proposed slopes, including the surficial stability/erosion potential, and with particular regard to slopes within the planned detention basins and the view park. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.

4.3.5 In general, proposed temporary cut slopes shall not exceed a gradient of 1:1 (horizontal:vertical). Pending future site-specific final design evaluations, planned construction slope excavations at a 1:1 gradient (45-degree angle) shall not exceed a height of 16 feet, and those excavated at a 1.5:1 gradient shall not exceed a height of 37 feet. Proposed temporary slope excavations in undocumented fill and alluvium adjacent to Spring Street and California Avenue shall be subject to additional site-specific exploration, testing, and stability evaluations by the project geotechnical consultant to refine and enhance the preliminary recommendations. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Temporary construction slopes shall be reviewed by the project geotechnical consultant during excavation to assess and mitigate potential unanticipated structural anomalies and/or unforeseen groundwater conditions. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.

4.3.6 Unreinforced fill slopes shall not exceed a gradient of 2:1 (horizontal:vertical). Any portion of a proposed slope with gradients steeper than 2:1 shall require appropriate reinforcement and/or installation of a retaining wall. The project geotechnical consultant shall perform additional site-specific final design evaluations of the proposed retaining walls to refine and enhance the preliminary recommendations. These evaluations shall address wall drainage and surficial stability/erosion potential of the adjoining sections of the fill slope. Geotechnical evaluations of proposed retaining walls within planned detention basins shall also include development of the appropriate geotechnical criteria for the wall design under rapid draw-down groundwater conditions. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated in the project plans. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.

4.3.7 The surficial stability/erosion potential of the proposed graded slopes shall be evaluated by the project geotechnical consultant as a part of the geotechnical design evaluation. Best management practices (BMPs) shall be employed during construction to minimize the potential for erosion, and the project shall conform to applicable National Pollution Discharge Elimination System (NPDES) requirements and regulations. Appropriate landscape planting shall be installed as soon as is practical after completion of grading, particularly in the graded slope areas. Erosion control recommendations and design provisions shall be developed and incorporated into grading plans prepared by the project civil engineer for implementation during construction. Grading plans shall be reviewed and approved by the project geotechnical consultant prior to the start of grading construction. BMP development and implementation should be closely coordinated with the water quality requirements of the

project construction and operation standard urban storm water mitigation plans [SUSMP]. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.

4.3.8 Proposed grading shall be implemented to provide relatively uniform soil conditions in the upper portion of the building areas. A moderate level of moisture shall be installed and maintained in the fill/foundation soils to minimize future volume changes. Appropriate drainage provisions as designed and/or recommended by the project civil engineer and geotechnical consultant shall be implemented to minimize future soil moisture changes. Subsurface drainage improvements shall be approved by the City of Long Beach Building Official prior to issuance of grading permits. On-site inspection during grading shall be conducted by the Building Official or a designee to ensure compliance with City-approved drainage design and soil mixture and recompaction.

Additional site testing and final design evaluations regarding the possible presence of significant volumes of expansive soils on site shall be performed by the project geotechnical consultant to refine and enhance the preliminary recommendations. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated in the project plans. Final design and recommendations regarding expansive soils shall be based on testing and analyses of the near-surface soils following the completion of grading. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the Building Official prior to issuance of grading permits.

4.3.9 Subdrains shall be installed behind all fill slopes and retaining walls and shall be considered and evaluated for installation in other areas where the proposed ground surface is near the buried surface of the underlying San Pedro formation. Pending future additional site-specific evaluations, canyon-type subdrains shall be installed along the flanks of the previously existing drainage course at elevations that will daylight at the northeasterly perimeter of the planned large detention basin. Some consideration shall also be given to installation of a central canyon type subdrain within the planned compacted fill along an approximation of the original flowline alignment. The recommended subdrain shall be constructed with a minimum drainage gradient of one percent. Design of underdrain systems for the playing fields shall be undertaken by a specialized consultant with specific expertise in this type of design. These measures shall conform to the recommendations of the project geotechnical consultant and the project civil engineer. As recommended by the project geotechnical consultant in a final report, proposed subdrain systems shall be integrated with planned storm drains (see also Section 4.4, Water Resources), as approved by the Building Official prior to issuance of grading permits.

Site-specific final design evaluation and grading plan review shall be performed by the project geotechnical consultant prior to the start of grading to verify that recommendations developed during the geotechnical design process are appropriately incorporated in the project plan. The project geotechnical consultant shall review construction excavations during excavation to assess possible unforeseen groundwater conditions and to approve as-built locations and construction materials/methods for recommended subdrains. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the Building Official prior to issuance of grading permits.

4.3.10 Surface drainage provisions for the project shall be evaluated and designed by the project civil engineer and shall be reviewed and approved by the project geotechnical consultant prior to the start of grading activities. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the Building Official prior to issuance of grading permits.

3.4 HYDROLOGY AND WATER QUALITY

Existing Environmental Setting

Please refer to Section 4.4 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting related to Hydrology and Water Quality. Documents reviewed and incorporated as part of that analysis include the *Onsite Hydrology Report for Long Beach Sports Park* (PBS&J Engineering, Inc. 2004) and the Geotechnical Evaluation for the Sports Park (AMEC Earth and Environmental, Inc. 2004).

Certified 2005 Recirculated EIR

Project impacts to Hydrology and Water Quality were evaluated based on the project's adherence to local, State, and federal standards; proposed land use; site design; and proposed BMPs for control of surface runoff and reduction of pollutants in runoff. Please refer to Section 4.4 of the certified 2005 Recirculated EIR for analyses of the potential effects of the project, as analyzed in that document, related to Hydrology and Water Quality.

The Long Beach Sports Park project (as evaluated in the certified 2005 Recirculated EIR) will maintain a large percentage of pervious area by way of fields and a detention basin that will allow substantial natural treatment of storm water runoff via filtration and infiltration processes. It was not anticipated that the project would introduce a new source of pollutants, although nutrient sources may increase due to the extensive landscaping. For these reasons, a qualitative assessment of the project impacts was completed with associated mitigation to comply with numeric design standards for structural BMPs.

In the developed condition, the project site will be divided into 11 drainage areas. The existing storm drain system including the detention basin will be removed. A new 108-inch reinforced concrete pipe

(RCP) will be constructed downstream of Spring Street and will carry and discharge the existing pipe flow of 460 cfs (from properties north of the project site) through an energy dissipator and into a proposed 0.08-acre desilting basin. The desilting basin will connect to a new 51-inch RCP, which will run below the soccer fields and will connect to the existing 54-inch RCP at the southwest corner of the site. Because the 50-year combined off- and on-site storm flows will exceed the capacity of the downstream storm drain system, only the first 100 cfs of flow will discharge from the desilting basin into the 51-inch RCP. Flows in excess of 100 cfs will spill out of the desilting basin and into the soccer fields that act as a detention basin. The soccer field detention basin will have a total volume of 42.5 acre-feet in order to contain the 50-year storm flows beyond 100 cfs. The soccer fields will slowly drain to the 54-inch RCP as capacity allows over a 72-hour period.

The energy dissipator will prevent erosion of the desilting basin walls during major storms. The desilting basin will be designed to capture most of the sediment in the runoff and will be accessible for routine maintenance. The total storage volume of the desilting basin up to the access road will be 1.66 acre-feet.

Subareas 1A through 9A will drain to the new 108-inch RCP and will discharge to the proposed desilting basin. Subareas 10A and 11A will be collected into the 51-inch storm drain downstream of the desilting basin.

Project-produced dry weather flow (surface water runoff from nonstorm events such as excess landscape irrigation, sidewalk and driveway washing, street cleaning activities, etc.) are expected to be contained on site. Dry weather runoff from all large hardscape areas will be picked up by the proposed on-site storm drain system and discharged into the 108-inch RCP upstream of the desilting basin. The desilting basin has a capacity of 0.52 acre-foot below the outlet elevation. This capacity will allow the dry weather flows to be contained on site and percolate into the ground. Site areas downstream of the desilting basin are predominately pervious surfaces. By controlling irrigation activities in the landscaped areas, dry weather flows will be eliminated.

The certified 2005 Recirculated EIR determined that implementation of mitigation measures would reduce all potentially significant impacts related to Hydrology and Water Quality to a less than significant level.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect hydrology and water quality include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a designated view park not included in the master plan

evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

Master Plan 3B will maintain a large percentage of pervious area by way of sports fields and natural open space that will allow substantial natural treatment of storm water runoff via filtration and infiltration processes. In addition, bioswales around the parking lot will treat storm water runoff from parking areas. It is not anticipated that the project will introduce a new source of pollutants, although nutrient sources may increase due to the extensive landscaping.

In the developed condition, Master Plan 3B will divide the project site into 11 drainage areas. The existing storm drain system, including the detention basin, will be removed. A new 12-inch reinforced concrete pipe (RCP) will be constructed downstream of Spring Street and will carry the existing pipe flow of 460 cfs (from properties north of the project site) to a new 108-inch RCP that will discharge the flow to an energy dissipator and into a proposed 0.30-acre desilting basin. From the desilting basin, storm flows will discharge into the wetlands restoration area located in the detention basin. Water will discharge from the detention basin to an existing 54-inch RCP. The existing 54-inch RCP has a maximum capacity of 100 cfs. Flows in excess of 100 cfs of spill will be detained in the wetlands restoration area (detention basin). The wetlands restoration area/detention basin will have a total volume of 38.0 acre-feet in order to contain the 50-year storm flows beyond 100 cfs. The detention basin will slowly drain to the 54-inch RCP as capacity allows over a 72-hour period. The soccer field area will also drain to the existing 54-inch RCP in the southwest corner of the site.

The energy dissipator will prevent erosion of the desilting basin walls during major storms. The desilting basin will be designed to capture most of the sediment in the runoff and will be accessible for routine maintenance. The total storage volume of the desilting basin will be 1.7 acre-feet.

Project-produced dry-weather flow (surface water runoff from nonstorm events such as excess landscape irrigation, sidewalk and driveway washing, and street-cleaning activities) are expected to be contained on site. Dry-weather runoff from all large hardscape areas will be picked up by the proposed on-site storm drain system and discharged into the desilting basin. The desilting basin has a capacity of 1.7 acre-feet. Site areas downstream of the desilting basin are designed as wetlands and riparian habitat. Therefore the capacity of the desilting basin in conjunction with the wetlands restoration area will allow the dry-weather flows to be contained on site.

Therefore, the comparison of anticipated environmental effects of the project changes with the Hydrology and Water Quality impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Groundwater Supply. The project site is not located within an area that is used for groundwater production. Due to the oil resources and active operations at the site, the site has not been utilized for groundwater recharge, and there are no groundwater production wells in the vicinity of the project site. The Long Beach Water Department has determined that the increased demand for potable water will not result in a significant impact (refer to Section 4.7, Public Services and Utilities, of the certified 2005 Recirculated EIR). Therefore, impacts to groundwater supply are not considered significant. Therefore, in consideration of all of the above, the changes to the master plan do not

require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Flooding. The project site is not located within a 100-year flood hazard area,[1] and no impacts related to flooding will occur. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Water Quality.

Construction. During Construction, The City Will Adhere To The General Construction Permit And Will Utilize Typical BMPs Specifically Identified In The SWPPP For The Project In Order To Prevent Construction Pollutants From Contacting Storm Water And To Keep All Products Of Erosion From Moving Off Site Into Receiving Waters. For more information about BMPs, the General Construction Activity Permit, and the RWQCB's NPDES permit requirements refer to Section 4.4 of the certified 2005 Recirculated EIR. Mitigation Measures 4.4.1, 4.4.2, and 4.4.3 will reduce potential waste discharge and water quality violations related to runoff during construction to less than significant levels. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Operation. During Operation, The City Will Adhere To Operational BMPs Required Under The Municipal NPDES Permit For Priority Development Projects. In addition, implementation of a project SUSMP that addresses pollutants of concern to the maximum extent practicable is required to reduce potential water quality impacts to a less than significant level. For more information about operational BMPs or the project SUSMP, refer to Section 4.4. of the certified 2005 Recirculated EIR. Mitigation Measure 4.4.3 will reduce potential violations of waste discharge requirements and water quality standards during operation of the project to less than significant levels, and substantial additional sources of polluted runoff will not be created. In addition, Master Plan 3B includes bioswales near the parking areas to treat storm water runoff. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Drainage and Erosion. The drainage pattern in the developed condition will be similar to the existing conditions evaluated in the certified 2005 Recirculated EIR. Runoff from the site will be collected in a series of catch basins and will be eventually discharged to the 54-inch RCP along with the off-site runoff. The site will be landscaped and hardscaped to prevent soil erosion and siltation, and no stream or river course will be altered.

[1] Flood Insurance Rate Map No. 0601360010C, July 6, 1998.

After build out of the project, approximately 35 percent of the site will be covered with impervious surfaces (a 5 percent increase from the existing condition), including sports facilities, a commercial area, and paved parking. This increase in impervious area will result in a corresponding increase in the total volume of water draining from the site. However, the project design incorporates a larger detention basin (in the form of a wetlands restoration area); 50-year storm flows exiting the site will be the same as in the existing condition and will not contribute to downstream flooding**.** Mitigation measures are required to ensure that project hydrology will meet drainage system standards and to ensure that BMPs, including the detention basin, are maintained.

The proposed storm drain system including the desilting basin and detention basin will be designed to accommodate off-site flows currently directed onto the site and increased flows due to the small increase in impervious area. The desilting basin and bioswales will also provide some storm water treatment benefits. Mitigation measures are required to ensure that project hydrology will meet drainage system standards and that pollutants of concern will be controlled through implementation of structural and nonstructural BMPs. With implementation of Mitigation Measures 4.4.1 through 4.4.5, the storm drain system capacity will not be exceeded, and potential erosion and siltation impacts will be reduced to less than significant levels.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Impacts. The certified 2005 Recirculated EIR concluded that the Sports Park master plan, as analyzed, would not result in cumulative impacts to hydrology and water quality. Based on the analysis and information presented above, there is no evidence that Master Plan 3B would result in more substantial or new significant cumulative impacts to Hydrology and Water Quality compared to those disclosed and analyzed in the certified 2005 Recirculated EIR. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant cumulative environmental impacts related to Hydrology and Water Quality.

Findings Related to Hydrology and Water Quality

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Hydrology and Water Quality, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Hydrology and Water Quality that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Hydrology and Water Quality requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Hydrology and Water Quality identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, no changes to the mitigation measure found in the certified 2005 Recirculated EIR are required. Mitigation measures related to Hydrology and Water Quality that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

4.4.1 The City of Long Beach shall ensure that construction plans for the project shall include features meeting the applicable construction activity BMPs and erosion and sediment control BMPs published in the *California Stormwater BMP Handbook—Construction Activity.* The construction contractor shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City that includes the BMP types listed in the handbook. The SWPPP shall be prepared by a civil or environmental engineer and will be reviewed and approved by the City Building Official prior to the issuance of any grading or building permits. The plan shall reduce the discharge of pollutants to the maximum extent practicable using management practices, control techniques and systems, design and engineering methods, and such other provisions as are appropriate. A copy of the SWPPP shall be kept at the project site.

The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. The construction contractor shall inspect BMP facilities before and after every rainfall event predicted to produce observable runoff and at 24-hour intervals during extended rainfall events, except on days when no ongoing site activity takes place. Prestorm activities will include inspection of the major storm drain grate inlets and examination of other on-site surface flow channels and swales, including the removal of any debris that blocks the flow path. Poststorm activities will include inspection of the grate inlets, looking for evidence of unpermitted discharges. The construction contractor shall implement corrective actions specified by the City of Long Beach Building Official, as necessary, at the direction of the Director of Public Works. Inspection records and compliance certification reports shall be submitted to the Director of Public Works on a monthly basis and shall be maintained for a period of three years. Inspections shall be

scheduled monthly during the dry season and weekly during the wet season for the duration of project construction or until all lots and common areas are landscaped.

4.4.2 The City of Long Beach shall ensure that the project complies with the requirements of the State General Construction Activity NPDES Permit. The construction contractor shall demonstrate to the City that coverage has been obtained under the State General Construction Activity NPDES Permit by providing a copy of the NOI submitted to the SWRCB and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) number or other proof of filing to the City of Long Beach Building Official.

4.4.3 The City of Long Beach shall ensure that a project SUSMP is prepared for the project in accordance with the Los Angeles County SUSMP and the Municipal NPDES Permit. The project SUSMP shall identify all of the nonstructural and structural BMPs that will be implemented as part of the project in order to reduce impacts to water quality to the maximum extent practicable by addressing typical land use pollutants and pollutants that have impaired the Los Angeles River. The SUSMP shall be reviewed and approved by the Building Official prior to issuance of a grading permit.

4.4.4 Prior to approval of a Final Parcel Map, the City of Long Beach Director of Public Works/City Engineer shall review and approve a final hydrology plan. The hydrology plan shall include any on-site structures or modifications of existing drainage facilities necessary to accommodate increased runoff resulting from the proposed project and shall indicate project contributions to the regional storm water drainage system.

4.4.5 Prior to approval of a Final Parcel Map, the City of Long Beach shall, under the direction of the Director of Public Works, design a plan to ensure ongoing maintenance for permanent BMPs. This plan shall include a statement from the Director of Parks, Recreation, and Marine indicating the City's acceptance of responsibility for all structural and Treatment Control BMP maintenance until the time the property is transferred. All future transfers of the property to a private or public owner shall have conditions requiring the recipient to assume responsibility for the maintenance of any structural or Treatment Control BMP. The condition of transfer shall include a provision requiring the property owner to conduct a maintenance inspection at least once a year and retain proof of inspection. In addition, educational materials indicating locations of storm water facilities and how maintenance can be performed shall accompany first deed transfers.

3.5 BIOLOGICAL RESOURCES

Existing Environmental Setting

Please refer to Section 4.5 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting for Biological Resources. Documents reviewed and incorporated as part of that analysis include the Biological Resources Assessment prepared for the proposed project (LSA Associates, Inc. 2004). The assessment is based on a review of literature sources and surveys of the project site. Since the 1920s, the site has been used for oil extraction, processing, and other industrial activities. The 55.5-acre site is surrounded by a variety of commercial and industrial land uses as well as the Long Beach Municipal Cemetery and the privately owned Sunnyside Cemetery immediately

south of the project site. Virtually the entire site has been subject to severe disturbance by previous and ongoing industrial and petroleum processing activities. Approximately 30 acres of the site are covered by vegetation. The remainder of the site is occupied by man-made structures, storage tanks, roadways, pump jacks, fences, barren graded areas, and extensive debris piles, with little or no vegetation. Trash, piping, concrete and asphalt rubble, and debris also occur throughout most of the vegetated areas on site. As is typical of highly disturbed areas, most of the dominant plant species present in the vegetated areas are nonnative.

Certified 2005 Recirculated EIR

Please refer to Section 4.5 of the certified 2005 Recirculated EIR for analyses of the potential effects of the Long Beach Sports Park on Biological Resources. Potential impacts to biological resources may be determined to be significant in accordance with the CEQA criteria as identified in Section 3.5.5 of this EIR. CEQA identifies the biological resources to be addressed as those that are sensitive species or habitats (as described by the California Department of Fish and Game or U.S. Fish and Wildlife Service, or adopted plans, policies, and regulations), and wetlands as defined by Section 404 of the Clean Water Act. In addition, conflicts with local ordinances such as a tree preservation policy, a Habitat Conservation Plan, or a Natural Community Conservation Plan may also be considered; however, there are no such ordinances or plans applicable to the project site. CEQA also considers the potential for the proposed project to interfere substantially with the wildlife movement or migratory corridors.

The project site is characterized by areas of vegetation associated with past human activities on site. Ornamental species occur as a result of previous planting activities. Ponding and the subsequent growth of wetland-related species have occurred on site in association with the detention basin (as a result of deferred maintenance) and a low-spot area near an oil well. Two bird species of special concern were observed on site, the loggerhead shrike and red-tailed hawk. There may also be active avian nests in shrubs and trees on site during the nesting season.

The loggerhead shrike is a California Department of Fish and Game species of special concern. While the decline in population in this region reflects the population decline for this species in much of the United States, the problem is more acute in coastal Los Angeles County, where few breeding pairs of loggerhead shrikes are known to exist. The impacts to the nesting loggerhead shrikes within the project area will result in a contribution to a cumulative impact on this species. While the planting of native habitat on the southwestern portion of the site (as required by Mitigation Measure 4.5.2) would provide some habitat for the loggerhead shrike in association with potential foraging habitat in the cemetery, continued breeding by this species may not occur. Therefore, the loss of breeding territory for the loggerhead shrike may not be fully mitigated and would result in a contribution to significant cumulative impacts. The proposed project will result in a cumulatively significant unavoidable adverse impact to the breeding territory of the loggerhead shrike.

The certified 2005 Recirculated EIR determined that with the implementation of mitigation measures, there would be no significant project-level impacts on biological resources. However, the certified 2005 Recirculated EIR also concluded that the proposed project would result in an unavoidable contribution to cumulatively significant impacts to the breeding territory of the loggerhead shrike.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect biological resources include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

The proposed landscape plan includes approximately 1,190 trees and palms throughout the project site. The plant palette is composed of both ornamental and native plant materials. A wetlands restoration and riparian habitat area is proposed in the southcentral portion of the site, while grasslands and other native species will be planted in the remainder of the southern portion of the site.

Approximately 1.49 acres of the project site will be committed to wetlands and riparian habitat, 1.24 acres committed to grasslands, and an additional 8.0 acres committed to other native plant species for a total of 10.73 acres of native vegetation and habitat. The patrons of the view park will be limited to walkways to protect native vegetation and habitat areas and to separate active and passive recreation uses on site.

Water for the wetlands area will come largely from runoff that is presently retained in the existing detention basin on site. The site will be designed so that adequate water is available in the root zone of the plants and trimming of trees is not necessary. Final design of the wetlands restoration area will be subject to approval by the U.S. Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) as part of their respective Section 404 and Section 1602 approvals.

Grasslands that will serve as potential habitat for the loggerhead shrike will be planted in areas with a 4:1 slope or flatter. Isolated patches of shrubs will be suitable for nesting by the loggerhead shrike, and the adjacent cemetery will provide additional area for foraging. Although grasslands are not appropriate for steep inclines, native vegetation will be planted in these areas. Native vegetation will be planted on approximately 8.0 acres extending (excluding grasslands and wetlands areas) from the edges of the grassland area, around the wetlands restoration area, and on the eastern slopes of the view park in the southeastern corner.

Refer to Figure 2.3 for species that may be included in the native habitat areas.

Therefore, the comparison of anticipated environmental effects of the project changes with the Biological Resources impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Loss of Nonsensitive Habitat and Associated Species. Proposed Master Plan 3B will result in the loss of 27.84 acres of ruderal/annual grassland and ornamental plantings, as well as 20.3 acres of developed and barren areas on the remaining portions of the 55-acre site. In addition, a combination of approximately 0.50 acre of open water and cattail marsh will be removed by master plan development.

The loss of disturbed, mostly nonnative, habitat and the associated reduction of locally common wildlife populations are not considered significant impacts because they do not substantially affect listed or candidate species, riparian habitat or other sensitive natural community, federally protected wetlands, or wildlife movement. The loss of open water and associated cattail marsh is considered less than significant due to the small size and isolation of the habitats. In addition, Master Plan 3B incorporates approximately 1.49 acres of wetlands and riparian habitat.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Impacts Associated with Reclaimed Water Line Extension. The proposed revised master plan includes an extension of the reclaimed water line from its terminus at Walnut north of I-405 to the project site. The reclaimed water line will be constructed within existing roadways and will be located beneath roadway pavement. The construction and operation of the line will have a less than significant impact on biological resources. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Impacts to Migratory Birds. This project site is expected to continue to serve a relatively minor function as a stopover in the "Pacific Flyway" used by birds during migration. Urban parks, residential backyards, and street trees all serve to support birds during migration. Therefore, given the extent of urban landscaping in Long Beach, the existence of larger parks with substantial water bodies, and the fact that the area will be redeveloped into a park-like facility, the loss of this habitat with respect to use by migratory birds is considered less than significant. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Loss of Existing Trees. Removal of trees from City-owned property, including the project site and adjacent parkway areas, will require a ministerial permit. The tree species found on the project site are primarily ornamental escapees from adjacent landscaping that grow on site without artificial irrigation. Impacts and mitigation measures related to specific tree species are addressed elsewhere in this section. Grading of the project site will require removal of existing trees on the project site; however, the proposed project includes a Landscape Plan that calls for approximately 1,190 trees. Figure 2.3 of this Addendum is a illustration showing the landscape plan for the proposed revised mater plan. Project site landscaping will result in a net increase of approximately 968 trees on the

project site and, therefore, the proposed project will not create a significant adverse impact to the number of trees. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Potential Disturbance of Nesting Birds. Nesting birds are protected during nesting by State law and/or by the federal Migratory Bird Treaty Act. While loss of trees on the site is not considered a significant biological impact, destruction of active nests for most avian species is legally prohibited. With implementation of Mitigation Measure 4.5.1, which ensures compliance with the Migratory Bird Treaty Act, potential project impacts to nesting birds are reduced to a less than significant level. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Species of Special Concern. A nesting pair of loggerhead shrike and a pair of red-tailed hawk were observed on the site. The loggerhead shrike is a California Department of Fish and Game species of special concern. These are taxa with populations that are declining seriously or otherwise highly vulnerable to human developments. The loggerhead shrike has declined over the last decade throughout southwestern California. While the decline in population in this region reflects the population decline for this species in much of the United States, the problem is more acute in coastal Los Angeles County, where few breeding pairs of loggerhead shrikes are known to exist. Loggerhead shrikes would potentially use the adjacent cemetery for foraging due to the open space, trees and other ornamental vegetation, and limited potential interaction with people.

Nesting pairs of red-tailed hawks, although protected during nesting by the Migratory Bird Treaty Act, are widespread throughout North America, and their populations are maintaining healthy levels. Therefore, project impacts to the red-tailed hawks are less than significant.

Mitigation Measure 4.5.2 in the certified 2005 Recirculated EIR requires that a native vegetation area be established adjacent to the southern boundary of the project site in order to create open habitat with isolated patches of dense shrubs suitable for nesting by the loggerhead shrike. The mitigation measure stipulates that the planting should extend along the top and banks of the slope and shall not be less than 25 feet in width. The native vegetation area was to be located adjacent to the cemetery, which may provide a suitable area for foraging. This mitigation measure will be modified for the proposed revised Master Plan 3B. Proposed Master Plan 3B includes 1.24 acres of grasslands and 8.0 acres of additional native vegetation (excluding wetlands and grassland areas). Mitigation Measure 4.5.2 has been amended to address modifications to the project that provide for habitat areas that are integrated with the active recreation uses on site. The mitigation measure now requires no less than 0.65 acre of suitable habitat for the loggerhead shrike in the southern portion of the site. Isolated patches of shrubs will be suitable for nesting by the loggerhead shrike, and the adjacent cemetery will provide additional area for foraging. The revised mitigation measure will reduce project impacts to the loggerhead shrike to a less than significant level.

Therefore, in consideration of all of the above, including the revised mitigation measures, Master Plan 3B will not result in any new significant environmental impacts, and the severity of impacts disclosed in the certified 2005 Recirculated EIR will not be increased.

Drainage Course Impacts Requiring Permits. Grading of the project will result in filling of riparian habitat in a concrete drainage course and within the associated retention basin, both of which are subject to Corps of Engineers and California Department of Fish and Game jurisdiction. In addition, virtually all streambeds and associated plant communities are considered sensitive biological resources and are regulated by agencies as described in the Regulatory Setting Section of Section 4.5 of the certified 2005 Recirculated EIR, and impacts in these areas will require mitigation. Mitigation Measures 4.5.3 through 4.5.4 included in the certified 2005 Recirculated EIR have been modified to address project changes shown on the proposed revised master plan. Approximately 1.49 acres on site will be committed to wetlands and riparian habitat. Generally, on-site mitigation of impacts is considered to be preferable to off-site mitigation. Mitigation Measures 4.5.3 and 4.5.4 now require on-site mitigation for impacts to cattail marsh and open water areas. The City of Long Beach is required to provide on-site mitigation at a 2:1 mitigation ratio for impacts to cattail marsh and at a 1:1 mitigation ratio for impacts to open water. Master Plan 3B includes 1.49 acres of wetlands and riparian habitat. Final design of the wetlands restoration area will be subject to approval by the Corps and CDFG as part of their respective Section 404 and Section 1602 approvals. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Sensitive Habitat, Wetlands. Wetlands are of limited distribution and are often of high value to ecosystems. Thus, they are considered sensitive resources. The total length of the drainage course associated with the detention basin within the project site is approximately 250 feet. The vegetation within the sediment deposits in this concrete-lined channel is cattail marsh. The vegetation within the drainage area meets the federal criteria for wetlands and the CDFG's criteria for jurisdictional waters of the State. In addition, the retention basin associated with this drainage would be considered jurisdictional by both the federal and State agencies.

Mitigation Measures 4.5.3 through 4.5.5 in the certified 2005 Recirculated EIR address potential impact to wetlands habitat. These mitigation measures have been modified to address project changes shown on the proposed revised master plan. Mitigation Measures 4.5.3 and 4.5.4 now require on-site mitigation for impacts to cattail marsh and open water areas. The City of Long Beach is required to provide on-site mitigation at a 2:1 mitigation ratio for impacts to cattail marsh and at a 1:1 mitigation ratio for impacts to open water. Master Plan 3A includes 1.49 acres of wetlands and riparian habitat. Final design of the wetlands restoration area will be subject to approval by the Corps and CDFG as part of their respective Section 404 and Section 1602 approvals.

Cumulative Impacts. The impacts to the nesting loggerhead shrikes within the project area will result in a contribution to a cumulative impact on this species. Mitigation Measure 4.5.2 requires native vegetation to be planted along the southern boundary of the site and the proposed revised Master Plan 3B expands the native vegetation area to encompass approximately 10.73 acres (including wetlands and grassland areas). While the planting of native habitat will provide some

habitat for the loggerhead shrike and other species in association with potential foraging habitat in the cemetery, continued breeding by this species may not occur. Therefore, the loss of breeding territory for the loggerhead shrike may not be fully mitigated and would result in a contribution to significant cumulative impacts.

Based on the analysis and information presented above, there is no evidence that project changes would result in more substantial or new significant cumulative impacts to Biological Resources than those disclosed and analyzed in the certified 2005 Recirculated EIR. Therefore, in consideration of all of the above, Master Plan 3B will not result in any new significant cumulative environmental impacts, and the severity of impacts identified as significant will not be increased.

Findings Related to Biological Resources

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Biological Resources, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Biological Resources that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Biological Resources requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Biological Resources identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Mitigation measures related to Biological Resources that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

Based on the analysis and information above, no changes to the following mitigation measure found in the certified 2005 Recirculated EIR is required.

4.5.1 Prior to issuance of any demolition or grading permits, a City of Long Beach Building Official shall verify that tree and shrub removal on the project site is allowed between August 1 to December 31, which is outside the normal nesting season for most raptors and other birds protected by the Migratory Bird Treaty Act. If it is necessary to conduct tree and shrub removal between January 1 and July 31, a qualified biologist must be retained by the City of Long Beach to survey the area for active nests prior to removal and to monitor the area during the removal process. In the event of discovery of active nests in an area to be cleared, protective measures shall be taken to avoid any impacts to the nests until the nesting activity is completed.

Changes (shown in redline and ~~strikeout~~) are required of the following mitigation measures.

4.5.2 Prior to issuance of grading permits and~~,~~ subject to the approval of the City of Long Beach Director of Planning and Building, project plans shall specify a native vegetation area in the southern half of the project site. The native vegetation areas will include ~~adjacent to the southern boundary of the project site in order to create open habitat with~~ isolated patches of dense shrubs suitable for nesting by the loggerhead shrike. The suitable nesting habitat shall not be less than 0.65 acre. ~~The planting shall extend along the top and banks of the slope and shall not be less than 25 feet in width. The native vegetation area will be located adjacent to the cemetery, which may provide a suitable area for foraging.~~ Plant material in the native vegetation area will include coyote brush *(Baccharis pilularis)* and needlegrass (*Nassella* sp.)~~,~~ as well as elderberry *(Sambucus mexicana)* planted in isolated clumps rather than uniformly. ~~Understory species and any species that might be too invasive (e.g., mulefat, *Baccharis salicifolia*) will be avoided, as they would alter the open habitat quality of the potential nesting area.~~

4.5.3 Prior to the issuance of grading permits, the City of Long Beach Director of Planning and Building shall verify that authorization has been obtained from: (1) the U.S. Army Corps of Engineers (Corps) under the Section 404 Permit program for the discharge of fill material into the jurisdictional drainages; and (2) the California Department of Fish Game (CDFG) under Section 1602 of the California Fish and Game Code for the alteration of a streambed. In addition, standard conditions of the Corps permits require Section 401 water quality certification by the Regional Water Quality Control Board (RWQCB). In order to obtain these authorizations, the City shall develop a mitigation plan subject to review and approval by the appropriate resource agencies (Corps, CDFG, and RWQCB) to compensate for the loss of the riparian habitat. (See Mitigation Measure 4.5.4.)

4.5.4 Prior to the issuance of certificates of occupancy, the City shall develop ~~off~~ on-site mitigation for wetlands~~, including the restoration of 0.6 acre of riparian habitat (~~ at a 2:1 mitigation ratio for ~~0.08 acre of~~ cattail marsh in the channel~~,~~ and a 1:1 mitigation ratio for open water~~the 0.41 acre of wetlands in the detention basin). The total wetlands mitigation requirement is 0.6 acre~~. The proposed on-site mitigation shall be made part of the Section 404 Permit required in Mitigation Measure 4.5.3. ~~The proposed mitigation site is located on the west bank of the San Gabriel River adjacent to El Dorado Park Golf Course and shall be made part of the Section~~

~~404 Permit required in Mitigation Measure 4.5.3.~~ ~~Off~~On-site mitigation shall be constructed and maintained by the City of Long Beach, subject to verification by the Director of Planning and Building, in accordance with the mitigation plan approved by the appropriate resource agencies (Corps, CDFG, and RWQCB).

4.5.5 Prior to issuance of grading permits, project plans subject to the approval of the City of Long Beach Director of Planning and Building shall specify that the on-site stilling basin will be planted with California native wetland species. The stilling basin will be subject to routine maintenance and cleaning. The planting of native wetland species in the stilling basin is provided in addition to the ~~0.6-acre off~~on-site mitigation area.

3.6 CULTURAL RESOURCES

Existing Environmental Setting

Please refer to Section 4.6 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting related to Cultural Resources. The cultural, historic, and archaeological resource sections include the results of (1) two archival reviews to identify previously recorded cultural resource sites and areas sensitive for potentially important cultural resources, as well as (2) a field survey of the parcel to identify previously unrecorded cultural resources. The entire proposed project area (55.5 acres) has been surveyed, and the results are included in this report. Two historic properties (determined eligible for the National Register of Historic Places [National Register] per a letter dated November 7, 1989, from the State Historic Preservation officer) were recorded on Orange Avenue (LSA 1999, 2003). The paleontological section is based on a paleontology locality search conducted within a 0.5-mile radius of the project site prepared by LSA. The paleontological locality search included a review of area geology and any known paleontological resources recovered from the surrounding area and from the geologic formations that will likely be encountered during excavation activities. The purpose of the locality search was to establish the status and extent of previously recorded paleontological resources within and adjacent to the project area. With this knowledge, an informed assessment of the potential effects of the proposed project on paleontological resources and an evaluation of the kinds of resources that might be expected to be encountered during ground-disturbing activities could be made. Much of the geological information presented, including all of the subsurface data, was obtained from the geotechnical report prepared by AMEC Earth and Environmental, Inc. (AMEC 2004).

Certified 2005 Recirculated EIR

Please refer to Section 4.6 of the certified 2005 Recirculated EIR for analyses of the potential effects of the Long Beach Sports Park on Cultural Resources. The EIR section provides a discussion of the existing cultural, scientific, historic, archaeological, and paleontological resources on the project site and an analysis of potential impacts from implementation of the project, as analyzed.

Based on an archaeological survey in the 1970s and a project site survey conducted in 1999, the EIR concluded that there are no known prehistoric resources on the site. However, highly disturbed and scattered marine shell is present within the project area. The shell is not considered a prehistoric archaeological resource, but more likely the result of the import of fill soil. Nevertheless, it is possible that unknown buried prehistoric archaeological resources will be encountered during ground-

disturbing activities. Similarly, there are no known paleontological localities within the project area; however, Pleistocene fossils are known to occur based on research and construction-related excavations in the Los Angeles Basin in deposits similar to those that occur within the project. Therefore, the potential exists to encounter similar fossils during ground-disturbing activities whenever these sediments are encountered. Mitigation was required to reduce impacts to unknown archaeological and paleontological resources.

There are no facts or evidence to support the idea that either Native American or people of European descent have been buried on the project site. However, should human remains be discovered, standard procedures for the respectful handling of human remains during the earthmoving activities would be adhered to.

There is one historic building on site (1923 Compressor Building) and one adjacent off site (Lomita Gasoline Company Office Building). Both have been previously identified as eligible for listing on the National Register. The loss of the existing Compressor Building on the site will contribute to the cumulative loss of historical resources in the region, particularly resources associated with the oil industry. The Lomita Gasoline Company Office Building is excluded from the proposed project. The building and parking areas comprise an "out parcel" that will be created through a lot line adjustment. As an important record of the role of the local petroleum industry and as the work of a local master, the building was previously identified as eligible for listing on the National Register. The current owner of property, SHPI, is using the building for its original intent, an office building that serves the Long Beach oil industry. It is anticipated that the building will continue to be used for this purpose after the proposed Sports Park is constructed.

In summary, the certified 2005 Recirculated EIR found that incorporation of Mitigation Measures 4.6.4 through 4.6.6 will reduce impacts to unknown archaeological and paleontological resources on the project site to a less than significant level. Project impacts on the Lomita Gasoline Company Office building and the existing Compressor House will remain significant after implementation of Mitigation Measures 4.6.1 through 4.6.3.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect cultural resources include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

The changes to the grading plan for the proposed project result in changes to the cut-and-fill ratios required for project implementation. Site preparation for the proposed project would require approximately 702,640 cubic yards of cut and fill. Mass grading of the site is consistent with the master plan evaluated in the certified 2005 Recirculated EIR.

Therefore, the comparison of anticipated environmental effects of the project changes with the Cultural Resources impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Known Archaeological, Historical, or Paleontological Resources. Based on an archaeological survey in the 1970s, and a project site survey conducted in 1999, it is concluded that there are no known prehistoric resources on the site. There is one historic building on site (1923 Compressor Building) and one adjacent off site . Both have been previously identified as eligible for listing on the National Register. There is also a historic landmark cemetery adjacent to the project site. There are no known paleontological localities within the project area.

The original 1923 Compressor Building is located on the project site. This structure was previously determined eligible for listing on the National Register under Criterion A for the significant role of the major oil fields during the 1920s and 1930s. An additional case can be made for its eligibility under Criterion C as the last remaining compressor, the only local example of this building type and associated technology. The proposed project will result in direct impacts to this building. In order to accommodate the necessary site grading and the proposed recreation facilities under both Master Plan 3B and the master plan evaluated in the certified 2005 Recirculated EIR, the building will be demolished.

The Lomita Gasoline Company Office Building is excluded from the proposed project. The building and parking areas comprise an “out parcel” that will be created through a lot line adjustment. As an important record of the role of the local petroleum industry and as the work of a local master, the building was previously identified as eligible for listing on the National Register. The current owner of property, SHPI, is using the building for its original intent, an office building that serves the Long Beach oil industry. It is anticipated that the building will continue to be used for this purpose after the proposed Sports Park is constructed. Although the operational wells will retain some of the ambiance of the area, the development of the Sports Park, and demolition of the Compressor Building, will alter the setting of the Building. The development will change the visual setting of the area from one characterized by oil exploration and production to one of active recreation and office uses. Construction of a perimeter wall around the baseball/softball fields will further alter the backdrop of the remaining historical resource and may result in shadow effects to the Building. In addition, noise and traffic will increase as a result of the development of the Sports Park.

Short-term impacts from construction activities, including vibration and visual and noise impacts, will not materially impair the eligibility of the Building. Long-term, permanent impacts will be from alteration of the visual setting of the Building through demolition of the Compressor Building and construction of the perimeter wall and an increased/altered noise profile (although the perimeter wall will attenuate the auditory impacts). Therefore, like the master plan evaluated in the 2005 Recirculated EIR, Master Plan 3B is considered to have a significant indirect impact on the

Building's setting. Incorporation of mitigation measures will reduce these impacts to the extent feasible.

Changes to the proposed master plan do not substantially alter project impacts to known archaeological, historical, or paleontological resources. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Unknown Archaeological, Historical, or Paleontological Resources. Highly disturbed and scattered marine shell is present within the project area. It may represent a prehistoric archaeological resource, but more likely, it was introduced for the import of fill soil. Previously recorded archaeological shell deposits are located within 0.4 km (0.25 mile) east and northwest of the project area, suggesting that prehistoric cultural resources may also exist within the project area. As such, it is possible that unknown buried prehistoric archaeological resources will be encountered during ground disturbing activities. While the grading plan has changed, mass grading of the site is still proposed. Therefore, similar to the plan evaluated in the certified 2005 Recirculated EIR, potentially unique unknown archaeological resources on the project site, if any, could be significantly impacted by the project if monitoring and mitigation are not provided.

Pleistocene fossils are known from research and construction-related excavations in the Los Angeles Basin in deposits similar to those that occur within the project (Arnold 1903, Grant and Gale 1931, Poland and Perry 1956, Miller 1971, Conkling 1988). Remains of invertebrates such as bivalves, gastropods, sand dollars, barnacles, and crabs are common. Less common, but more significant, are the remains of marine vertebrates such as bony fish, sharks, whales, dolphins, and seals. In addition, Rancholabrean-type terrestrial animals such as elephants, horses, bison, camels, saber tooth cats, deer, and sloths are known from these sediments. While the grading plan has changed, mass grading of the site is still proposed. Therefore, similar to the plan evaluated in the certified 2005 Recirculated EIR, the potential exists to encounter similar fossils during ground-disturbing activities whenever these sediments are encountered.

Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Impacts. The cumulative impact area for cultural and paleontological resources is the City of Long Beach and the Southern California region. The loss of the existing compressor structure on the site will contribute to the cumulative loss of historical resources in the region, particularly resources associated with the oil industry. While the loss of the compressor building is considered a significant adverse effect even after mitigation, the cumulative effects are reduced to below the level of significance with the implementation of mitigation and the maintenance of the active oil operations on site. The proposed project in conjunction with other past, present, or reasonably foreseeable future projects has the potential to result in a cumulative impact due to the loss of undiscovered archaeological and paleontological resources during grading and construction activities. With implementation of Mitigation Measures 4.6.4 through 4.6.6, the proposed project's incremental contribution to impacts to unknown archaeological and paleontological resources will be reduced to a level below significance. Therefore, in consideration of all of the above, the changes to the master

plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Cultural Resources

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. The revised master plan will not result in new significant environmental impacts to Cultural Resources, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Cultural Resources that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Cultural Resources requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Cultural Resources identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, no changes to the mitigation measures found in the certified 2005 Recirculated EIR are required. Mitigation measures related to Cultural Resources that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

4.6.1 The Compressor Building and ancillary facilities shall be thoroughly documented through HABS/HAER-like (Historic American Building Survey/Historical American Engineering Record) Level 1 prior to the beginning of any demolition activity at this site. The documentation shall be submitted to the City's Historical Preservation Officer for review and approval prior to issuance of demolition permits.

4.6.2 Prior to issuance of demolition permits, detailed plans/programs shall be submitted for review and approval by the City's Historic Preservation Officer, addressing the following:

- The salvage of significant machinery and engineering components associated with the Compressor House, and the donation and curation of those items at a designated museum facility, shall be considered.
- Development of an interpretive program for schools in the Long Beach area shall be considered. This program could discuss the petroleum industry, associated technology, and the role the petroleum industry played in the historic development of the City of Long Beach.
- Utilizing new technologies, consideration shall be given to developing a virtual tour of the facility prior to its alteration.
- The history of Lomita-Petrolane and/or its interpretation shall be integrated into the design of the proposed Long Beach Sports Park.

4.6.3 Prior to issuance of building permits, detailed plans addressing the visual impact of the proposed development on the Lomita Gasoline Company Office Building shall be submitted for review and approval by the City's Historic Preservation Officer. Visual impacts to the office building shall be minimized through the use of decorative landscaping, choice of appropriate construction materials, and design of surrounding improvements.

4.6.4 In conjunction with the submittal of applications for rough grading permits for the proposed project, the Director of Planning and Building shall verify that a paleontologist who is listed on the County of Los Angeles list of certified paleontologists has been retained and will be on site during all rough grading and other significant ground disturbing activities in paleontologically sensitive sediments. The sensitive sediments that have been identified within the project include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene undifferentiated terrace deposits. A paleontologist will not be required on site for excavation in Quaternary colluvial/alluvial sediments unless it is determined that these sediments do in fact contain paleontological resources. A paleontologist will not be required on site if excavation is only occurring in artificial fill.

The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) consistent with the Guidelines of the Society of Vertebrate Paleontology (SVP 1995). This program should include, but not be limited to, the following:

- A preconstruction field assessment to locate fossils at surface exposures prior to the commencement of grading. Salvage of any fossils located during this assessment, including processing standard samples of matrix for the recovery of small vertebrate fossils.
- Attendance at the pregrade conference.
- Monitoring of excavation by a qualified paleontological monitor in areas identified as likely to contain paleontological resources. The monitor should be equipped to salvage fossils as they are unearthed in order to avoid construction delays and to remove samples of sediments that have been determined likely to contain remains of small fossil

invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment in order to allow removal of abundant or large specimens. If major paleontological resources that require long-term halting or redirecting of grading are discovered, the paleontologist shall report such findings to the Director of Planning and Building.

- Because the underlying marine sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix, it is recommended that these sediments occasionally be spot-screened through one-eighth to one-twentieth mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples, up to 6,000 pounds, shall be collected and processed through one-twentieth mesh screens to recover additional fossils.
- Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils.
- Identification and curation of specimens into a museum repository with permanent retrievable storage.
- Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the Department of Planning and Building, would signify completion of the program to mitigate impacts to paleontological resources.

4.6.5 In conjunction with the submittal of applications for rough grading permits, the Director, Department of Planning and Building, shall verify that a Los Angeles County certified archaeologist has been retained, shall be present at the pregrading conference, and shall establish procedures for temporarily halting or redirecting work if unrecorded archaeological resources are discovered during grading to permit the sampling, identification, and evaluation of archaeological materials as appropriate. The cultural resource management program will include resource monitoring during project grading of archaeologically sensitive sediments to ensure that unidentified cultural resources are not affected by the proposed undertaking. If archaeological materials are identified during construction, standard professional archaeological practices shall be initiated to characterize the resources and mitigate any impacts to those resources. Included within this program will be the development of a curation agreement for the permanent care of materials collected from the project. This agreement would be negotiated with a suitable repository.

4.6.6 In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

3.7 PUBLIC SERVICES AND UTILITIES

Existing Environmental Setting

Please refer to Section 4.7 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting related to Public Services and Utilities. The following entities provide corresponding Public Services and Utilities to the proposed project site.

Provider	Service
Long Beach Police Department	Law enforcement
Long Beach Fire Department	Fire and emergency medical response, fire prevention, and hazardous materials regulatory enforcement
Long Beach Unified School District	K-12 education
Long Beach Public Library System	Library services
Long Beach Energy Department	Natural gas
Southern California Edison Company	Electricity
Long Beach Water Department	• Potable and reclaimed water for domestic, irrigation, and fire protection purposes • Local sewage
Sanitation Districts of Los Angeles County	• Sewage • Solid waste services
Verizon	Telephone
Charter Communications	Cable television

Certified 2005 Recirculated EIR

Please see Section 4.7 of the certified Recirculated EIR for an analysis of the potential effects of the proposed project on Public Services and Utilities.

There is insufficient permitted capacity within the existing system serving Los Angeles County to provide for long-term nonhazardous solid waste disposal needs. Although the project's contribution is not the sole cause of the shortfall, when coupled with solid waste generated by future projects, the impact to solid waste disposal capacity is significant. As previously stated, Mitigation Measures 4.7.2 and 4.7.3 will reduce project impacts to regional waste disposal capacity to the extent feasible; however, even with recycling, additional regional long-term disposal capacity is needed to accommodate new developments. At this time, no additional mitigation is available that would reduce the project's cumulative impact on solid waste disposal capacity in Los Angles County. LACSD is seeking permitting for two waste-by-rail facilities outside of Los Angeles County: Mesquite Regional Landfill in Imperial County and Eagle Mountain Landfill in Riverside County. The Mesquite Regional Landfill is fully permitted to accept residual waste by rail, and LACSD expects the landfill to be in operation by the end of 2008. For CEQA purposes, the project's impacts on solid waste disposal capacity in Los Angeles County remain significant until the Mesquite Regional Landfill or the Eagle Mountain Landfill become fully operational and able to accept waste by rail from Los

Angeles County. Due to the existing deficiency in long-term waste disposal capacity, cumulative project impacts related to solid waste disposal capacity on Los Angeles County will remain significant. All other project impacts related to Public Services and Utilities can be reduced to a less than significant level with implementation of mitigation measures.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect public services and utilities include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

Modifications to Master Plan 3B necessitated modifications to the proposed utility plan for the project. Figure 2.4 provides a conceptual utility plan showing sanitary sewers, storm drains, and the distribution system for reclaimed water and water. No new services have been added, and consumption levels are expected to be comparable to or less than those for the master plan evaluated in the certified 2005 Recirculated EIR.

Therefore, the comparison of anticipated environmental effects of the project changes with the Public Services and Utilities impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Generate Demand for Services

- **Police Protection.** The nature of the proposed project will lead to an increase in the number of visitors or patrons on site who may generate additional calls for police services. In particular, police resources needed for large events may require officers from neighboring beats or stations to maintain adequate and appropriate response capabilities. Close supervision by park employees will help ensure that conduct and behavior stays within park safety rules. On-site security for the Sports Park will be provided by regular staff or by a professional security firm, if warranted. The City of Long Beach Police Department (LBPD) recommended that Crime Prevention Through Environmental Design (CPTED) guidelines be applied during final site plan refinement to further reduce potential increases in demand for police services to the extent feasible (March 31, 2004). Mitigation Measure 4.7.1 requires the City of Long Beach to incorporate CPTED design guidelines and public safety measures to further reduce possible impacts to LBPD services and

personnel. Generally, Master Plan 3B will result in the same demand for services as the master plan evaluated in the certified 2005 Recirculated EIR.

- **Fire Protection.** The proposed project will not require 10 or more additional personnel to maintain acceptable service ratios, response times, or other performance objectives. The project will comply with all Long Beach Fire Department and CFC requirements, including access requirements, the placement of fire hydrants, and the use of sprinkler and standpipe systems. Regardless of the type and nature of activities, the City of Long Beach Fire Department will be able to service the proposed project at the same levels provided to the remainder of the City, and no significant impacts to fire protection services are expected as a result of project implementation (March 2, 2004). Generally, Master Plan 3B will result in the same demand for services as the master plan evaluated in the certified 2005 Recirculated EIR.
- **Schools.** Analysis of potential impacts to school facilities focuses on impacts associated with demand for new or expanded public education facilities resulting from the construction of new housing units. The proposed project does not contain a residential element or involve the construction of residential units. As such, the proposed project will not increase demand or negatively impact capacity in the LBUSD. Moreover, the project site is not located in an area with an identified future growth need. The closest schools to the proposed project are several miles away and will not be impacted by the proposed project. Generally, Master Plan 3B will result in the same demand for services as the master plan evaluated in the certified 2005 Recirculated EIR.
- **Libraries.** The proposed project is not a residential development, and no increase in population is expected to occur as a result of project implementation. The proposed project is not expected to have a significant impact on library services in the City of Long Beach or to create a need for the expansion of library facilities or staffing levels. No mitigation is necessary to reduce project impacts to below a level of significance. Generally, Master Plan 3B will result in the same demand for services as the master plan evaluated in the certified 2005 Recirculated EIR.

Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Compliance with Federal, State, and Local Statutes and Regulations Related to Solid Waste. California State Assembly Bill (AB) 939 requires that every city and county in California implement programs to recycle, reduce refuse at the source, and compost waste to achieve a 50 percent reduction in solid waste being taken to landfills. In order to assist in meeting this goal, the proposed development will be required to incorporate the storage and collection of recyclable materials into the project design and to include provisions for collection of recyclables in refuse collection contracts. Mitigation Measures 4.7.2 and 4.7.3 will assist the City in its effort to meet its waste reduction goals by facilitating recycling on site. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Impact Related to the Provision of Solid Waste Disposal Capacity at Class III Landfills in Los Angeles County. There is insufficient permitted capacity within the existing system serving Los Angeles County to provide for long-term nonhazardous solid waste disposal needs. Although the project's contribution is not the sole cause of the shortfall, when coupled with solid

waste generated by future projects, the impact to solid waste disposal capacity is significant. As previously stated, Mitigation Measures 4.7.2 and 4.7.3 will reduce project impacts to regional waste disposal capacity to the extent feasible. In addition, Master Plan 3B will produce 8.4 tons less solid waste than the master plan evaluated in the certified 2005 Recirculated EIR. However, even with recycling and the reduction in solid waste production, additional regional long-term disposal capacity is needed to accommodate new developments. No additional mitigation is available that would reduce the project's cumulative impact on solid waste disposal capacity in Los Angles County. Due to the existing deficiency in long-term waste disposal capacity, cumulative project impacts will remain significant after mitigation.

Since the late 1980s, the LACSDs, in conjunction with other public agencies, have been studying means to address the projected shortfall in local solid waste disposal capacity. Rail transport is considered an efficient means to transport refuse to remote disposal sites, thereby increasing the solid waste disposal capacity for Los Angeles County. This concept of rail transport of refuse, which includes an integrated system of local and remote infrastructure, is called "waste-by-rail." Within California, there are two landfills that are designed and permitted to receive waste by rail: the Mesquite Regional Landfill in Imperial County and the Eagle Mountain Landfill in Riverside County. In August 2000, the LACSD entered into purchase agreements for both landfills. Both sites are located approximately 200 miles east of Los Angeles along the Union Pacific Railroad. The Mesquite Regional Landfill is fully permitted to accept residual waste by rail, and LACSD expects the landfill to be in operation by the end of 2008. The Eagle Mountain Landfill is fully permitted to receive waste, however, the purchase of the Eagle Mountain Landfill by LACSD and its eventual operation is contingent upon successful resolution of pending federal litigation.

The waste-by-rail system is also contingent upon the permitting and construction of a dedicated intermodal yard where refuse would be unloaded from trucks and containerized for rail transport. LACSD is pursuing construction of an intermodal yard near the Puente Hills MRF to facilitate loading rail-capable containers for refuse transportation. The intermodal facility would be designed to handle up to 2 trains per day, or approximately 8,000 tons per day of refuse. The intermodal containers would be transported to one of these landfills where the waste would be unloaded and disposed.

For CEQA purposes, the project's impacts on solid waste disposal capacity in Los Angeles County remains significant until the Mesquite Regional Landfill or the Eagle Mountain Landfill become fully operational and able to accept waste by rail from Los Angeles County.

Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new or more severe significant environmental impacts.

Result in Substantial Adverse Physical Impacts Associated with the Provision of New or Physically Altered Governmental Facilities or the Need for New or Physically Altered Governmental Facilities.

- **Police Protection.** The nature of the proposed project will lead to an increase in the number of visitors or patrons on site who may generate additional calls for police services. In particular, police resources needed for large events may require officers from neighboring beats or stations

to maintain adequate and appropriate response capabilities. Close supervision by park employees will help ensure that conduct and behavior stays within park safety rules. On-site security for the Sports Park will be provided by regular staff or by a professional security firm, if warranted. Therefore, the increased demand for police protection services will not require new or expanded police facilities. Master Plan 3B will not result in a greater demand for government facilities than what is disclosed in the certified 2005 Recirculated EIR.

- **Fire Protection.** Although the proposed project will increase the number of on-site visitors and employees that may result in an increase in calls for emergency fire and medical services, it will not significantly impact emergency response times. Although preliminary planning has begun to address the need to refurbish or construct new fire facilities, including the stations that serve the proposed site, the proposed project itself does not create a substantial need to increase personnel levels or expand or construct new facilities. Project compliance with requirements set forth in the City of Long Beach Building and Safety Code, the California Fire Code (CFC), and current ISO Guidelines will provide fire protection for people and structures, as well as the provision of medical services on site. Master Plan 3B will not result in a greater demand for government facilities than what is disclosed in the certified 2005 Recirculated EIR.
- **Schools.** The proposed project does not contain a residential element or involve the construction of residential units. As such, the proposed project will not increase demand or negatively impact capacity in the Long Beach Unified School District (LBUSD). Moreover, the project site is not located in an area with an identified future growth need. The closest schools to the proposed project are several miles away and will not be impacted by the proposed project. Master Plan 3B will not result in a greater demand for government facilities than what is disclosed in the certified 2005 Recirculated EIR.
- **Libraries.** The proposed project is not a residential development, and no increase in population is expected to occur as a result of project implementation. The proposed project is not expected to have a significant impact on library services in the City of Long Beach or to create a need for the expansion of library facilities or staffing levels. No mitigation is necessary to reduce project impacts to below a level of significance. Master Plan 3B will not result in a greater demand for government facilities than what is disclosed in the certified 2005 Recirculated EIR.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Generate Demand for Natural Gas, Electricity, Telephone Service, or Cable Service that Exceeds Existing Capacity.

- **Natural Gas.** Development of the proposed project will generate a demand for approximately 132,400 cubic feet of natural gas per month. This will account for approximately 0.09 percent of LBE's total daily delivery capacity. Sufficient gas supplies and infrastructure capacity are available, or have already been planned, to serve the project and future development. Further, all future projects will be subject to Title 24 requirements and will be evaluated on a case-by-case basis to determine the need for specific distribution infrastructure improvements. Project demand for natural gas will not result in a significant impact associated with the provision of natural gas and natural gas delivery capacity. Although the removal of the youth golf center from the master

plan will slightly reduce demand for services, the demand for services will remain substantially similar to demand described in the certified 2005 Recirculated EIR.

- **Electricity.** The project demand for electricity is estimated to be approximately 2,390 MWh annually. This is an increase of approximately 2,102 MWh annually compared to existing conditions. Based on CEC projections for SCE's service area in 2012, the maximum project-related annual consumption will represent less than 0.01 percent of forecasted growth. Based on these estimates, it can by concluded that sufficient transmission and distribution capacity exists, off-site improvements will not be necessary, and on-site improvements will occur in a logical, efficient manner utilizing the most up-to-date design, construction, and operational methods available. Impacts associated with the provision of electricity will be less than significant. Although the removal of the youth golf center from the master plan will slightly reduce demand for services, the demand for services will remain substantially similar to demand described in the certified 2005 Recirculated EIR.
- **Telephone.** Existing telephone utility lines located on California Avenue can serve the proposed project. Service demand is based on the needs of particular buildings and users. There may be a need to upsize existing cables depending on service requirements. However, telephone service currently exists on the project site, and Verizon has indicated that it can provide service to accommodate the proposed project. Therefore, the impact is considered less than significant. Although the removal of the youth golf center from the master plan will slightly reduce demand for services, the demand for services will remain substantially similar to demand described in the certified 2005 Recirculated EIR.
- **Cable.** Charter Communications will extend cable television service to the project site on an as-needed basis. Services can be extended to the site from existing facilities in Orange and California Avenues with no adverse impacts. Although the removal of the youth golf center from the master plan will slightly reduce demand for services, the demand for services will remain substantially similar to demand described in the certified 2005 Recirculated EIR.
- **Water.** The proposed project is an urban in-fill project in an area presently served by all public services. Public services are in place and do not need to be extended in order to serve the project, with the exception of the extension of a reclaimed water line to the site. A reclaimed water line will be extended to the project site from north of I-405 on Walnut Avenue. Potential impacts associated with construction of the reclaimed water line are addressed in Sections 4.1, Land Use, and 4.9, Traffic and Circulation. Impacts associated with extension of the reclaimed water line will be short-term. The LBWD has also determined that it has sufficient supplies to provide the necessary potable and reclaimed water for the project site. Although the removal of the youth golf center from the master plan will slightly reduce demand for services, the demand for services will remain substantially similar to demand described in the certified 2005 Recirculated EIR.
- **Sewer.** Wastewater flow originating from the proposed project will continue to discharge to a local sewer line, which is not maintained by the Sanitation Districts but rather by the Long Beach Water Department (LBWD), for conveyance to the Sanitation Districts' Joint Outfall "C" Unit 3E Trunk Sewer, located in Long Beach Boulevard south of Columbia Street. As previously mentioned, the Trunk Sewer is not used to its full capacity and will be able to accommodate the additional sewer flows from the project site. Project-generated wastewater will not exceed the existing capacity of the sewer delivery system. Although the removal of the youth golf center from the master plan will slightly reduce demand for services, the demand for services will remain substantially similar to demand described in the certified 2005 Recirculated EIR.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cause Significant Disruption of Service(s) that Creates a Significant Physical Impact or Threat to Human Health.

- **Natural Gas.** The Southern California Gas Company is in the process of increasing the availability of natural gas through transmission expansion projects and withdrawals from several of its storage fields. Consequently, the supply and distribution of natural gas within the area surrounding the project site will not be reduced or inhibited as a result of project implementation, and levels of service to off-site users will not be adversely affected.
- **Electricity.** The proposed project includes the construction and installation of a new on-site electricity distribution system that will connect to existing facilities. These facilities have adequate capacity to handle the electricity demand of the proposed project because the proposed project uses are considered incidental to overall system demand. The supply and distribution of electricity to the project site will not disrupt power to the surrounding area or adversely affect service levels.
- **Water.** The proposed project is an urban in-fill project in an area presently served by all public services. Public services are in place and do not need to be extended in order to serve the project, with the exception of the extension of a reclaimed water line to the site. The proposed project includes the replacement of existing on-site infrastructure and provides connections to existing water mains under Spring Street and Orange Avenue. Existing on-site lines will be abandoned and removed, and new water lines will be constructed in coordination with the LBWD. The supply and distribution of water and reclaimed water to the project site will not result in disruption of service to the surrounding area or adversely affect service levels.
- **Sewer.** The project site will be regraded to accommodate the proposed project and a new sewer system installed on site. The proposed system will be designed in accordance with the LBWD standards for all sewer pipelines located within the City. The project will be required to comply with all LBWD and LACSD requirements for design and construction of new sewer infrastructure and will not result in disruption of service to the surrounding area or adversely affect service levels.

Similar to the master plan evaluated in the certified 2005 Recirculated EIR, Master Plan 3B will not result in disruption of services. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Require or Result in the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities. Master Plan 3B will generate an additional 11,410 gpd of wastewater when compared to existing conditions. This is a reduction of 1,500 gpd from the master plan evaluated in the certified 2005 Recirculated EIR. The reduction is the result of removal of the youth golf center from Master Plan 3B. It is likely that wastewater from the project site will continue to be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, which

has a design capacity of 385 mgd and currently processes an average flow of 322.7 mgd. Therefore, Master Plan 3B will not require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Require New or Expanded Water Entitlements to Have Sufficient Water Supplies Available to Serve the Project. The total average daily potable water demand for the proposed project will be approximately 19,935 gpd, representing an increase of approximately 15,175 gpd when compared with existing conditions. However, this is a reduction of 3,000 gpd from the master plan evaluated in the certified 2005 Recirculated EIR. Demand for reclaimed water is factored separately; the demand for reclaimed water will be approximately 109 acre-feet per year. The project will not necessitate new or expanded water entitlements. Sufficient water supplies are available to serve the project, and the LBWD will be able to accommodate the increased demand for potable water. The LBWD has also determined that it has sufficient supplies to provide the necessary reclaimed water for the project site because it currently utilizes only approximately one-quarter of the total amount of reclaimed water produced. Project impacts related to the provision of potable and reclaimed water are considered less than significant. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Result in a Determination by the Wastewater Treatment Provider that Serves or may Serve the Project that it has Inadequate Capacity to Serve Projected Demand in Addition to the Provider's Existing Commitments. The project will generate an additional 11,410 gpd of wastewater when compared to existing conditions. This is a reduction of 1,500 gpd from the master plan evaluated in the certified 2005 Recirculated EIR. The reduction is the result of removal of the youth golf center from Master Plan 3B. It is likely that wastewater from the project site will continue to be treated at the JWPCP located in the City of Carson, which has a design capacity of 385 mgd and currently processes an average flow of 322.7 mgd. According to the Los Angeles County Sanitation Districts (LACSD) (February 4, 2004), project-generated wastewater will not exceed the existing capacity of the sewer delivery system or the existing capacity of the JWPCP. Project impacts related to the provision of wastewater treatment services are considered less than significant. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Be Served by a Landfill with Insufficient Permitted Capacity to Accommodate the Project's Solid Waste Disposal Needs. Operation of Master Plan 3B will result in approximately 225.8 tons of solid waste per year. When compared to existing conditions, the proposed project will result in a net increase of approximately 274.1 annual tons of solid waste to be committed to Class III landfills or other waste disposal facilities. Master Plan 3B will produce 8.4 tons less solid waste than the master plan evaluated in the certified 2005 Recirculated EIR due to removal of the youth golf center. This increase represents a 0.05 percent increase in the total solid waste disposed of within the City of Long Beach (2002). Given the percentage increase of solid waste disposal as a result of project implementation, the regional landfills and SERRF have sufficient short-term capacity to

accommodate the additional demand for solid waste disposal facilities. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Public Services and Utilities.

- **Police Protection.** Any future projects will likely include specific features designed to reduce impacts on police protection services and may be assessed additional mitigation measures specific to the given project's impacts. The need for additional police protection services associated with cumulative growth will be addressed through the annual budgeting process when budget adjustments may be made to meet changes in service demand. Therefore, the combined cumulative impact associated with the project's incremental effect and the effects of other projects in the area is considered less than significant.
- **Fire Protection.** The Long Beach Fire Department confirmed that the project could be accommodated with adequate fire protection and emergency medical services. The Fire Department anticipates cumulative demand in order to plan for overall service. Therefore, the Fire Department's determination that adequate service can be provided includes consideration of area demand in light of cumulative planned or anticipated projects. The proposed project will not generate a significant cumulative increase in demand for fire protection and emergency medical services.
- **Schools.** The project does not contribute to an adverse direct or cumulative impact to schools and therefore does not require additional mitigation. Although the proposed project is not expected to have a significant adverse impact on the school system, it will be required to pay the statutory school impact fee of $0.34 per square foot of accessible space, which would generate approximately $13,831 in revenue for the LBUSD (June 2002). This is a reduction of $5,100 from the master plan evaluated in the certified 2005 Recirculated EIR, resulting from the removal of the youth golf facility.
- **Libraries.** The proposed project is not expected to have a significant impact on the provision of library services in the City of Long Beach or the area surrounding the project site. Any increase that does result from implementation of the proposed project would be incidental and not cumulatively considerable because library services would not be adversely impacted by the in-fill growth represented by the proposed project.
- **Natural Gas.** Sufficient gas supplies and infrastructure capacity are available, or have already been planned, to serve the project and future development. Further, all future projects will be subject to Title 24 requirements and will be evaluated on a case-by-case basis to determine the need for specific distribution infrastructure improvements. The proposed project does not contribute to a significant cumulative impact associated with the provision of natural gas and natural gas delivery capacity.
- **Electricity.** SCE, the electricity provider for the proposed project site, has confirmed that the project could be accommodated with adequate service to meet the projected service demand of the project site. Estimated project electricity demand accounts for less than 0.01 percent of SCE service area's forecasted growth. Therefore, the proposed project, in relation to the cumulative study area, would not contribute to a significant cumulative impact related to the provision of electricity.

- **Water.** Although the proposed project and future planned development projects may increase demand for potable and reclaimed water, the LBWD has sufficient supplies to accommodate the growth and may also exercise its right to supplement current supplies with additional water from the Metropolitan Water District (MWD). Therefore, no significant cumulative impacts on potable or reclaimed water services are expected to occur as a result of project implementation.
- **Sewer.** Because the LACSD projects that its existing and programmed wastewater treatment capacity will be sufficient to accommodate the growth forecasted by SCAG within its service area, development that is generally consistent with this forecast can be adequately served by LACSD facilities. The proposed project falls within the forecasted employment growth for the City of Long Beach and the County of Los Angeles. Therefore, the proposed project will not contribute to a significant cumulative impact to wastewater services.
- **Telephone.** Verizon, the telephone service provider for the proposed project site, has confirmed that the project could be accommodated with adequate service to meet the projected service demand of the project site. If there is a need to upsize existing cables, the City of Long Beach will be responsible for a fair-share portion of the improvements. Such improvements will not prevent service extensions to future developments or disrupt existing services for an extended period of time. Therefore, in relation to the cumulative study area, the proposed project would not generate a significant cumulative increase in demand for telephone services.
- **Cable.** Charter Communications, the cable television service provider for the proposed project site, has confirmed that the project could be accommodated with adequate service to meet the projected service demand of the project site. If there is a need to install cables, the City of Long Beach will be responsible for a fair-share portion of the improvements. Such improvements will not prevent service extensions to future developments or disrupt existing services for an extended period of time. Therefore, the proposed project, in relation to the cumulative study area, would not generate a significant cumulative increase in demand for cable television services.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Public Services and Utilities

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. The revised master plan will not result in new significant environmental impacts to Public Services and Utilities, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Public Services and Utilities that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Public Services and Utilities requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Public Services and Utilities identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, no changes to the mitigation measures found in the certified 2005 Recirculated EIR are required. Mitigation measures related to Public Services and Utilities that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

4.7.1 The City of Long Beach, in cooperation with the LBPD, shall develop and implement a security plan prior to commercial operation of the proposed project. The applicant shall incorporate CPTED principles and other crime prevention features that may include, but are not limited to, strategically placed lighting, the use of vines or planted coverings on walls to discourage graffiti, and video surveillance. The safety plan may also include clearly defined rules of play and conduct to be enforced by park employees. The Director of Planning and Building shall verify inclusion of physical public safety measures at the time of plan check. Operational conditions will be specified in the lease agreement

4.7.2 A solid waste management plan for the proposed project shall be developed and submitted to the City of Long Beach Director of Public Works for review and approval prior to issuance of grading permits. The plan shall identify methods to promote recycling and reuse of construction materials as well as safe disposal consistent with the policies and programs outlined by the City of Long Beach. The plan shall identify methods of incorporating source reduction and recycling techniques into project construction and operation in compliance with State and local requirements such as those described in Chapter 14 of the California Code of Regulations and AB939.

4.7.3 Prior to issuance of building permits, the Director of Planning and Building shall verify that adequate storage space for the collection and loading of recyclable materials has been included in the design of buildings and waste collection points throughout the project site to encourage recycling.

3.8 AIR QUALITY

Existing Environmental Setting

Please see Section 4.8 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting for Air Quality. The project site is located within the City of Long Beach, which is part of the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

Certified 2005 Recirculated EIR

Please see Section 4.8 of the certified 2005 Recirculated EIR for analysis of the potential effects of the proposed project related to Air Quality. The air quality assessment was prepared in accordance with the methodologies provided in by the SCAQMD in its CEQA Air Quality Handbook (April 1993) and included estimating emissions associated with short-term construction and long-term operation of the proposed project.

Even with compliance with SCAQMD rules and regulations, short-term construction emissions are expected to exceed the SCAQMD criteria pollutant thresholds for NO_X and PM_{10}. While the implementation of mitigation will further reduce these emissions, they remain above the threshold levels and are significant even after mitigation.

Long-term operational emissions associated with the proposed project, calculated with the URBEMIS 2002 model, are projected to exceed the SCAQMD criteria pollutant thresholds for CO and NO_X on Saturdays only. Mitigation does not reduce these impacts to below a level of significance, and the impacts remain significant after mitigation.

The health risk to users of the Sports Park from diesel particulate emissions from the nearby I-405 was determined to be below the established threshold of 10 in one million. Therefore, the health effects of diesel particulate emissions on users of the Sports Park site are less than significant.

The analysis found that project-related traffic would not significantly affect local CO levels, which would remain below the State and federal CO standards. Therefore, the project effects on local CO levels are less than significant.

The project site is planned for industrial development in the adopted City of Long Beach General Plan. The proposed Sports Park is of comparable or less intensity than the current site designation. Therefore, the emissions associated with occupation and use of the project are not expected to violate any SCAQMD standards or contribute to air quality deterioration beyond current SCAQMD projections.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B

include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect air quality include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

The changes to the grading plan for the proposed project result in changes to the cut-and-fill ratios required for project implementation. Site preparation for the proposed project would require approximately 702,640 cubic yards of cut and fill. It is anticipated that the cut and fill will be balanced on site. At the present time, it is also anticipated that much of the concrete rubble produced during demolition will be crushed on site so that it can be incorporated in planned fills and/or used as a paving base for the proposed project improvements.

For comparison purposes, the master plan evaluated in the certified 2005 Recirculated EIR required approximately 638,440 cubic yards of cut and 625,998 cubic yards of fill. Cut and fill were expected to be balanced on site in the same manner as that proposed for revised Master Plan 3B. The difference in these estimated volumes is intended to accommodate a minor amount of "shrinkage" or "expansion" that will occur when the on-site soils are converted to compacted fill.

The removal of the youth golf center and one soccer field will also reduce the trip generation rates; thus, the project trip generation will be less for Master Plan 3B than for the master plan evaluated in the certified 2005 Recirculated EIR.

Therefore, the comparison of anticipated environmental effects of the project changes with the Air Quality impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Air Quality Management Plan Consistency. In order to accurately assess the environmental impacts as a result of new or renovated developments, environmental pollution and population growth are projected for future scenarios.

Similar to the master plan evaluated in the certified 2005 Recirculated EIR, Master Plan 3B proposes what is primarily a recreational development. Population growth associated with the proposed project would be within the City's General Plan projection. Therefore, the project is consistent with the adopted AQMP.

Construction Emissions. Air quality impacts would occur during construction of the proposed project from soil disturbance and equipment exhaust. Major sources of emissions during demolition,

grading, and site preparation include exhaust emissions from construction vehicles and equipment and fugitive dust generated by construction vehicles and equipment traveling over exposed surfaces and demolition activities, as well as by soil disturbances from grading and backfilling. Implementation of Master Plan 3B would require the grading of approximately 702,640 cubic yards of cut/fill. The cut/fill for this option is to be balanced on site. This is an increase of 64,196 cubic yards above the 638,444 cubic yards evaluated in the certified 2005 Recirculated EIR.

The air quality analysis contained in the certified 2005 Recirculated EIR estimated that the on-site grading would require 10-hour days and six to eight weeks to complete. In addition, the air quality analysis estimated that the grading would require the following equipment: 2 dozers, 4 scrapers, 2 water trucks, 40 haul truck trips, and 25 worker commute trips. It was determined that the emissions of NO_X and PM_{10} would exceed the SCAQMD daily construction thresholds, even with implementation of Mitigation Measures 4.8.1 through 4.8.8.

Although Master Plan 3B would increase the on-site grading by approximately 10 percent. If the grading period is extended by two weeks (to 8–10 weeks), implementation of Master Plan 3B would not require additional equipment or hours per day to grade the additional cut and fill. Therefore, there would be no change to the daily emissions listed in Table 4.8.F of the certified 2005 Recirculated EIR. No additional mitigation measures would be required. In summary, construction impacts related to air quality for both Master Plan 3B and the previously evaluated plan include the following:

- Construction equipment/vehicle emissions during demolition and grading periods would exceed the South Coast Air Quality Management District (SCAQMD) established daily and quarterly thresholds for nitrogen oxides (NO_X).
- Fugitive dust emissions during the grading periods would exceed the SCAQMD threshold of 150 pounds per day during construction even with mitigation. Prior to grading activity, the City must obtain a Rule 1166 Permit related to release of airborne contaminants.
- During peak grading days, daily total construction emissions of NO_X and particulate matter with a diameter of 10 microns or less (PM_{10}) would exceed the daily thresholds established by the SCAQMD. Emissions of other criteria pollutants would be below the thresholds.
- Architectural coatings contain volatile organic compounds (VOC) that are similar to reactive organic compounds (ROC) and are part of the ozone (O_3) precursors. Although no detailed architectural coatings information is available for the project, compliance with the SCAQMD Rules and Regulations on the use of architectural coatings is required.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Long-Term Operational Air Quality Impacts. Long-term operational air emission impacts are those associated with stationary sources and mobile sources related to any change related to the proposed project. The proposed sports complex and commercial use would result in both stationary and mobile sources. Stationary source emissions come from the consumption of natural gas. Long-term operational emissions associated with the proposed project result from additional automobile trips generated by the project.

The long-term air quality analysis prepared for the certified 2005 Recirculated EIR determined that the average daily traffic (ADT) trips generated by the proposed project would result in an exceedance of the SCAQMD NO_X and carbon monoxide (CO) thresholds on Saturdays. No exceedances of criteria pollutant thresholds would result from the average weekday vehicle trips. Peak-hour vehicle trips on both Saturdays and weekdays would not result in any long-term CO hot spots.

Removal of the youth golf center and one soccer field from Master Plan 3B would result in a reduction of weekday and Saturday peak-hour trips and ADT generated by the project. Therefore, the localized CO concentrations and the regional vehicle emissions would be similar to or less than the levels listed in Section 4.8.5 of the certified 2005 Recirculated EIR. Similar to the master plan evaluated in the certified 2005 Recirculated EIR, most of the project's air quality impacts are generated by vehicle emissions. For this reason, mitigation (Mitigation Measure 4.8.9) and design features required by compliance with Title 24 do not substantially reduce any long-term air quality impacts of the project. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Diesel Particulate Emissions. The health risk assessment prepared for the certified 2005 Recirculated EIR determined that the 30-year exposure to diesel particulates generated by vehicles on I-405 would result in a carcinogenic health risk of 8 in 1 million. The SCAQMD threshold is 10 in 1 million. The chronic health hazard index for the same exposure would be 0.014, compared to the SCAQMD threshold of 1.0. Therefore, no mitigation measures would be required.

Implementation of Master Plan 3B would not result in any increase in short-term or long-term air quality emissions. In addition, the changes to the master plan evaluated in the certified 2005 Recirculated EIR would not increase the number of persons on site that would be exposed to pollutant concentrations from existing roadways within the project area. Therefore, no additional mitigation measures would be required. In consideration of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant impacts.

Cumulative Air Quality Impacts. The project site is currently designated for industrial development in the adopted City of Long Beach General Plan and is zoned for industrial and institutional uses. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. The proposed project uses are generally less intense than the current site designation. Therefore, the emissions associated with occupation and use of the project are expected to be fewer than those already accounted for in the South Coast Air Quality Management Plan and are not expected to violate any SCAQMD standards or contribute to air quality deterioration beyond current SCAQMD projections. In addition, Master Plan 3B will result in fewer vehicle trips than the master plan evaluated in the certified 2005 Recirculated EIR. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Air Quality

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Master Plan 3B will not result in new significant environmental impacts to Air Quality, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Air Quality that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Air Quality requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Air Quality identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, no changes to the mitigation measures found in the certified 2005 Recirculated EIR are required. Mitigation measures related to Air Quality that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below.

4.8.1 The City of Long Beach shall ensure that the project complies with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 are summarized below. The construction contractor shall be responsible for compliance with applicable regional rules.

Following are the applicable Rule 403 measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

4.8.2 The City of Long Beach shall require use of dust suppression measures in the SCAQMD CEQA Air Quality Handbook. The construction contractor shall be responsible for implementation of dust suppression measures.

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.
- All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.

4.8.3 The construction contractor shall select the construction equipment used on site based on low-emission factors and high energy efficiency. Prior to issuance of grading permits, the City of Long Beach Director of Planning and Building shall verify that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.

4.8.4 The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible.

4.8.5 Prior to issuance of grading permits, the City of Long Beach Director of Planning and Building shall verify that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.

4.8.6 The construction contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.

4.8.7 The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.

4.8.8 The City of Long Beach shall ensure that the project complies with the SCAQMD rules and regulations on the use of architectural coatings, which include use of pre-coated/natural-colored building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. The construction contractor shall be responsible for compliance with applicable SCAQMD Rules and Regulations on the use of architectural coatings.

4.8.9 The project is expected to create total (vehicular and stationary) daily emissions exceeding the daily emissions thresholds established by the SCAQMD.

The City of Long Beach shall ensure that the project complies with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. During Plan Check, the City of Long Beach Building Official shall verify that the following measures are incorporated into project building plans:

- Solar or low-emission water heaters shall be used with combined space/water heater units.
- Double-paned glass or window treatment for energy conservation shall be used in all exterior windows.

3.9 TRAFFIC AND CIRCULATION

Existing Environmental Setting

Please see Section 4.9 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting related to Traffic and Circulation. The San Diego Freeway, or Interstate 405 (I-405), provides regional access to the project site. Freeway access to the project site is provided via the Atlantic Avenue/I-405 interchange, the Orange Avenue/I-405 southbound (SB) ramps interchange, the 32nd Street/I-405 northbound (NB) ramps interchange, the Cherry Avenue/I-405 interchange, and the Temple Avenue/I-405 interchange. The principal local network of streets serving the project includes Willow Street, Spring Street, Atlantic Avenue, California Avenue, Orange Avenue, Cherry Avenue, 32nd Street, and Wardlow Road.

Certified 2005 Recirculated EIR

Please see Section 4.9 of the certified Recirculated EIR for an analysis of the potential effects of the proposed project related to Traffic and Circulation.

The significant traffic impacts of the proposed project can be mitigated to below a level of significance with implementation of the mitigation measures identified above. However, implementation of Mitigation Measures 4.9.3, 4.9.4, 4.9.5, 4.9.6, and 4.9.7 requires approval by one or more public agencies other than the City of Long Beach. Since implementation of these measures is completely or partially within the control of other jurisdictional agencies (i.e., Caltrans, City of Signal Hill), implementation cannot be ensured by the City of Long Beach. Should the City of Signal Hill and/or Caltrans choose not to approve the implementation of these measures, the project-related impacts may remain significant and adverse.

For the purposes of the 2005 Recirculated EIR, project impacts to the following intersections remain significant and adverse until the appropriate Responsible Agency approves Mitigation Measures 4.9.3, 4.9.4, 4.9.5, and 4.9.7 and these Mitigation Measures are implemented by the City of Long Beach or other willing agency:

- Orange Avenue at Spring Street (Mitigation Measure 4.9.3)
- I-405 SB ramps at Orange Avenue (Mitigation Measure 4.9.4)
- 32nd Street at Orange Avenue (Mitigation Measure 4.9.5)
- Orange Avenue at 28th Street/Project Driveway No. 4 (Mitigation Measure 4.9.7).

Approval from the City of Signal Hill is also required to install street improvements and signage restricting access to "right in/right out" at Project Driveway Nos. 3 and 5 per Mitigation Measure 4.9.6. Until the appropriate Responsible Agency approves Mitigation Measure 4.9.6 and this Mitigation Measure is implemented by the City of Long Beach or other willing agency, project impacts to the minor street approach (28th and Project Driveway No. 3) of the intersection of Orange and 28th Street will remain significant and adverse.

While operating within the limits of the interjurisdictional decision-making processes, the City of Long Beach is committed to working with Caltrans and the City of Signal Hill to implement these mitigation measures to the best of its ability.

The master plan evaluated in the certified 2005 Recirculated EIR included 5 access driveways and 746 parking spaces. It required a 153-space parking variance.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect traffic and circulation include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of

the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

The Sports Park will operate as a distinct, fenced facility with a single parking lot and a primary and secondary vehicular access point. Pedestrian access to the site will be provided via a public sidewalk that will be provided on all three street frontages. It is anticipated that most of the site users will access the site via private vehicles, given the site's relative isolation from residential neighborhoods and schools. The project, as revised, will provide 612 parking spaces and will require a parking variance for 152 spaces.

Vehicular access is provided from Orange Avenue, Spring Street, and California Avenue. Access to the proposed project under the revised Master Plan 3B will be provided via four access driveways. The driveway at the intersection of Orange Avenue and 28th Street will be signalized. All other project driveways are anticipated to be one-way stop controlled.

The removal of the youth golf center and one soccer field will reduce the trip generation rates; thus, the project trip generation will be less for Master Plan 3B than for the master plan evaluated in the certified 2005 Recirculated EIR.

Therefore, the comparison of anticipated environmental effects of the project changes with the Traffic and Circulation impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Trip Generation Comparison

Master Plan 3B would generate approximately 344 fewer weekday daily project trips and 362 fewer weekend (Saturday) daily project trips than the master plan evaluated in the certified 2005 Recirculated EIR. The reduction in vehicle trips is the result of the removal of the youth golf center and one soccer field.

The reduction in vehicle trips results in a commensurate reduction in anticipated impacts to study area intersections; however, no significant impacts are reduced to a less than significant level. Therefore, the project changes will reduce a significant project impact, but the impact remains significant and unavoidable. Impacts to intersections already identified as less than significant in the certified 2005 Recirculated EIR would be further reduced.

Master Plan 3B does not require major revisions to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts. Therefore, comparison of anticipated environmental impacts of the project change with Traffic and Circulation impacts disclosed in the certified 2005 Recirculated EIR supports the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Undesirable Peak-Hour Level of Service. The proposed project cumulatively impacts the intersections of Atlantic Avenue at Spring Street, Orange Avenue at Spring Street, and 32nd Street at Orange Avenue, causing these three intersections' adverse service levels to further deteriorate. The three intersections operate at acceptable levels of service with implementation of the required mitigation. The addition of project traffic at Orange Avenue and the I-405 SB ramps cumulatively impacts this unsignalized intersection, causing the LOS F condition of the minor street (I-405 SB off-ramp) to further deteriorate. Implementation of required mitigation will reduce project traffic impacts at this intersection to a less than significant level.

All four project driveways are forecast to operate at LOS A in the 2006 background condition with project traffic during the weekday p.m. peak hour and the weekend day midday peak hour. However, the minor approach of Project Driveway No. 3 is projected to operate at LOS E during the weekday p.m. peak hour and weekend day midday peak hour, with delays of 35.7 seconds per vehicle and 41.1 seconds per vehicle, respectively. By restricting access at Driveway Nos. 3 and 5 to "right-turns only" and re-routing left-turn project traffic at this location to Driveway No. 4 (Orange Avenue at 28th Street), as stipulated in Mitigation Measure 4.9.6, acceptable service levels are maintained on all approaches to this project access point. To minimize delays for vehicles exiting the project site at Project Driveway # 4 (Orange Avenue at 28th Street), a five-phase traffic signal with protected northbound and southbound left-turns along Orange Avenue is required at this location and has been included in the project description and as Mitigation Measure 4.9.7. Implementation of this traffic signal will minimize vehicular delays for vehicles entering and exiting the project site and improve safety conditions at this project driveway.

The construction impacts that will result from the activities of equipment transport and construction and construction equipment operators will include a temporary increase in traffic activities during the construction phase of the project. Construction impacts are temporary during the period of construction, and the number of construction workers will vary depending on the specific construction activities over time. To reduce the impact of construction traffic, implementation of a construction management plan will be required to minimize traffic impacts upon the local circulation system in the area (Mitigation Measure 4.9.7). Based on the location of the site, and the proximity of the I-405 Freeway, it is anticipated that a majority of the construction-related traffic will utilize the freeway to gain regional access to the site. Traffic impacts to the adjacent roadway network will be minimal and not long-term.

In conjunction with the Long Beach Sports Park development, roadway improvements to Spring Street, Orange Avenue, and California Avenue will be completed. To ensure that implementation of these improvements takes place in a timely manner, they are shown on project plans and are also included as Mitigation Measures 4.9.10 and 4.9.11.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Change in Air Traffic Patterns. The proposed project site is not within the commercial aircraft flight path for Long Beach Airport, and it is not located within the Airport Safety Zone or the Airport's current adopted noise contours. The proposed project should have no effect on airspace

uses; however, users of the park may be subject to occasional aircraft overflights at altitudes below 1,000 feet. Although some users of the Sports Park may find the aircraft noise annoying, noise levels will be well below State and federal standards for aircraft noise. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Results in Inadequate Emergency Access. Access to the project site will be provided by a total of four access driveways along California Avenue, Spring Street, and Orange Avenue. Curb return radii have been confirmed and are adequate for small service/delivery (Fedex, UPS) trucks and trash trucks. Vehicle-turning templates (ASSHTO P_M and SU-30) have been used to ensure that passenger cars and trucks can properly access and circulate through the site. In addition, all internal drive aisle widths, project driveway widths, and parking stall widths satisfy the City's minimum requirements. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Safety Hazards from Design Features or Incompatible Uses. Sight distances at the project driveways appear to be adequate as California Avenue, Spring Street, and Orange Avenue are relatively straight (i.e., nominal horizontal curves). However, due to the vertical grades, a detailed sight distance analysis will be prepared for the project driveways, especially those along Orange Avenue, as part of the project's grading, landscape, and street improvement plans to ensure that safe access and egress is provided. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Results in Inadequate Parking Capacity. The application of City parking code ratios to proposed Master Plan 3B results in a total parking requirement of 764 (753 for the sports park and 11[1] for the passive recreation uses). A total of 612 parking spaces are included in Master Plan 3B. A standards variance for 152 spaces is included in the project and required as Mitigation Measure 4.4.1. The Master Plan evaluated in the certified 2005 Recirculated EIR required a 153-space parking variance. The parking requirements for the commercial parcel were factored separately.

A parking demand analysis was also completed. Analyzing the parking supply-demand relationships of the proposed project involves determining the parking needs in relationship to the future parking supply. The parking requirements of a sports complex vary depending on the schedule of activities, number of participants, and anticipated number of spectators. The peak parking demand forecast for Master Plan 3B was estimated based on expected attendance figures and daily league and weekend tournament schedules. During peak weekday operations, for which 725 players and spectators will be on site during the peak hour, a total of 580 spaces will be required for the active recreation uses. This parking forecast is based on an average vehicle ridership of 1.25 persons per vehicle. This is to reflect

[1] Planning Department staff determined that one space per acre of open space was the appropriate zoning requirement for the open space uses proposed. March 2006.

that during the week, participants come from many different places (e.g., work, school, home) and thus do not rideshare as much.

When the parking demand for the active recreation uses is combined with a code-parking requirement of 23 spaces for the Skate Park, 9 spaces for the batting cages, and 11 spaces for the open space and passive recreation uses, Master Plan 3B is forecast to require a total of 623 parking spaces during weekday peak parking conditions (580 + 23 + 9 + 11 = 623 spaces); this peak parking demand is less than the proposed parking supply. When compared to the 612 parking supply, the 623-space demand estimate corresponds to a parking deficiency of 11 spaces.

The peak weekend demand is greater than the peak weekday demand, reflecting higher attendance figures. A total of 583 spaces will be required to support the peak parking demand of Master Plan 3B when sporting tournaments are scheduled on weekends (Saturdays). The weekend parking forecast is based on an average vehicle ridership of 1.5 persons per vehicle. This higher average vehicle ridership reflects that many trip origins to the site will come from home, with families, couples, and friends carpooling on the weekend. During this peak period, a total of 874 players and spectators will be on site.

When combined with a code-parking requirement of 23 spaces for the Skate Park, 9 spaces for the batting cages, and 11 spaces for the open space and passive recreation uses, the Long Beach Sports Park is forecast to require a total of 626 parking spaces during weekends (583 + 23 + 9 + 11 = 626 spaces). When compared against the 612-space supply, the 626-space demand estimate corresponds to a parking deficiency of 14 spaces. The parking deficiency is approximately 2 percent of the total parking supply. The parking deficiency will be managed by the City Department of Parks, Recreation, and Marine, which will administer operations (whether contract operator or City run) of the Sports Park and open space areas. It should also be noted that the open space areas will not function like traditional open space recreation areas. Public access to these areas will be limited to designated walkways to allow habitat to develop without human interference. The patrons of the view park will be restricted to walkways to protect native vegetation and habitat areas and to separate the active and passive recreation uses on site.

The application of City parking ratios to the commercial parcel (assumed to include construction of a 30,000-square-foot office building) results in a total parking requirement of 100 parking spaces. Construction on the commercial parcel is not included in the project under consideration.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Conflicts with Adopted Policies, Plans, or Programs Supporting Alternative Transportation. No significant transportation impacts are expected to occur on the Los Angeles County Congestion Management Program roadway network or transit system due to the development and full occupancy of the proposed Long Beach Sports Park. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Traffic and Circulation Impacts. An analysis of future (2006) background traffic conditions indicates that the addition of ambient traffic growth and cumulative project traffic will adversely impact 9 of the 18 key study intersections during the weekday p.m. peak commute hour. These are the same intersections that were impacted by the master plan evaluated in the certified 2005 Recirculated EIR. An analysis of future (2006) background traffic conditions indicates that the addition of ambient traffic growth and cumulative project traffic will adversely impact 1 of the 18 key study intersections during the weekend day midday peak hour. This intersection was also impacted by the master plan evaluated in the certified 2005 Recirculated EIR. The results of the weekday p.m. peak hour traffic analysis indicated that the project will have cumulative traffic impacts at five study intersections. The results of the weekend day midday peak hour traffic analysis indicated that the project will have a cumulative project impact at the same two key study intersections that were impacted by the master plan evaluated in the certified 2005 Recirculated EIR. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Traffic and Circulation

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. The revised Master Plan 3B will not result in new significant environmental impacts to Traffic and Circulation, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Traffic and Circulation that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Traffic and Circulation requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Traffic and Circulation identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Mitigation measures related to Traffic and Circulation that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below. Based on the analysis and information above, no changes to the following mitigation measures found in the certified 2005 Recirculated EIR is required.

4.9.1 Prior to issuance of the first grading permit, the City of Long Beach, under the direction of the Director of Public Works, shall execute an agreement with the City of Signal Hill to contribute a fair share portion of the total costs for street improvements identified in Mitigation Measures 4.9.2 through 4.9.5. These fees shall be paid incrementally per lot or development site, prior to issuance of certificates of occupancy for such structures. Fees shall be provided by the City of Long Beach Director of Public Works.

4.9.2 **Atlantic Avenue at Spring Street:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall widen Atlantic Avenue to provide a separate northbound right-turn lane to proceed eastbound on Spring Street. Alternatively, in the event that needed right-of-way cannot be acquired, it is recommended that the traffic signal be modified to provide protected/permissive southbound left-turn phasing on Atlantic Avenue. Projected year 2006 p.m. peak-hour traffic volumes warrant the installation of separate left-turn phasing on Atlantic Avenue. The project's fair-share responsibility to implement this improvement totals 12.5 percent.

4.9.3 **Orange Avenue at Spring Street:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall convert the existing southbound right-turn lane to provide a second through lane on Orange Avenue, and restripe Orange Avenue south of Spring Street to provide two southbound departure lanes. Prior to issuance of any certificates of occupancy, the City of Long Beach shall also provide a separate eastbound right-turn lane on Spring Street to proceed northbound on Orange Avenue and modify the traffic signal per City of Signal Hill requirements. The project's fair-share responsibility to implement this improvement totals 39.1 percent. Implementation of this improvement is subject to approval of the City of Signal Hill.

4.9.4 **I-405 SB ramps at Orange Avenue:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall install a three-phase traffic signal at the I-405 southbound ramps and Orange Avenue intersection. The project's fair-share responsibility to implement this improvement totals 42.2 percent. Implementation of this improvement is subject to the approval of Caltrans.

4.9.5 **32nd Street at Orange Avenue:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall upgrade the existing signal from a pretimed (fixed time) signal to an actuated signal. The project's fair-share responsibility to implement this improvement totals 28.0 percent. Implementation of this improvement is subject to the approval of the City of Signal Hill.

4.9.6 **Project Driveway Nos. 3 and 5:** Prior to issuance of certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall install street improvements and signage restricting access to "right in/right out" at Project Driveway Nos. 3 and 5. The City of Long Beach may also install a "pork chop" in the Project Driveways to restrict the turning movements of vehicles exiting the project site. Implementation of these improvements is subject to the approval of the City of Signal Hill.

4.9.7 **Orange Avenue at 28th Street/Project Driveway No. 4:** Prior to the issuance of any certificate of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall install a traffic signal at the intersection of Orange Avenue and 28th Street per City of Signal Hill requirements. Implementation of this improvement is subject to the approval of the City of Signal Hill.

4.9.8 Prior to the issuance of a grading permit, the City of Long Beach shall, under the direction of the City of Long Beach Traffic Engineer, design and implement a construction area traffic management plan. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes. The plan shall identify the routes that construction vehicles will use to access the site, the hours of construction traffic, traffic controls and detours, off-site vehicle staging areas, and parking areas for the project. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

4.9.9 Prior to issuance of grading permits, the City of Long Beach shall, under the direction of the Director of Public Works, complete a detailed sight distance analysis for the proposed project driveways along Orange Avenue. The sight distance analysis shall be prepared according to the City of Long Beach Zoning Code and the Caltrans Highway Design Manual standards and guidelines, and indicate limited use areas (i.e., low height landscaping), and on-street parking restrictions (i.e., red curb), if necessary. The findings of the sight distance analysis shall be included in a report subject to review and approval by the Directors of Planning and Building and Public Works, or designees.

Project Circulation Improvements Included in the Project Description and as Mitigation: In conjunction with the Long Beach Sports Park development, the following roadway improvements bordering the project site will be completed. To ensure implementation of these improvements takes place in a timely manner, they are shown on project plans and also included below as mitigation measures.

4.9.10 **Orange Avenue:** In conjunction with the development of the Long Beach Sports Park, the City of Long Beach, under the direction of the Director of Public Works, shall widen and improve Orange Avenue bordering the project site in accordance with the City of Signal Hill Secondary Highway street standards and the streetscape concepts included in this EIR (Section 4.12, Aesthetics). South of Spring Street, Orange Avenue is designated as a Secondary Highway in the City of Signal Hill Circulation Element with an 80-foot-wide right-of way section. Improvements will be completed prior to issuance of any certificates of occupancy for the project site. Implementation of this improvement is subject to the approval of the City of Signal Hill.

4.9.11 California Avenue: In conjunction with the development of the Long Beach Sports Park, the City of Long Beach, under the direction of the Director of Public Works, shall widen and improve California Avenue along project frontage in accordance with the City of Signal Hill Secondary Modified Highway street standards and the streetscape concepts included in this EIR (Section 4.12, Aesthetics). South of Spring Street, California Avenue is designated as a Secondary Modified Highway in the City of Signal Hill Circulation Element with a 70-foot right-of way section. Improvements will be completed prior to issuance of any certificates of occupancy for the project site. Implementation of this improvement is subject to the approval of the City of Signal Hill.

3.10 RECREATION

Existing Environmental Setting

Please see Section 4.10 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting for Recreation. The project site is located in the north-central portion of the City of Long Beach.

In October 2002, the City adopted a new Open Space and Recreation Element for its General Plan. The updated Element examined the current supply of open space, recreation facilities, and land resources, and determined that the per-capita ratio of recreation open space in Long Beach has declined substantially over the past 28 years as population growth has outpaced development of recreation facilities. In examining the appropriate standard for the ratio of recreation open space per capita, the updated Open Space and Recreation Element concluded that the City should adopt a ratio of 8 acres per 1,000 residents in order to account for the large proportion of water recreation resources in the City and to support the City's economic development objectives. Using this standard, the updated Open Space and Recreation Element estimates that the City should have 3,700 acres of recreation open space. In 2001, the updated Open Space and Recreation Element estimates that 2,600 acres of recreation open space exist in the City at a ratio of 5.6 acres per 1,000 residents.

The Strategic Plan also identified an existing shortfall in the number of sports fields in the City. For example, currently there is one soccer/football field for every 10,989 residents, below the target service level of one soccer or football field for every 5,000 residents.[1] Long Beach currently has a total of 65 publicly accessible sports fields that can be used for baseball or softball, or one baseball/softball field for every 7,100 residents.[2] This level is also below the target service level of one baseball/softball field for every 5,000 residents.

The Parks and Recreation Master Plan Element of the Signal Hill General Plan (1989) also recognizes a parks and open space deficit and supports the provision of additional park facilities, including the provision of soccer, baseball, and softball fields, among other sports courts.

1 Long Beach, Department of Parks, Recreation and Marine Strategic Plan (2003) p. 35.
2 Ibid.

Certified 2005 Recirculated EIR

Please see Section 4.10 of the certified Recirculated EIR for an analysis of the potential effects of the proposed project related to Recreation.

The certified 2005 Recirculated EIR concluded that the project, as analyzed in that document, would increase the number of available recreation fields and provide recreation facilities that would not otherwise be available to the public. The project would provide playing and spectator facilities for league soccer and softball, as well as youth-oriented facilities such as a skateboard park and a youth golf training facility. More specifically, the project as analyzed would result in an increase of six softball/baseball fields and four soccer fields in the City, thereby increasing both the acreage dedicated to recreation uses and the number of sports fields available to serve the existing population.

The proposed project will not increase demand on the City of Long Beach Department of Parks, Recreation, and Marine's services and facilities beyond their capacity, nor would the project result in an increase in population, which is the determining factor in supplying adequate parks and open space areas to residents. In addition, the proposed project will not preclude the use of any existing recreation facilities in the project vicinity, but will provide new recreational facilities. Therefore, there are no adverse impacts related to impacts to other parks and recreation facilities.

The project, as proposed, would provide additional recreation facilities for members of the public and reduce demand on existing facilities by increasing the available supply of ball fields and recreation facilities. Therefore, no significant adverse impacts associated with existing recreation facilities would occur as a result of project implementation

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas. Master plan 3B will add approximately 53 acres to the City's inventory of park and open space land and will increase the number of available recreation fields.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect recreation include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

Therefore the comparison of anticipated environmental effects of the project changes with the recreation impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Park Acreage to Population. The Department of Parks, Recreation, and Marine Strategic Plan concludes that there is a current need for 27 additional baseball/softball fields in the City, and that the need will grow to 32 fields by 2010. The Departmental Strategic Plan also identifies a current need for an additional 50 soccer /football fields, and projects that the need will grow to 55 fields by 2010. The proposed project will result in an increase of six softball/baseball fields and three soccer fields in the City, thereby increasing both the acreage dedicated to recreation uses and the number of sports fields available to serve the existing population.

Proposed Master Plan 3B includes one less soccer field than the project analyzed in the certified 2005 Recirculated EIR; however, the proposed Master Plan 3B includes passive open space areas that include a view park and a wetlands restoration area not included in the approved plan. In addition, the three proposed soccer fields have been relocated outside of the inundation areas, allowing for greater operational effectiveness of the fields in terms of their rainy-season use. Artificial turf will be used on these soccer fields to further increase operational effectiveness and reduce maintenance requirements. The proposed park acreage of both site plans is approximately 53 acres. No significant adverse impacts associated with existing recreation facilities would occur as a result of project implementation.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Construction of Recreation Facilities. The proposed project includes the construction and operation of a variety of recreation facilities including ball fields, playgrounds, a skate park, wetlands restoration area, and a view park with walkways. Operation of the proposed project, including the recreation facilities, is expected to result in significant impacts as outlined in the certified 2005 Recirculated EIR and this Addendum. The proposed project may have significant unavoidable impacts involving other environmental topics (see Chapter 4: Section 4.5, Biological Resources, Section 4.6, Cultural Resources, Section 4.7, Public Services and Utilities, Section 4.8, Air Quality, and Section 4.9, Traffic and Circulation. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Recreation Impacts. Implementation of the proposed project will result in the creation of approximately 53 acres of public recreation and open space. The project significantly improves public access to the site and will result in a net increase in the amount of land dedicated to parks and open space in the City and the region. The expansion of recreational opportunities is expected to have a secondary benefit of freeing up other ball fields and soccer fields in the area allowing more frequent use by local neighborhoods. Therefore, no adverse cumulative impacts related to recreation would result from the proposed project when it is combined with other foreseeable projects that are planned or expected to occur in the City or the region. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Recreation

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Recreation, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Recreation that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Recreation requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Recreation identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Based on the analysis and information above, there is no evidence that project modifications require any change to mitigation measure contained in the certified 2005 Recirculated EIR. There will be no significant adverse impacts to recreation conditions associated with the proposed project. Therefore, no mitigation measures are required.

3.11 NOISE

Existing Environmental Setting

Please see Section 4.11 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting for Noise. The primary existing noise sources in the project area are transportation facilities. Traffic on Atlantic Avenue and Willow Street is the dominant source contributing to area ambient noise levels. Noise from motor vehicles is generated by engine

vibrations, the interaction between the tires and the road, and the exhaust system. Existing traffic noise levels are generally moderate along Atlantic Avenue, California Avenue, Orange Avenue, Walnut Avenue, Spring Street, Willow Street, and other streets in the project vicinity. For all but Atlantic Avenue and Willow Street, the 70 dBA community noise equivalent level (CNEL) traffic noise contour would be confined within the roadway right-of-way.

Certified 2005 Recirculated EIR

Please see Section 4.11 of the certified 2005 Recirculated EIR for analyses of the potential effects of the proposed project on Noise.

The Noise Assessment for the proposed project was intended to satisfy the City of Long Beach's requirement for a project-specific noise impact analysis by examining the short-term and long-term impacts of the project and by evaluating the effectiveness of mitigation measures incorporated as part of the project design. The Federal Highway Administration (FHWA) highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate existing and proposed highway traffic-related noise conditions along Atlantic Avenue, California Avenue, Orange Avenue, Walnut Avenue, Spring Street, Willow Street, and other roadways in the project vicinity. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The existing average daily traffic (ADT) volumes in the area were taken from the traffic report prepared for this project by Linscott, Law & Greenspan Engineers (LLG, March 2004). The resultant noise levels are weighted and summed over 24-hour periods to determine the CNEL values.

Short-term noise impacts would be associated with excavation, grading, and the erection of buildings on site during construction of the proposed project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today but would no longer occur once construction of the project is completed. Mitigation measures were required to reduce the effect of short-term construction noise.

Operation of the project as analyzed in the 2005 Recirculated EIR will not result in significant long-term impacts related to Noise, and no mitigation was required.

The certified 2005 Recirculated EIR determined that there would be no significant noise impacts from short-term construction or long-term operation of the project site after implementation of mitigation measures.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect noise include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. As a result of changes to the soccer field location, one of the concession stands was moved east of a cluster of oil wells. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

The removal of the youth golf center and one soccer field will reduce the trip generation rates; thus, the project trip generation will be less for Master Plan 3B than for the master plan evaluated in the certified 2005 Recirculated EIR.

Therefore, the comparison of anticipated environmental effects of the project changes with the noise impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Ambient Noise Levels. Implementation of the proposed project would result in short-term construction noise and a less than significant increase in long-term traffic noise.

Construction Noise. The certified 2005 Recirculated EIR estimated that on-site equipment used during demolition, grading, and construction would generate noise levels of up to 91 dBA L_{max}. No additional construction equipment would be required to implement Master Plan 3B. Therefore, adherence to Mitigation Measures 4.11.1 and 4.11.2 listed in the certified 2005 Recirculated EIR would be sufficient to reduce the impact to below a level of significance.

On Site Noise Source Impacts. Once the project has been completed the noise generated by on-site activities may impact neighboring sensitive uses. The closest sensitive land uses to the project site are the cemeteries immediately to the south and the Long Beach Memorial Medical Center located approximately one-half mile to the west. Activities within the southernmost playfield would be located approximately 100 feet from the cemetery uses. As discussed in Section 4.11.5 of the certified 2005 Recirculated EIR, at this distance, noise from individuals using the playfields would be 71 dBA L_{max}. Topography within the project site and the cemeteries would block the line of sight and reduce the noise levels by 6 to 8 dB. Therefore, the on-site noise levels would not exceed the City's daytime noise threshold of 70 dBA L_{max} or the nighttime noise threshold of 65 dBA L_{max}. No new significant impact results from project changes, and no mitigation measures would be required.

Traffic Noise. Noise impacts generated by traffic associated with the proposed project do not exceed the level of significance because vehicular traffic trips associated with the project would add less than 3 dBA to existing noise levels. For that reason, the proposed project would not

result in significant traffic noise impacts on off-site sensitive uses, and no traffic noise mitigation measures are proposed. Mitigation is required to reduce the effects of short-term construction impacts.

Oil Pump Noise. A total of 17 oil pumps will remain in operation on site once construction of the proposed project has been completed. Aboveground oil pumps generate noise levels of up to 60 dBA L_{50} at a distance of 50 feet (based on ambient noise monitoring conducted on other project sites within the City of Long Beach). Because three of the on-site oil pumps are electric submersible pumps, they will generate noise levels 10 to 15 dBA lower than the aboveground oil pumps. For this analysis, the submersed oil pumps are projected to generate noise levels of up to 50 dBA L_{50} at a distance of 50 feet.

The project site is currently designated District 4 in the City's Noise Ordinance and is therefore subject to an exterior noise threshold of 70 dBA L_{50}. The on-site use with the greatest exposure to pump noise is the outdoor eating area for the concession building adjacent to the soccer fields at the south end of the project site. This outdoor area is within 100 feet of four aboveground pumps. Within the outdoor eating area, the combined noise level of all four oil pumps is projected to be 60 dBA L_{50}. While this noise level will be perceptible, the pump noise will be below the City's 70 dBA L_{50} standard. No on-site or off-site land uses will be exposed to pump noise exceeding 70 dBA L_{50}; therefore, no new significant impact results from changes to the master plan, and no mitigation measures are required.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Conflicts with Adopted Environmental Plans and Goals. The Noise Element of the General Plan contains noise standards for mobile noise sources. These standards address the impacts of noise from adjacent roadways and airports. The City specifies outdoor and indoor noise limits for residential uses, places of worship, educational facilities, hospitals, hotels/motels, and commercial and other land uses. The noise standard for exterior living areas is 65 dBA CNEL. The indoor noise standard is 45 dBA CNEL, which is consistent with the standard in the California Noise Insulation Standard.

The City of Long Beach has adopted a quantitative Noise Control Ordinance, No. C-5371 Long Beach 1978 (Municipal Code, Chapter 8.80). The ordinance establishes maximum permissible hourly noise levels (L_{50}) for different districts throughout the City. The City's Noise Control Ordinance also governs the time of day that construction work can be performed. The Noise Ordinance prohibits construction, drilling, repair, alteration, or demolition work between the hours of 10:00 p.m. and 7:00 a.m. on weekdays or at any time on weekends or federal holidays if the noise would create a disturbance across a residential or commercial property line or violate the quantitative provisions of the ordinance. Mitigation Measure 4.11.1 will insure compliance with applicable environmental plans and goals related to noise control in the City of Long Beach.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Noise Impacts. Construction and on-site operations are point sources of noise and would not contribute to off-site cumulative noise impacts from other planned and future projects. Project-related traffic would contribute to cumulative traffic noise impacts in the vicinity of the project site, but sound levels will not increase by more than 3 dBA from their corresponding existing levels. This would be considered a less than significant impact. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Noise

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Noise, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Noise that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Noise requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Noise identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Mitigation measures related to noise that would be applicable to both the previously approved

master plan and the proposed revised master plan are provided below. Based on the analysis and information above, no changes to the following mitigation measures found in the certified 2005 Recirculated EIR are required.

4.11.1 Construction will be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Friday in accordance with the City of Long Beach's standards. No construction activities are permitted outside of these hours or on weekends and federal holidays.

4.11.2 The following measures are included to further reduce potential construction noise impacts on nearby sensitive receptors:

a. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

b. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

3.12 AESTHETICS

Existing Environmental Setting

Please see Section 4.12 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting related to Aesthetics.

The proposed project site is located south of Spring Street and is bound by California Avenue on the west, Orange Avenue on the east, and the Long Beach Municipal and Sunnyside Cemeteries on the south. The surrounding area is composed primarily of one- and two-story commercial and industrial land uses. Properties surrounding the project site include vacant land and various industrial and commercial uses. Commercial developments, storage tanks, and a privately operated golf driving range are located south of the cemeteries, across Willow Street. Located to the north of the project site, across Spring Street, are commercial and industrial uses, including a multi-tenant office building, crane storage, and a retail camper outlet. Signal Hill Petroleum, Inc. (SHPI) operates a petroleum processing and gas production facility east of the project site. Other land uses east of the project site include commercial offices and additional oil extraction wells. Warehouses, storage tanks, vacant land, and additional extraction wells are located west of the project site.

The proposed project site is industrial along the periphery, with vacant areas and oil-producing wells interspersed throughout. Existing land uses on the site include a County of Los Angeles detention basin and small unattached buildings and other improvements associated with the previous leaseholders on the City's land. The dominant natural visual feature on site is the topographic high in the southeast quadrant of the site. Locally known as Exxon Hill, the area is more accurately described as a highland area on the project site. Unlike Signal Hill, it is not a regionally recognizable topographic feature and it is not a designated City scenic resource. The Hill has a surface elevation of approximately 135 feet above sea level. Views from Exxon Hill (not legally accessible to the public)

include sweeping views across the City to the downtown area, the Port of Long Beach to the southwest, and the San Gabriel Mountains to the north.

Prominent man-made features include operating oil wells, old storage tanks, a natural gas processing plant, and other oil production related infrastructure scattered over the majority of the project area. The site is also characterized by a high level of ground disturbance resulting from oil wells and oil storage tanks, the installation of buried oil lines, slope reinforcement, bulldozed roads, and other oil drilling-related infrastructure throughout the site.

In summary, the project site has experienced extensive visual alteration over many decades. Current businesses and oil drilling activities dating from the 1920s have physically altered the entire project site so that no portion of the site is in its original natural state. The existing aesthetic quality can be described as visually degraded and disturbed by prior human activities. Although the City of Long Beach owns most of the property, the project site is not open to the public. There are no public viewpoints on the project site. General vistas of the project area are available to passing motorists from surrounding streets, and portions of the southern area of the site can be viewed from the adjacent cemeteries.

Certified 2005 Recirculated EIR

Please refer to Section 4.12 of the certified 2005 Recirculated EIR for analyses of the potential effects of the proposed project related to Aesthetics. The proposed project will substantially alter the existing visual character of the project site and increase the intensity of on-site activities. However, changes to a viewshed are not by definition adverse or significant. There must be an additional finding that the project degrades or damages a viewshed for an impact to be significant and adverse.

The proposed project will result in infill development on a parcel within an established urban community. As a result of project implementation, there will be a change in land use of the property from a relatively low-intensity combination of oil production and industrial uses to a Sports Park, view park, wetlands restoration area, and commercial site.

The certified 2005 Recirculated EIR found that incorporation of Mitigation Measures 4.12.1 through 4.12.3 will reduce any potentially significant impacts due to the creation of new sources of light and glare to less than significant levels and that all other possible impacts related to aesthetics were less than significant. Project impacts related to Cultural Resources on the Lomita-Petrolane office building and the existing compressor building will remain significant after implementation of Mitigation Measures 4.6.1 through 4.6.5.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect aesthetics include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas.

In addition, proposed revised Master Plan 3B includes a view park at approximately the same elevation as the existing Exxon Hill, not included in the master plan evaluated in the certified 2005 Recirculated EIR. Because the site will be mass graded, the view park will be developed during the grading process. The view park will be publicly accessible via an ADA-compliant walkway leading to the highest elevation on site. The view park will provide the public with access to sweeping views across the City to the downtown area, the Port of Long Beach to the southwest, and the San Gabriel Mountains to the east.

Areas around the historic Lomita-Petrolane Compressor Building are unchanged in proposed Master Plan 3B from conditions evaluated in the certified 2005 Recirculated EIR. Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

Therefore, the comparison of anticipated environmental effects of the project changes with the aesthetics impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

New Source of Substantial Light or Glare. Proposed lighting will generate new spill light, and glare and sky glow may occur periodically under certain weather conditions. However, project lighting will not exceed thresholds of significance. The lighting plans for the sports facilities are designed to minimize off-site light and glare. The lighting plan also minimizes illumination in wetlands and natural vegetation areas. In particular, soccer field lighting will be designed to prevent significant illumination of these areas during evening and nighttime games. Precautionary mitigation measures are recommended to further minimize light and glare effects. Mitigation Measures 4.12.1 through 4.12.3 are designed to further reduce possible project impacts related to new sources of light and glare. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Adverse Effect on a Viewshed from a Public Viewing Area (such as a Park, Scenic Highway, Roadway, or Other Scenic Vista). The proposed project will substantially alter the visual character of the site by providing for the removal of dilapidated buildings and other signs of deterioration and blight. Therefore, the effect of the project on any scenic vistas that may exist from distant off-site areas is not considered adverse. Project design sensitive to surrounding uses and topography will alleviate any potential impacts to scenic vistas, and no mitigation measures are considered necessary. In addition, Master Plan 3B includes a view park at approximately the same elevation as the existing topographic highpoint on Exxon Hill (135 feet above sea level). Because the site will be mass graded, the view park will be developed during the grading process. The view park will be publicly accessible via an ADA-compliant walkway leading to the highest elevation on site. The view park will provide

the public with access to sweeping views across the City to the downtown area, the Port of Long Beach to the southwest, and the San Gabriel Mountains to the east. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Substantial Damage to Scenic Resources, Including but not Limited to Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway. There are no City or other agency designated scenic resources or unique physical features such as rock outcroppings or designated historic structures on site, and no scenic highways are located in the project vicinity. The high point on site, Exxon Hill, is not a designated scenic resource. Although views of surrounding areas and downtown Long Beach are available from this portion of the site, they are not publicly accessible or designated as a public viewpoint. Master Plan 3B includes a view park at the same elevation as the existing topographic highpoint on Exxon Hill (135 feet above sea level). Because the site will be mass graded, the view park will be developed during the grading process. The viewpoint will be publicly accessible via an ADA-compliant walkway leading to the peak. The view park will provide the public with access to sweeping views across the City to the downtown area; the Port of Long Beach to the southwest; and, on clear days, the San Gabriel Mountains to the east. Therefore, project impacts related to alteration of Exxon Hill are considered less than significant.

One historic building is located on site: the Lomita-Petrolane Compressor Building. The historic Lomita-Petrolane Office Building (also a historic building) is located on an outparcel adjacent to the project site, and a historic landmark cemetery is also located adjacent to the project site. The proposed project will change the overall visual setting of the area from one characterized by oil extraction activities to one of active recreation and office uses coupled with oil operations. However, these changes will not be adverse nor will they result in substantial damage to a designated scenic resource. Changes to the views from the Office Building will be substantial but not adverse, because the overall improvement of the site from the current blighted condition to a recreational facility has a beneficial effect. As a result, there is no significant impact, and mitigation measures are not necessary.

Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Substantial Degradation of the Existing Visual Character or Quality of the Site and its Surroundings. Implementation of the proposed project would remove the deteriorated conditions that presently exist on-site as a result of past and present land uses. The proposed project would incorporate landscape measures that would minimize any potentially adverse effects on the visual character and quality of the project site. Although the proposed project would alter the existing topography and intensity of development on most of the site and would substantially change the visual character of the site, these changes are not considered adverse relative to the existing conditions on site. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Aesthetic Impacts. The proposed project will not have a significant cumulative impact on the visual environment, as the project site has long been occupied by urban uses and planned for development. The proposed project will not generate significant adverse effects on adjacent land uses, with the exception of the Lomita-Petrolane Office Building and the existing Compressor Building, which were evaluated above for visual impacts and also evaluated as historic resources in Chapter 4.6, Cultural Resources. The proposed improvements are compatible in character with the surrounding area. There are no known visual incompatibilities between the proposed project and planned future projects located in the surrounding area. Therefore, the contribution of the proposed project to potential cumulative visual/aesthetic impacts in the study area is considered less than significant. Therefore, in consideration of all of the above, Master Plan 3B does not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Aesthetics

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. The revised master plan will not result in new significant environmental impacts to Aesthetics, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Aesthetics that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Aesthetics requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Aesthetics identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

The change in the visual characteristics of the site as a result of the proposed project will have a potentially adverse effect on the adjacent historic office building. Mitigation measures to address impacts to historic resources are addressed in Section 4.6, Cultural Resources, of the certified 2005

Recirculated EIR. Lighting effects of the proposed project do not exceed thresholds of significance. The lighting plans for the sports facilities are designed to minimize off-site light and glare. Precautionary Mitigation Measures 4.12.1 through 4.12.3 are recommended to further minimize light and glare effects.

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Mitigation Measures related to Aesthetics that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below. Based on the analysis and information above, no changes to the following mitigation measures found in the certified 2005 Recirculated EIR are required.

4.12.1 The preliminary lighting plan shall be finalized as part of subsequent refinements in site master planning prior to City authorization to construct. The plan shall be designed to prevent light spillage in excess of that which has been referenced and analyzed in this EIR. Prior to issuance of grading permits, the lighting plan shall be reviewed and approved by a City of Long Beach Director of Planning and Building, demonstrating that project lighting has no more effect on off-site properties than what is described in this EIR.

4.12.2 Prior to issuance of certificates of occupancy, a qualified lighting engineer/consultant to the City of Long Beach Department of Planning and Building shall verify that energy-efficient luminaries that control light energy are used and that exterior lighting is directed downward and away from adjacent streets and adjoining land uses in a manner designed to minimize off-site spillage. The lighting engineer/consultant shall further verify that more than 60 percent of the total light output is below the maximum candle power (center of the beam) which is directed at the field to be illuminated so that spill light and glare are minimized.

4.12.3 Prior to issuance of certificates of occupancy, a Building Official shall verify that the lighting plan restricts operational hours as follows: 100 percent illumination from dusk to close of sports activities; 50 percent illumination from the close of sports activities until one hour after all patrons have departed the site; and only security level lighting from one hour after closure until dawn.

3.13 PUBLIC HEALTH AND SAFETY

Existing Environmental Setting

Please see Section 4.13 of the certified 2005 Recirculated EIR for a summary of the existing environmental setting related to public health and safety. There were nine tenant businesses on the site at the time the Notice of Preparation (NOP) was issued in January 2004 (seven legitimate tenants and two unapproved sublessees), four of which remained on site at the time of publication of the Draft EIR (see Section 4.1 for more information). Many of the structures and other improvements associated with the businesses remain on the site and will be demolished prior to project grading. The building materials have not been tested for the presence of lead-based paint, asbestos, polychlorinated biphenyls in fluorescent light fixtures or mercury vapor light fixtures. Additionally, there are several aboveground storage tanks on site that are the property of Signal Hill Petroleum, Inc. (SHPI) that contain rainwater and residual oil.

In addition, there are 48 existing oil wells on site. Currently 15 of these wells are active and 8 are idle. An additional four wells will be reactivated during project implementation, resulting in 19 active wells on or adjacent to the project site.

Certified 2005 Recirculated EIR

Please refer to Section 4.13 of the certified 2005 Recirculated EIR for analyses of the potential effects of the proposed project related to Public Health and Safety.

A site-wide Human Health Risk Assessment (HRA) was prepared for the site. This HRA followed the approach in the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance Manual, (DTSC 1999), the DTSC LeadSpread 7.0 Model, U.S. Environmental Protection Agency (USEPA) Risk Assessment Guidance for Superfund, Volume 1 - Human Health (RAGs) (USEPA 1989), and the Massachusetts Department of Environmental Protection (MADEP) guidance manual for characterizing risks posed by petroleum contaminated sites (June 2001). The City of Long Beach submitted a request to have the HRA reviewed by the California Environmental Protection Agency, Office of Environmental Health Hazard Assessment (OEHHA), on June 30, 2004. On November 10, 2005, OEHHA approved the HRA for use in the evaluation of risks to current and future users of the site. As such, the findings and conclusions in the HRA have been found to be an accurate assessment of risk for Sports Park users.

Based on the findings of the site-wide HRA, the 2005 Recirculated EIR concluded that the health of current trespassers, on-site tenants, construction workers, and the end users of the proposed sports park project will not be adversely impacted by residual concentrations of chemicals detected in site soils. In addition, implementation of well fire safety measures to the satisfaction of the Fire Chief and in accordance with the CFC will reduce fire safety risks to below a level of significance. With implementation of the mitigation measures contained in the 2005 Recirculated EIR, the identified potential Public Health and Safety impacts will be reduced to below the level of significance.

Project Changes

Master Plan 3B consists of an operationally self-sufficient Sports Park; open space with native vegetation, including grasslands and a wetlands restoration area; and a 2.5-acre parcel designated for future office or commercial development. The active recreation components of Master Plan 3B include a Sports Park with three soccer fields, six softball/baseball diamonds, a skate park, volleyball, and two multipurpose arenas.

Modifications to the master plan evaluated in the certified 2005 Recirculated EIR that may affect public health and safety include the removal of the youth golf center and associated parking (134 spaces); the addition of passive open space with native vegetation, a 1.49-acre wetlands restoration area, and a view park with walkways; and the removal of one soccer field and the reconfiguration of the remaining soccer fields to accommodate the native vegetation and wetlands areas. In addition, proposed revised Master Plan 3B includes a view park not included in the master plan evaluated in the certified 2005 Recirculated EIR.

Public access to the wetlands area will be restricted. The proposed walkway includes several viewpoints that will provide observation areas for plants and wildlife in the wetlands area; however, the public will not be allowed to physically access the wetlands (water) area. In addition, patrons of the view park will be restricted to walkways to protect habitat and native vegetation areas.

Please see Chapter 2.0 for more information regarding proposed revised Master Plan 3B.

Therefore, the comparison of anticipated environmental effects of the project changes with the Public Health and Safety impacts disclosed in the previously certified EIR support the required CEQA findings below. Specifically, none of the conditions set forth in Section 15162 of the State CEQA Guidelines that would require preparation of a subsequent EIR have been met.

Health Risk Related to the Use, Production, or Disposal of Hazardous Materials. The results of the HRA indicate that the site does not pose an adverse impact to human health in its existing condition. There is a potential risk associated with a potential oil well spill from active oil wells or pipeline leakage; however, crude oil is considered a designated waste, not a hazardous waste, under current California regulations. Cleaning oil well spills are now and will continue to be the responsibility of SHPI in accordance with standard regulatory procedures.

Numerous subsurface pipelines that traverse the site have been documented, including crude oil pipelines and sanitary sewer, water, and gas utility pipelines. These lines are generally either shallowly buried or exposed at the surface. There is also an approximately 25-foot-wide pipeline corridor along and parallel to the southern boundary of the site that contains water, gas, gasoline, crude, and natural gas pipelines. Although there are no known areas on site where leaks have occurred, it is not uncommon to encounter petroleum hydrocarbon releases from some of the oil product pipes as a result of deteriorating piping due to age and faulty connections. Therefore, there is the potential for the transportation of a hazardous material through the pipeline corridor (for example, gasoline is flammable and contains benzene, a known carcinogen). All of the pipelines and easements in the pipeline corridor currently exist and are not proposed to be disturbed by Master Plan 3B or the master plan evaluated in the certified 2005 Recirculated EIR. The proposed project will, however, result in greater numbers of people on the project site in proximity to the corridor. Therefore, as a result of the potential transport of hazardous materials and the additional people on site, there is a potentially significant impact from pipeline leakage. Implementation of Mitigation Measures 4.13.9 and 4.13.10 will reduce potential impacts related to the operation of pipelines on the project site to a less than significant level.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Exposure to Chemicals of Concern due to a Hazardous Material Release. The results of the HRA indicate two potentially significant impacts to public health due to exposure to the residual detected concentrations of the metals beryllium, cadmium, and nickel at 1 foot and the metals arsenic, beryllium, and cadmium at 10 feet bgs. These estimated risk values are within USEPA's "safe and

protective of public health" risk range; however, they exceed accepted regulatory criterion used to define risk in relation to human health impacts (health risk greater than 1×10^{-6}).

Without implementation of mitigation measures, the possibility of potential short-term health risks to construction workers and the adjacent community occurring during demolition of the existing on-site structures also could not be ruled out. It is conceivable that some of the existing structures on site may contain asbestos containing building materials (ACMs), lead-based paint (LBP), and/or PCBs, which will require air monitoring and control to prevent potential short-term health risks to construction workers and the adjacent community during demolition of these structures. In addition, former uses on portions of the site may have involved hazardous materials that possibly resulted in soil contamination, although this is considered unlikely at this time based on extensive soil sampling. It is also conceivable that if contamination is subsequently found on portions of the site, it may require remediation and control to prevent potential short-term health risks to construction workers and the adjacent community. Mitigation measures are required to reduce or eliminate the identified potential short-term impacts resulting from possible existing contamination during demolition of existing structures and project grading.

Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Creation of a Pubic Hazard through the Release of Airborne Emissions or Substantial Risk of Upset. There are potential hazards associated with oil wells, including fire and explosion. Potential fire hazards include pool fires resulting from a release of crude oil products, spray fires resulting from the release of crude oil products under pressure, and jet flames resulting from a release of gaseous products. The Long Beach oil wells under consideration are not considered volatile and have very low crude-water mixtures and operational pressures, making the possibility of any one of these events remote. Nevertheless, a potentially significant impact has been identified related to the potential for oil well or pipeline failure and leakage, leading to a fire. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Contamination of a Public Water Supply. The risk to ground water as result of a surface spill or leakage is small, as the ground water is approximately 50 to 80 feet below sea level at the project site and any release of crude oil usually occurs in near surface soils. Oil well spills are now and will continue to be cleaned by SHPI in accordance with standard regulatory procedures. Likewise, any leakage of an underground pipeline would likely be detected as a loss of product, and subsequently the affected soil would be cleaned and the pipeline repaired by the leaseholder. Master Plan 3B includes 1.49 acres of wetlands and riparian habitat. Water flowing to the wetlands will pass through a desilting basin (and bioswales) before draining to this area. The desilting basin will remove trash and debris from the water; however, pollutants, including pesticides and fertilizers from upgradient, surface water runoff within Los Angeles County and total petroleum hydrocarbons (TPH) from freeways and road surfaces, may remain. For this reason no public contact with the wetlands will be allowed. Therefore, in consideration of all of the above, the changes to the master plan do not require

any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Cumulative Public Health and Safety Impacts. With mitigation, the project site does not currently pose a health risk as a result of soil contamination or any other health and safety hazards. Other properties within the City with known hazardous waste contamination are required to remediate their contamination in accordance with federal and State regulations. Since the proposed project does not include uses that would generate or use substantial amounts of hazardous waste, and since construction activities or site operation will not cause additional short-term or long-term health risks (after implementation of the measures identified in this section), the project does not contribute to potential cumulative public health and safety impacts. Cumulative health and safety hazards impacts are less than significant. Therefore, in consideration of all of the above, the changes to the master plan do not require any major changes to the certified 2005 Recirculated EIR and will not result in any new significant environmental impacts.

Findings Related to Public Health and Safety

No New Significant Effects Requiring Major EIR Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the certified 2005 Recirculated EIR. Revised Master Plan 3B will not result in new significant environmental impacts to Public Health and Safety, nor is there a substantial increase in the severity of impacts described in the certified 2005 Recirculated EIR.

No Substantial Change in Circumstances Requiring Major EIR Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Public Health and Safety that would require major changes to the certified 2005 Recirculated EIR.

No New Information Showing Greater Significant Effects than the Certified 2005 Recirculated EIR. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2005 Recirculated EIR was certified, indicating that a new significant effect not reported in that document may occur. Based on the information and analyses above, there is no substantial new information indicating that there will be a new significant impact to Public Health and Safety requiring major revisions to the certified 2005 Recirculated EIR.

No New Information Showing Ability to Reduce Significant Effects in Previous EIR. There are no alternatives to the project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Public Health and Safety identified in and considered by the certified 2005 Recirculated EIR.

Mitigation Measures

In light of the modifications to the master plan, the certified 2005 Recirculated EIR was reviewed to determine whether or not changes to the project would affect the mitigation measures contained therein. Mitigation measures related to Public Health and Safety that would be applicable to both the previously approved master plan and the proposed revised master plan are provided below. Based on the analysis and information above, no changes to the following mitigation measures found in the certified 2005 Recirculated EIR are required.

4.13.1 Pre-Demolition surveys: Prior to issuance of any demolition, grading, or street work permits for the project, pre-demolition surveys for ACMs and LBPs (including sampling and analysis of all suspected building materials) and inspections for PCB-containing electrical fixtures will be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (e.g., ASTM E 1527-00, and 40 CFR, Subchapter R, Toxic Substances Control Act [TSCA], Part 716). All identified ACMs, LBPs, and PCB-containing electrical fixtures shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations and to provide safety to workers and the adjacent community (e.g., SCAQMD). The City of Long Beach Public Works Department shall provide documentation (including all required waste manifests, sampling and air monitoring analytical results, etc.) to the Department of Human and Health Services that abatement of any ACMs, LBPs, or PCB containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, 795).

4.13.2 Health and Safety Plan: Prior to issuance of any demolition, grading, or street work permits for the project, a Health and Safety Plan shall be prepared by the City of Long Beach or its contractor in coordination with the LARWQCB for all workers in accordance with federal, State, and local regulations, for use during construction. The Health and Safety Plan shall include:

- A summary of all potential risks to construction workers, monitoring programs, maximum exposure limits for all site chemicals, and emergency procedures
- The identification of a site health and safety officer
- Methods of contact, phone number, office location, and responsibilities of the site health and safety officer
- Specification that the site health and safety officer be contacted immediately by the contractor should any potentially toxic chemical be detected above the exposure limits, or if evidence of soil contamination is encountered during site preparation and construction
- Specification that the City of Long Beach Fire Department is to be notified if evidence of soil contamination is encountered

- Specification that an on-site monitor will be present to perform monitoring and/or soil and air sampling during grading, trenching, or cut or fill operations

The Health and Safety Plan is to be approved by the LARWQCB and provided to all contractors on the project site. The Health and Safety Plan is required to be amended as needed if different site conditions are encountered by the site health and safety officer.

4.13.3 SWPPP: Prior to issuance of a grading permit, the construction contractor shall submit a SWPPP to the City that shall include the BMP types listed in the *California Stormwater BMP Handbook—Construction Activity*. The SWPPP shall be prepared by a civil or environmental engineer and will be reviewed and approved by the Director of Public Works in accordance with Mitigation Measure 4.4.1

4.13.4 Soil Management Plan: Prior to issuance of any demolition, grading, or street work permits for the project, the procedures to be followed in the event discolored and/or odiferous soil is discovered will be provided in a site-specific Soil Management Plan. The Soil Management Plan is to be approved by the LARWQCB and provided to all contractors on the project site.

4.13.5 Emergency Action Plan: Prior to issuance of any demolition, grading, or street work permits for the project, an Emergency Action Plan will be prepared by the City addressing responsible actions required in the event of damage to the operating oil wells during site grading activities. This plan is required to be approved by the City of Long Beach Fire Chief prior to initiating grading activities. The Emergency Action Plan is to be provided to all contractors on the project site.

4.13.6 Methane testing is required to reduce or eliminate the identified potential impacts resulting from the possible presence of methane on the site in the post-grading condition: Prior to issuance of any building permits for the project, but not before 30 days after rough grading, methane testing will be performed when the project site is at final rough grade. Soil gas probes shall extend approximately five feet below the cut/interface at each fill testing location, and in areas of cut, the depth of the probes shall be 20 feet bgs. Prior to issuance of any building permit or authorization to construct hardscape, the Building Official shall review and approve a report by a registered geologist, reporting methane testing results and recommendations. Based on the results of this additional methane testing, mitigation, if warranted to keep the risk of explosion to within acceptable risk parameters (more than likely consisting of a passive venting system), will be required to be implemented prior to construction of each structure and areas of hardscape.

4.13.7 Prior to issuance of grading permits, the project proponent shall demonstrate to the satisfaction of the Building Official and the City of Long Beach Fire Chief that adequate clearance and access to idle and active wells on the project site will be maintained for mobile rigs and well work over equipment, or alternatively that the well operations have been shut down temporarily and in accordance with applicable DOGGR and City regulations in order to allow for safe grading operations.

4.13.8 The City of Long Beach is required to perform soil and air sampling during grading, trenching, and cut or fill operations, and to provide an on-site, third-party monitor of these

efforts. The third-party monitor shall be allowed to inspect the monitoring and testing activities on site as well as the records and test results. The purpose of the monitoring and testing activities is to ensure that surface soil conditions, conditions of exposed soils, and air conditions are safe and acceptable for on-site workers as well as for residents and workers of properties adjacent to the site. The third-party monitor is also responsible for monitoring compliance with any mitigation related to dust control, as included in Section 4.8, Air Quality. The third-party monitor will be responsible for preparing and submitting weekly activity reports and testing results to the City of Long Beach Building Official.

4.13.9 Prior to issuance of building permits, the project applicant shall provide plans and specifications to the Building Official and the City of Long Beach Fire Chief demonstrating the following: all active wells shall be provided with safety shutdown devices. All active wells and associated equipment within the project site shall be enclosed by a minimum six-foot-high fence, to be configured to allow necessary servicing. Suitable gates, capable of allowing passage of large workover equipment, shall be provided in the enclosures. Each enclosure shall be graded to ensure containment of potential spills within the enclosure. To restrict access, the use of climbable landscaping around the perimeters of the enclosures shall be avoided. The project proponent shall demonstrate to the satisfaction of the Fire Chief (or his/her representative) that suitable safety and fire protection measures (i.e., setbacks) have been incorporated into the project design (see Mitigation Measure 4.13.11).

4.13.10 Subject to verification by the Building Official, the City shall require that all new or relocated pipelines on or adjacent to the project site be equipped with check valves in a manner that reduces the risk of pipeline leaks on site, prior to the issuance of building permits for the proposed project.

4.13.11 Fire Safety Study: Prior to issuance of grading permits, the City or its contractor will prepare a fire safety study of all of the operating oil wells, proposed building setbacks, and site design to the satisfaction of the Fire Chief and Building Official. The purpose of the study is to determine the base level of protection that the CFC provides and recommend alternative safety measures. The alternative safety measures will provide the nonconforming distance requirements with an equal or greater level of safety as prescribed by the Code. The safety measures may include:

- Install an in-ground concrete cellar box around oil wells in conjunction with the installation and maintenance of one-inch-thick steel plate covers on top of the cellar box with a maximum nine-square-foot opening to permit penetration of the wellhead. The installation of a float-controlled automatic shut-off switch for the well pump is also recommended.
- Use exterior, well-facing walls of rated construction and limited or protected openings to protect the buildings and occupants.
- Openings and/or exterior walls may be protected by an open-head (deluge) water curtain installed in accordance with the requirements of the City of Long Beach (City). Please note that the deluge water curtain system should be installed at the exterior of the building directly beneath the eaves. The sprinkler system should comply with applicable standards and other requirements of the City, and is intended to cool the wall of the

structure to provide protection from an adjacent fire exposure. Sprinklers for this application should be of an open-head (deluge) pendant or sidewall type. The sprinklers should be wax coated to minimize corrosion and should be installed in accordance with the manufacturer's listing, but not to exceed a 6-foot spacing. In addition, the sprinklers should be connected to an approved alarm bell to provide occupant notification. Heat detectors (135° or similar) are required to be installed at the eaves in accordance with manufacturer's requirements to activate the deluge water curtain system. This will require separate submittal(s) to the Long Beach Fire Department by a licensed installing contractor.

- Maintain daily operator surveillance of oil well sites to assist the operator to detect potential problems with the active wells.
    - Code complying clearances of weeds and debris must be maintained for fire prevention, as well as for well maintenance.
    - Shield oil wells with a non-combustible barrier at least six feet in height between the respective oil wells and the structures, if necessary. The barrier may consist of any noncombustible materials including but not limited to concrete masonry unit (CMU) walls, metal panels, or other approved assemblies.
- Maintenance of an area 25 feet from wells that is free of source of ignition, including but not limited to dry weeds, grass, rubbish, or other combustible material.
- All nonactive wells will be abandoned, or reabandoned if necessary, in accordance with DOGGR standards.

The study will quantify the equivalent level of safety offered by the current applicable code (2001 CFC) in order to establish appropriate benchmarks. These benchmarks will be used when determining appropriate mitigation measures for the non-conforming building separation distances. Specifically, it is the intent to provide an equivalent or greater level of safety to that intended by the code for actual hazards associated with the location of the structures.

3.14 DETERMINATION

Based on information and analyses in this Addendum and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

1. There are no substantial changes to the proposed project that will require major revisions to the certified 2005 Recirculated EIR due to new significant environmental effects or a substantial increase in the severity of impacts identified in the certified 2005 Recirculated EIR.
2. Substantial changes have not occurred in circumstances under which the project is being undertaken that will require major revisions of the certified 2005 Recirculated EIR to disclose new significant effects or a substantial increase in the severity of impacts identified in the certified 2005 Recirculated EIR.

3. There is no new information of substantial importance not known at the time the 2005 Recirculated EIR was certified that shows any of the following:

   - The project will have new significant effect not discussed in the certified 2005 Recirculated EIR.
   - There are impacts determined significant in the certified 2005 Recirculated EIR that will be substantially increased.
   - There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the certified 2005 Recirculated EIR.
   - There are additional mitigation measures or alternatives that were rejected by the project proponent that are considerably different from those analyzed in the certified 2005 Recirculated EIR that would substantially reduce any significant impacts identified in that EIR.

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APPENDIX A

REVISED MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

Public Resources Code Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

I. The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

II. The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

III. A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

IV. Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with Public Resources Code Section 21081.6. It describes the requirements and procedures to be followed by the City of Long Beach to ensure that all mitigation measures adopted as part of the proposed Long Beach Sports Park (Master Plan option 3B) will be carried out as described in this EIR.

Table A lists each of the mitigation measures specified in the certified 2005 Recirculated EIR and the EIR Addendum and identifies the party or parties responsible for implementation and monitoring of each measure.

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.1 Land Use		
4.1.1 Development of the commercial parcel will adhere to the requirements of the CCA Zone and the City Parking Code, as determined by the City Zoning Administrator at the time of Site Plan Review and Plan Check. The need for subsequent CEQA action will be determined by the City of Long Beach Environmental Planning Officer.	City of Long Beach Zoning Administrator/ Environmental Planning Officer	Site Plan Review and Plan Check
4.1.2 City Council approval of the proposed project shall include a General Plan Amendment from LUD 9G (Industrial) to LUD 11 (Open Space and Park) and LUD 8A (Traditional Retail Strip Commercial), a zone change from Industrial (IM) and Institutional (I) to Park (P) and Community Commercial-Automobile Oriented (CCA), and a Standard Variance from parking requirements. The Director of Planning and Building shall implement the approved General Plan Amendment upon approval and the Zone Change after second Council reading of the ordinance.	City of Long Beach Director of Planning and Building	General Plan Amendment: Upon Approval by City Council Zone Change: After second Council reading of the ordinance
4.1.3 The City Zoning Administrator shall ensure at the time of plan check, that project plans include a six-foot-high opaque fence around all operating oil wells. Wells that are visible to the public from on-site pedestrian areas will be surrounded by a fence designed in a manner that is consistent with the overall project design. The project operators shall ensure that all wells remain accessible for maintenance and repair and to City Fire Department standards.	City of Long Beach Zoning Administrator/ City of Long Beach Fire Chief	Plan Check/Ongoing
4.2 Population and Housing		
No mitigation is required.		
4.3 Geology and Soils		
4.3.1 Appropriate seismic design provisions shall be implemented with project design and construction in accordance with governing building codes. Unless superseded by other regulatory provisions or standards, seismic design criteria shall be developed on the basis of the requirements of the current UBC and reviewed and approved by the City Building Official prior to issuance of building permits. The following UBC design parameters are based on the 1997 UBC, Volume 2, Chapter 16, Divisions IV and V. These parameters are	City of Long Beach Building Official/Director of Public Works	Prior to issuance of building permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	considered applicable for the seismic design evaluation of proposed structures pending any more recent updates of the UBC, or unless more site-specific design values are required by the project structural engineer (e.g., response spectra or site period), as approved by the City Building Official. **Project Site Seismic Design Parameters** Seismic Zone Factor Z: 0.4 Soil Profile Type: S_D Design Fault: Newport Inglewood Fault Distance: <1.24 miles (2 kilometers) Prior to issuance of building permits, the City of Long Beach Building Official (or designee) is required to review and approve final design plans to ensure that all structures are designed to resist earthquake forces as defined by the UBC for a Seismic Zone 4.		
4.3.2	All habitable structures shall be set back a minimum of 50 feet from the current Alquist-Priolo Special Studies Zone or the Special Studies Zone as modified by the project geotechnical consultant based upon additional soil and fault study. Final foundation setback recommendations shall be based on in-grading review and mapping of the fault trace by the project geotechnical consultant, including appropriate projection of the exposed conditions. All recommendations for final foundation setback shall be reviewed and approved by the City Building Official prior to issuance of building permits.	City of Long Beach City Building Official	Prior to issuance of building permits
4.3.3	Remedial treatment shall be required for any of the existing fills and/or underlying alluvium that are comprised of loose sandy soils that may become saturated in the future and are also intended for support of planned structures, slopes, and associated improvements. In general, foundation soils that are within a 1:1 (45-degree) downward projection from the perimeter of proposed structures, slopes, and associated improvements shall be considered as supporting these improvements. Remedial treatment of highly compressible soil and/or undocumented/unengineered fill that are intended for the support of planned improvements shall be performed, as required by the City of Long	City of Long Beach Building Official	Prior to issuance of building permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	Beach Building Official. Removal and replacement of these unsuitable soils as compacted fill is considered the most straightforward method of remedial treatment. Alternative remediation measures, such as in-situ densification and/or installation of deep foundations, may be used in areas of the site where existing constraints make removal and compaction cost-prohibitive or difficult due to property line constraints. Site-specific final design evaluation and grading plan review shall be performed by the project geotechnical consultant, including assessment of possible remedial alternatives prior to the start of grading construction. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.		
4.3.4	Proposed permanent cut and fill slopes shall not exceed a surface gradient of 2:1 (horizontal:vertical). Pending future final design evaluations, granular soils shall be excluded from the outer 10 to 12 feet of any proposed slope face within the anticipated inundation area of planned detention basins, and/or this portion of the slope can be reinforced appropriately. Additional site-specific final design evaluations shall be performed by the project geotechnical consultant to evaluate the stability conditions of proposed slopes, including the surficial stability/erosion potential, and with particular regard to slopes within the planned detention basins and the view park. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.	City of Long Beach Building Official	Prior to issuance of grading permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.3.5	In general, proposed temporary cut slopes shall not exceed a gradient of 1:1 (horizontal:vertical). Pending future site-specific final design evaluations, planned construction slope excavations at a 1:1 gradient (45-degree angle) shall not exceed a height of 16 feet, and those excavated at a 1.5:1 gradient shall not exceed a height of 37 feet. Proposed temporary slope excavations in undocumented fill and alluvium adjacent to Spring Street and California Avenue shall be subject to additional site-specific exploration, testing, and stability evaluations by the project geotechnical consultant to refine and enhance the preliminary recommendations. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Temporary construction slopes shall be reviewed by the project geotechnical consultant during excavation to assess and mitigate potential unanticipated structural anomalies and/or unforeseen groundwater conditions. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.	City of Long Beach Building Official	Prior to issuance of grading permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.3.6	Unreinforced fill slopes shall not exceed a gradient of 2:1 (horizontal:vertical). Any portion of a proposed slope with gradients steeper than 2:1 shall require appropriate reinforcement and/or installation of a retaining wall. The project geotechnical consultant shall perform additional site-specific final design evaluations of the proposed retaining walls to refine and enhance the preliminary recommendations. These evaluations shall address wall drainage and surficial stability/erosion potential of the adjoining sections of the fill slope. Geotechnical evaluations of proposed retaining walls within planned detention basins shall also include development of the appropriate geotechnical criteria for the wall design under rapid draw-down groundwater conditions. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated in the project plans. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits.	City of Long Beach Building Official	Prior to issuance of grading permits
4.3.7	The surficial stability/erosion potential of the proposed graded slopes shall be evaluated by the project geotechnical consultant as a part of the geotechnical design evaluation. Best management practices (BMPs) shall be employed during construction to minimize the potential for erosion, and the project shall conform to applicable National Pollution Discharge Elimination System (NPDES) requirements and regulations. Appropriate landscape planting shall be installed as soon as is practical after completion of grading, particularly in the graded slope areas. Erosion control recommendations and design provisions shall be developed and incorporated into grading plans prepared by the project civil engineer for implementation during construction. Grading plans shall be reviewed and approved by the project geotechnical consultant prior to the start of grading construction. BMP development and implementation should be closely coordinated with the water quality requirements of the project construction and operation standard urban storm water mitigation plans	City of Long Beach Building Official	Prior to issuance of grading permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	[SUSMP]. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City of Long Beach Building Official prior to issuance of grading permits		
4.3.8	Proposed grading shall be implemented to provide relatively uniform soil conditions in the upper portion of the building areas. A moderate level of moisture shall be installed and maintained in the fill/foundation soils to minimize future volume changes. Appropriate drainage provisions as designed and/or recommended by the project civil engineer and geotechnical consultant shall be implemented to minimize future soil moisture changes. Subsurface drainage improvements shall be approved by the City of Long Beach Building Official prior to issuance of grading permits. On-site inspection during grading shall be conducted by the Building Official or a designee to ensure compliance with City-approved drainage design and soil mixture and recompaction. Additional site testing and final design evaluations regarding the possible presence of significant volumes of expansive soils on site shall be performed by the project geotechnical consultant to refine and enhance the preliminary recommendations. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated in the project plans. Final design and recommendations regarding expansive soils shall be based on testing and analyses of the near-surface soils following the completion of grading. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the Building Official prior to issuance of grading permits.	City of Long Beach Building Official	Prior to issuance of grading and building permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.3.9	Subdrains shall be installed behind all fill slopes and retaining walls and shall be considered and evaluated for installation in other areas where the proposed ground surface is near the buried surface of the underlying San Pedro formation. Pending future additional site-specific evaluations, canyon-type subdrains shall be installed along the flanks of the previously existing drainage course at elevations that will daylight at the northeasterly perimeter of the planned large detention basin. Some consideration shall also be given to installation of a central canyon type subdrain within the planned compacted fill along an approximation of the original flowline alignment. The recommended subdrain shall be constructed with a minimum drainage gradient of one percent. Design of underdrain systems for the playing fields shall be undertaken by a specialized consultant with specific expertise in this type of design. These measures shall conform to the recommendations of the project geotechnical consultant and the project civil engineer. As recommended by the project geotechnical consultant in a final report, proposed subdrain systems shall be integrated with planned storm drains (see also Section 4.4, Water Resources), as approved by the Building Official prior to issuance of grading permits. Site-specific final design evaluation and grading plan review shall be performed by the project geotechnical consultant prior to the start of grading to verify that recommendations developed during the geotechnical design process are appropriately incorporated in the project plan. The project geotechnical consultant shall review construction excavations during excavation to assess possible unforeseen groundwater conditions and to approve as-built locations and construction materials/methods for recommended subdrains. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the Building Official prior to issuance of grading permits.	City of Long Beach Building Official	Prior to issuance of grading permits

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.3.10 Surface drainage provisions for the project shall be evaluated and designed by the project civil engineer and shall be reviewed and approved by the project geotechnical consultant prior to the start of grading activities. Design and grading construction shall be performed in accordance with the requirements of the UBC applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final report, subject to review by the City Building Official prior to issuance of grading permits.	City of Long Beach Building Official	Prior to issuance of grading and building permits
4.4 Hydrology and Water Quality		
4.4.1 The City of Long Beach shall ensure that construction plans for the project shall include features meeting the applicable construction activities BMPs and erosion and sediment control BMPs published in the *California Stormwater BMP Handbook—Construction Activity*. The construction contractor shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City that shall include the BMP types listed in the handbook. The SWPPP shall be prepared by a civil or environmental engineer and will be reviewed and approved by the City Building Official prior to the issuance of any grading or building permits. The plan shall reduce the discharge of pollutants to the maximum extent practicable using management practices, control techniques and systems, design and engineering methods, and such other provisions that are appropriate. A copy of the SWPPP shall be kept at the project site. The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. The construction contractor shall inspect BMP facilities before and after every rainfall event predicted to produce observable runoff and at 24-hour intervals during extended rainfall events, except on days when no ongoing site activity takes place. Prestorm activities will include inspection of the major storm drain grate inlets and examination of other on-site surface flow channels and swales, including the removal of any debris that blocks the flow path. Poststorm activities will include inspection of the grate inlets, looking for evidence of unpermitted discharges. The construction contractor shall implement corrective	City of Long Beach Building Official/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading and construction activities

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	actions specified by the City of Long Beach Building Official, as necessary, at the direction of the Director of Public Works. Inspection records and compliance certification reports shall be submitted to the Director of Public Works on a monthly basis and shall be maintained for a period of three years. Inspection schedules shall be monthly during the dry season and weekly during the wet season for the duration of project construction or until all lots and common areas are landscaped.		
4.4.2	The City of Long Beach shall ensure that the project complies with the requirements of the State General Construction Activity NPDES Permit. The construction contractor shall demonstrate to the City that coverage has been obtained under the State General Construction Activity NPDES Permit by providing a copy of the NOI submitted to the SWRCB and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) number or other proof of filing to the City of Long Beach Building Official.	City of Long Beach Building Official/ Construction Contractor	Prior to issuance of grading permits
4.4.3	The City of Long Beach shall ensure that a project SUSMP is prepared for the project in accordance with the Los Angeles County SUSMP and the Municipal NPDES Permit. The project SUSMP shall identify all of the nonstructural and structural BMPs that will be implemented as part of the project in order to reduce impacts to water quality to the maximum extent practicable by addressing typical land use pollutants and pollutants that have impaired the Los Angeles River. The SUSMP shall be reviewed and approved by the Building Official prior to issuance of a grading permit.	City of Long Beach Building Official/ Construction Contractor	Prior to issuance of grading permits
4.4.4	Prior to approval of a Final Parcel Map, the City of Long Beach Director of Public Works/City Engineer shall review and approve a final hydrology plan. The hydrology plan shall include any on-site structures or modifications of existing drainage facilities necessary to accommodate increased runoff resulting from the proposed project and shall indicate project contributions to the regional storm water drainage system.	City of Long Beach Director of Public Works/ City Engineer	Prior to approval of a Final Parcel Map
4.4.5	Prior to approval of a Final Parcel Map, the City of Long Beach shall, under the direction of the Director of Public Works, design a plan to ensure ongoing maintenance for permanent BMPs. This plan shall include a statement from the	City of Long Beach Parks, Recreation, and	Prior to approval of a Final Parcel Map

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	Director of Parks, Recreation, and Marine indicating the City's acceptance of responsibility for all structural and Treatment Control BMP maintenance until the time the property is transferred. All future transfers of the property to a private or public owner shall have conditions requiring the recipient to assume responsibility for the maintenance of any structural or Treatment Control BMP. The condition of transfer shall include a provision requiring the property owner to conduct a maintenance inspection at least once a year and retain proof of inspection. In addition, educational materials indicating locations of storm water facilities and how maintenance can be performed shall accompany first deed transfers.	Marine/Director of Public Works	
4.5 Biological Resources			
4.5.1	Prior to issuance of any demolition or grading permits, a City of Long Beach Building Official shall verify that tree and shrub removal on the project site is allowed between August 1 to December 31, which is outside the normal nesting season for most raptors and other birds protected by the Migratory Bird Treaty Act. If it is necessary to conduct tree and shrub removal between January 1 and July 31, a qualified biologist must be retained by the City of Long Beach to survey the area for active nests prior to removal and to monitor the area during the removal process. In the event of discovery of active nests in an area to be cleared, protective measures shall be taken to avoid any impacts to the nests until the nesting activity is completed.	City of Long Beach Building Official	Verification: Prior to issuance of grading permits Activity: Tree and shrub removal allowed between August 1 and December 31
4.5.2	Prior to issuance of grading permits and, subject to the approval of the City of Long Beach Director of Planning and Building, project plans shall specify a native vegetation in the southern half of the site. The native vegetation area will include isolated patches of dense shrubs suitable for nesting by the loggerhead shrike. The suitable nesting habitat shall not be less than 0.65 acre. Plant material in the native vegetation area will include coyote brush *(Baccharis pilularis)* and needlegrass (*Nassella* sp.), as well as elderberry *(Sambucus mexicana)* planted in isolated clumps rather than uniformly.	City of Long Beach Director of Planning and Building	Prior to issuance of grading permits
4.5.3	Prior to the issuance of grading permits, the City of Long Beach Director of Planning and Building shall verify that authorization has been obtained from: (1) the U.S. Army Corps of Engineers (Corps) under the Section 404 Permit	City of Long Beach Director of Planning and	Prior to issuance of grading permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	program for the discharge of fill material into the jurisdictional drainages; and (2) the California Department of Fish Game (CDFG) under Section 1602 of the California Fish and Game Code for the alteration of a streambed. In addition, standard conditions of the Corps permits require Section 401 water quality certification by the Regional Water Quality Control Board (RWQCB). In order to obtain these authorizations, the City shall develop a mitigation plan subject to review and approval by the appropriate resource agencies (Corps, CDFG, and RWQCB) to compensate for the loss of the riparian habitat. (See Mitigation Measure 4.5.4.)	Building	
4.5.4	Prior to the issuance of certificates of occupancy, the City shall develop on-site mitigation for wetlands at a 2:1 mitigation ratio for cattail marsh in the channel and a 1:1 mitigation ratio for open water. The proposed on-site mitigation shall be made part of the Section 404 Permit required in Mitigation Measure 4.5.3. On-site mitigation shall be constructed and maintained by the City of Long Beach, subject to verification by the Director of Planning and Building, in accordance with the mitigation plan approved by the appropriate resource agencies (Corps, CDFG, and RWQCB).	City of Long Beach Director of Planning and Building	Prior to issuance of certificates of occupancy
4.5.5	Prior to issuance of grading permits, project plans subject to the approval of the City of Long Beach Director of Planning and Building shall specify that the on-site stilling basin will be planted with California native wetland species. The stilling basin will be subject to routine maintenance and cleaning. The planting of native wetland species in the stilling basin is provided in addition to the on-site mitigation area.	City of Long Beach Director of Planning and Building	Prior to issuance of grading permits
4.6 Cultural and Paleontological Resources			
4.6.1	The Compressor Building and ancillary facilities shall be thoroughly documented through HABS/HAER-like (Historic American Building Survey/Historic American Engineering Record) Level 1 prior to the beginning of any demolition activity at this site. The documentation shall be submitted to the City's Historical Preservation Officer for review and approval prior to issuance of demolition permits.	City of Long Beach Historic Preservation Officer	Prior to issuance of demolition permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.6.2	Prior to issuance of demolition permits, detailed plans/programs shall be submitted for review and approval by the City's Historic Preservation Officer, addressing the following: • The salvage of significant machinery and engineering components associated with the Compressor House, and the donation and curation of those items at a designated museum facility, shall be considered. • Development of an interpretive program for schools in the Long Beach area shall be considered. This program could discuss the petroleum industry, associated technology, and the role the petroleum industry played in the historic development of the City of Long Beach. • Utilizing new technologies, consideration shall be given to developing a virtual tour of the facility prior to its alteration. • The history of Lomita-Petrolane and/or its interpretation shall be integrated into the design of the proposed Long Beach Sports Park.	City of Long Beach Historic Preservation Officer	Prior to issuance of demolition permits
4.6.3	Prior to issuance of building permits, detailed plans addressing the visual impact of the proposed development on the Lomita Gasoline Company Office Building shall be submitted for review and approval by the City's Historic Preservation Officer. Visual impacts to the office building shall be minimized through the use of decorative landscaping, choice of appropriate construction materials, and design of surrounding improvements.	City of Long Beach Historic Preservation Officer	Prior to issuance of building permits
4.6.4	In conjunction with the submittal of applications for rough grading permits for the proposed project, the Director of Planning and Building shall verify that a paleontologist who is listed on the County of Los Angeles list of certified paleontologists has been retained and will be on site during all rough grading and other significant ground-disturbing activities in paleontologically sensitive sediments. The sensitive sediments that have been identified within the project include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene undifferentiated terrace deposits. A paleontologist will not be required on site for excavation in Quaternary colluvial/alluvial sediments unless it is determined that these sediments do in fact contain paleontological	City of Long Beach Director of Planning and Building	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
resources. A paleontologist will not be required on site if excavation is only occurring in artificial fill. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) consistent with the Guidelines of the Society of Vertebrate Paleontology (SVP 1995). This program should include, but not be limited to, the following: • A preconstruction field assessment to locate fossils at surface exposures prior to the commencement of grading. Salvage of any fossils located during this assessment, including processing standard samples of matrix for the recovery of small vertebrate fossils. • Attendance at the pregrade conference. • Monitoring of excavation by a qualified paleontological monitor in areas identified as likely to contain paleontological resources. The monitor should be equipped to salvage fossils as they are unearthed in order to avoid construction delays and to remove samples of sediments that have been determined likely to contain remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment in order to allow removal of abundant or large specimens. If major paleontological resources that require long-term halting or redirecting of grading are discovered, the paleontologist shall report such findings to the Director of Planning and Building. • Because the underlying marine sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix, it is recommended that these sediments occasionally be spot-screened through one-eighth to one-twentieth mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples, up to 6,000 pounds, shall be collected and processed through one-twentieth mesh screens to recover additional fossils. • Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass		

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	samples to recover small invertebrate and vertebrate fossils. • Identification and curation of specimens into a museum repository with permanent retrievable storage. • Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the Department of Planning and Building, would signify completion of the program to mitigate impacts to paleontological resources.		
4.6.5	In conjunction with the submittal of applications for rough grading permits, the Director, Department of Planning and Building, shall verify that a Los Angeles County certified archaeologist has been retained, shall be present at the pregrading conference, and shall establish procedures for temporarily halting or redirecting work if unrecorded archaeological resources are discovered during grading to permit the sampling, identification, and evaluation of archaeological materials as appropriate. The cultural resource management program will include resource monitoring during project grading of archaeologically sensitive sediments to ensure that unidentified cultural resources are not affected by the proposed undertaking. If archaeological materials are identified during construction, standard professional archaeological practices shall be initiated to characterize the resources and mitigate any impacts to those resources. Included within this program will be the development of a curation agreement for the permanent care of materials collected from the project. This agreement would be negotiated with a suitable repository.	City of Long Beach Director of Planning and Building	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities
4.6.6	In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within	City of Long Beach Director of Planning and Building/ Construction Contractor	Triggered if human remains are found on the project site; the Los Angeles County Coroner must be notified immediately.

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.		
4.7 Public Services and Utilities			
4.7.1	The City of Long Beach, in cooperation with the LBPD, shall develop and implement a security plan prior to commercial operation of the proposed project. The applicant shall incorporate CPTED principles and other crime prevention features that may include, but are not limited to, strategically placed lighting, the use of vines or planted coverings on walls to discourage graffiti, and video surveillance. The safety plan may also include clearly defined rules of play and conduct to be enforced by park employees. The Director of Planning and Building shall verify inclusion of physical public safety measures at the time of Plan Check. Operational conditions will be specified in the lease agreement.	City of Long Beach Director of Planning and Building	Plan Check
4.7.2	A solid waste management plan for the proposed project shall be developed and submitted to the City of Long Beach Director of Public Works for review and approval prior to issuance of grading permits. The plan shall identify methods to promote recycling and reuse of construction materials as well as safe disposal consistent with the policies and programs outlined by the City of Long Beach. The plan shall identify methods of incorporating source reduction and recycling techniques into project construction and operation in compliance with State and local requirements such as those described in Chapter 14 of the California Code of Regulations and AB939.	City of Long Beach Director of Public Works	Prior to issuance of grading permit
4.7.3	Prior to issuance of building permits, the Director of Planning and Building shall verify that adequate storage space for the collection and loading of recyclable materials has been included in the design of buildings and waste collection points throughout the project site (including the commercial parcel, Sports Park, and youth golf center) to encourage recycling.	City of Long Beach Director of Planning and Building	Prior to issuance of building permits
4.8 Air Quality			
4.8.1	The City of Long Beach shall ensure that the project complies with regional rules that assist in reducing short-term air pollutant emissions. SCAQMD Rule 403 requires that fugitive dust be controlled with best available control	City of Long Beach Director of Planning and	Verification: Prior to issuance of grading permits

	Mitigation Measures	Responsible Party	Timing for Mitigation Measure
	measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable dust suppression techniques from Rule 403 are summarized below. The construction contractor shall be responsible for compliance with applicable regional rules. Following are the applicable Rule 403 measures: • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.) • All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). • Pave construction access roads at least 100 feet onto the site from main road. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.	Building/ Construction Contractor	Activity: Ongoing during grading or earth-clearing activities
4.8.2	The City of Long Beach shall require use of dust suppression measures in the SCAQMD CEQA Air Quality Handbook. The construction contractor shall be responsible for implementation of dust suppression measures. • Revegetate disturbed areas as quickly as possible. • All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. • All streets shall be swept once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	paved roads, or wash trucks and any equipment leaving the site each trip. • All on-site roads shall be paved as soon as feasible, watered periodically, or chemically stabilized. • The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.		
4.8.3	The construction contractor shall select the construction equipment used on site based on low-emission factors and high energy efficiency. Prior to issuance of grading permits, the City of Long Beach Director of Planning and Building shall verify that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities
4.8.4	The construction contractor shall utilize electric or diesel-powered equipment in lieu of gasoline-powered engines where feasible.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities
4.8.5	Prior to issuance of grading permits, the City of Long Beach Director of Planning and Building shall verify that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities
4.8.6	The construction contractor shall time the construction activities so as to not interfere with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.8.7	The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities
4.8.8	The City of Long Beach shall ensure that the project complies with the SCAQMD rules and regulations on the use of architectural coatings, which include use of pre-coated/natural-colored building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. The construction contractor shall be responsible for compliance with applicable SCAQMD Rules and Regulations.	City of Long Beach Building Official/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earth-clearing activities
4.8.9	The project is expected to create total (vehicular and stationary) daily emissions exceeding the daily emissions thresholds established by the SCAQMD. The City of Long Beach shall ensure that the project complies with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. During Plan Check, the City of Long Beach Building Official shall verify that the following measures are incorporated into project building plans: • Solar or low-emission water heaters shall be used with combined space/water heater units. • Double-paned glass or window treatment for energy conservation shall be used in all exterior windows.	City of Long Beach Building Official	Plan Check

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.9 Traffic and Circulation			
4.9.1	Prior to issuance of the first grading permit, the City of Long Beach, under the direction of the Director of Public Works, shall execute an agreement with the City of Signal Hill to contribute a fair-share portion of the total costs for street improvements identified in Mitigation Measures 4.9.2 through 4.9.5. These fees shall be paid incrementally per lot or development site prior to issuance of certificates of occupancy for such structures. Fees shall be provided by the City of Long Beach Director of Public Works.	City of Long Beach Director of Public Works	Prior to issuance of grading permits
4.9.2	**Atlantic Avenue at Spring Street:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall widen Atlantic Avenue to provide a separate northbound right-turn lane to proceed eastbound on Spring Street. Alternatively, in the event that needed right-of-way cannot be acquired, it is recommended that the traffic signal be modified to provide protected/permissive southbound left-turn phasing on Atlantic Avenue. Projected year 2006 p.m. peak-hour traffic volumes warrant the installation of separate left-turn phasing on Atlantic Avenue. The project's fair-share responsibility to implement this improvement totals 12.5 percent.	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy
4.9.3	**Orange Avenue at Spring Street:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall convert the existing southbound right-turn lane to provide a second through lane on Orange Avenue and restripe Orange Avenue south of Spring Street to provide two southbound departure lanes. Prior to issuance of any certificates of occupancy, the City of Long Beach shall also provide a separate eastbound right-turn lane on Spring Street to proceed northbound on Orange Avenue and modify the traffic signal per City of Signal Hill requirements. The project's fair-share responsibility to implement this improvement totals 39.1 percent. Implementation of this improvement is subject to the approval of the City of Signal Hill.	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
4.9.4	**I-405 SB ramps at Orange Avenue:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall install a three-phase traffic signal at the I-405 southbound ramps and Orange Avenue intersection. The project's fair-share responsibility to implement this improvement totals 42.2 percent. Implementation of this improvement is subject to the approval of the City of Signal Hill and Caltrans.	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy
4.9.5	**32nd Street at Orange Avenue:** Prior to issuance of any certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall upgrade the existing signal from a pretimed (fixed time) signal to an actuated signal. The project's fair-share responsibility to implement this improvement totals 28.0 percent. Implementation of this improvement is subject to the approval of the City of Signal Hill.	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy
4.9.6	**28th Street/Project Driveway Nos. 3 and 5:** Prior to issuance of certificates of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall install street improvements and signage restricting access to "right in/right out" at Project Driveway Nos. 3 and 5. The City of Long Beach may also install a "pork chop" in the Project Driveways to restrict the turning movements of vehicles exiting the project site as determined by the City of Long Beach Traffic Engineer. Implementation of these improvements is subject to the approval of the City of Signal Hill.	City of Long Beach Director of Public Works / City of Long Beach Traffic Engineer	Prior to issuance of certificates of occupancy
4.9.7	**Orange Avenue at 28th Street/Project Driveway No.4:** Prior to the issuance of any certificate of occupancy, the City of Long Beach, under the direction of the Director of Public Works, shall install a traffic signal at the intersection of Orange Avenue and 28th Street per the City of Signal Hill requirements. Implementation of this improvement is subject to the approval of the City of Signal Hill.	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy
4.9.8	Prior to the issuance of a grading permit, the City of Long Beach shall, under the direction of the City of Long Beach Traffic Engineer, design and implement a construction area traffic management plan. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes. The plan shall identify the routes that construction vehicles will use to	City of Long Beach Traffic Engineer	Prior to issuance of grading permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	access the site, the hours of construction traffic, traffic controls and detours, off-site vehicle staging areas, and parking areas for the project. The plan shall also require the City to keep all haul routes clean and free of debris including but not limited to gravel and dirt.		
4.9.9	Prior to issuance of grading permits, the City of Long Beach shall, under the direction of the Director of Public Works, complete a detailed sight distance analysis for the proposed project driveways along Orange Avenue. The sight distance analysis shall be prepared according to the City of Long Beach Zoning Code and the Caltrans Highway Design Manual standards and guidelines, and indicate limited use areas (i.e., low height landscaping), and on-street parking restrictions (i.e., red curb), if necessary. The findings of the sight distance analysis shall be included in a report subject to review and approval by the Directors of Planning and Building and Public Works, or designees.	City of Long Beach Director of Public Works	Prior to issuance of grading permits
4.9.10	**Orange Avenue:** In conjunction with the development of the Long Beach Sports Park, the City of Long Beach, under the direction of the Director of Public Works, shall widen and improve Orange Avenue bordering the project site in accordance with the City of Signal Hill Secondary Highway street standards and the streetscape concepts included in this EIR (Section 4.12, Aesthetics). South of Spring Street, Orange Avenue is designated as a Secondary Highway in the City of Signal Hill Circulation Element with an 80-foot-wide right-of way section. Improvements will be completed prior to issuance of any certificates of occupancy for the project site. Implementation of this improvement is subject to the approval of the City of Signal Hill.[1]	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy
4.9.11	**California Avenue:** In conjunction with the development of the Long Beach Sports Park, the City of Long Beach, under the direction of the Director of Public Works, shall widen and improve California Avenue along project frontage in accordance with the City of Signal Hill Secondary Modified Highway street standards and the streetscape concepts included in this EIR	City of Long Beach Director of Public Works	Prior to issuance of certificates of occupancy

[1] This improvement is not required in order to reduce a project impact, but is included in the MMRP in order to facilitate tracking of coordination and implementation.

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
(Section 4.12, Aesthetics). South of Spring Street, California Avenue is designated as a Secondary Modified Highway in the City of Signal Hill Circulation Element with a 70-foot right-of way section. Improvements will be completed prior to issuance of any certificates of occupancy for the project site. Implementation of this improvement is subject to the approval of the City of Signal Hill.[1]		
4.10 Recreation		
No mitigation is required.		
4.11 Noise		
4.11.1 Construction will be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Friday in accordance with the City of Long Beach's standards. No construction activities are permitted outside of these hours or on weekends and federal holidays.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading and construction activities
4.11.2 The following measures are included to further reduce potential construction noise impacts on nearby sensitive receptors: a. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. b. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.	City of Long Beach Director of Planning and Building/ Construction Contractor	Verification: Prior to issuance of grading permits Activity: Ongoing during grading and construction activities

[1] This improvement is not required in order to reduce a project impact, but is included in the MMRP in order to facilitate tracking of coordination and implementation.

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.12 Aesthetics		
4.12.1 The preliminary lighting plan shall be finalized as part of subsequent refinements in site master planning prior to City authorization to construct. The plan shall be designed to prevent light spillage in excess of that which has been referenced and analyzed in this EIR. Prior to issuance of building permits, the lighting plan shall be reviewed and approved by a City of Long Beach Director of Planning and Building, demonstrating that project lighting has no more effect on off-site properties than what is described in this EIR.	City of Long Beach Director of Planning and Building	Prior to issuance of building permits
4.12.2 Prior to issuance of certificates of occupancy, a qualified lighting engineer/consultant to the City of Long Beach Department of Planning and Building shall verify that energy-efficient luminaries that control light energy are used and that exterior lighting is directed downward and away from adjacent streets and adjoining land uses in a manner designed to minimize off-site spillage. The lighting engineer/consultant shall further verify that more than 60 percent of the total light output is below the maximum candle power (center of the beam) which is directed at the field to be illuminated so that spill light and glare are minimized.	City of Long Beach Director of Planning and Building	Prior to issuance of certificates of occupancy
4.12.3 Prior to issuance of certificates of occupancy, a Building Official shall verify that the lighting plan restricts operational hours as follows: 100 percent illumination from dusk to close of sports activities; 50 percent illumination from the close of sports activities until one hour after all patrons have departed the site; and only security level lighting from one hour after closure until dawn.	City of Long Beach Building Official	Prior to issuance of certificates of occupancy
4.13 Public Health and Safety		
4.13.1 Pre-Demolition surveys: Prior to issuance of any demolition, grading, or street work permits for the project, pre-demolition surveys for ACMs and LBPs (including sampling and analysis of all suspected building materials) and inspections for PCB-containing electrical fixtures will be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (e.g., ASTM E 1527-00, and 40 CFR, Subchapter R, Toxic Substances Control Act [TSCA], Part 716). All identified ACMs, LBPs, and PCB-containing electrical fixtures shall be removed, handled, and properly disposed of by appropriately licensed	City of Long Beach Department of Public Works/ Department of Human and Health Services	Prior to issuance of any demolition, grading, or street work permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations and to provide safety to workers and the adjacent community (e.g., SCAQMD). The City of Long Beach Public Works Department shall provide documentation (including all required waste manifests, sampling and air monitoring analytical results, etc.) to the Department of Human and Health Services that abatement of any ACMs, LBPs, or PCB containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, 795).		
4.13.2	Health and Safety Plan: Prior to issuance of any demolition, grading, or street work permits for the project, a Health and Safety Plan shall be prepared by the City of Long Beach or its contractor in coordination with the LARWQCB for all workers in accordance with federal, State, and local regulations for use during construction. The Health and Safety Plan shall include: • A summary of all potential risks to construction workers, monitoring programs, maximum exposure limits for all site chemicals, and emergency procedures • The identification of a site health and safety officer • Methods of contact, phone number, office location, and responsibilities of the site health and safety officer • Specification that the site health and safety officer be contacted immediately by the contractor should any potentially toxic chemical be detected above the exposure limits, or if evidence of soil contamination is encountered during site preparation and construction • Specification that the City of Long Beach Fire Department is to be notified if evidence of soil contamination is encountered	City of Long Beach Community Development Department/ Executive Officer of the LARWQCB	Prior to issuance of any demolition, grading, or street work permits

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	• Specification that an on-site monitor will be present to perform monitoring and/or soil and air sampling during grading, trenching, or cut or fill operations The Health and Safety Plan is to be approved by the LARWQCB and provided to all contractors on the project site. The Health and Safety Plan is required to be amended as needed if different site conditions are encountered by the site health and safety officer.		
4.13.3	SWPPP: Prior to issuance of a grading permit, the construction contractor shall submit a SWPPP to the City that shall include the BMP types listed in the *California Stormwater BMP Handbook—Construction Activity*. The SWPPP shall be prepared by a civil or environmental engineer and will be reviewed and approved by the Director of Public Works in accordance with Mitigation Measure 4.4.1	City of Long Beach Director of Public Works / Construction Contractor	Prior to issuance of grading permits
4.13.4	Soil Management Plan: Prior to issuance of any demolition, grading, or street work permits for the project, the procedures to be followed in the event discolored and/or odiferous soil is discovered will be provided in a site-specific Soil Management Plan. The Soil Management Plan is to be approved by the LARWQCB and provided to all contractors on the project site.	Executive Officer of the LARWQCB / Construction Contractors	Prior to issuance of any demolition, grading, or street work permits
4.13.5	Emergency Action Plan: Prior to issuance of any demolition, grading, or street work permits for the project, an Emergency Action Plan will be prepared by the City addressing responsible actions required in the event of damage to the operating oil wells during site grading activities. This plan is required to be approved by the City of Long Beach Fire Chief prior to initiating grading activities. The Emergency Action Plan is to be provided to all contractors on the project site.	City of Long Beach Fire Chief	Prior to issuance of any demolition, grading, or street work permits
4.13.6	Methane testing is required to reduce or eliminate the identified potential impacts resulting from the possible presence of methane on the site in the postgrading condition: Prior to issuance of any building permits for the project, but not before 30 days after rough grading, methane testing will be performed when the project site is at final rough grade. Soil gas probes shall extend approximately five feet below the cut/interface at each fill testing location, and	City of Long Beach Building Official	Prior to issuance of any building permits for the project but not before 30 days after rough grading

Mitigation Measures		Responsible Party	Timing for Mitigation Measure
	in areas of cut, the depth of the probes shall be 20 feet bgs. Prior to issuance of any building permit or authorization to construct hardscape, the Building Official shall review and approve a report by a registered geologist reporting methane testing results and recommendations. Based on the results of this additional methane testing, mitigation, if warranted to keep the risk of explosion to within acceptable risk parameters (more than likely consisting of a passive venting system), will be required to be implemented prior to construction of each structure and areas of hardscape.		
4.13.7	Prior to issuance of grading permits, the project proponent shall demonstrate to the satisfaction of the Building Official and the City of Long Beach Fire Chief that adequate clearance and access to idle and active wells on the project site will be maintained for mobile rigs and well workover equipment, or alternatively that the well operations have been shut down temporarily and in accordance with applicable DOGGR and City regulations in order to allow for safe grading operations.	City of Long Beach Fire Chief/Building Official	Prior to issuance of grading permits
4.13.8	The City of Long Beach is required to perform soil and air sampling during grading, trenching, and cut or fill operations, and to provide an on-site, third-party monitor of these efforts. The third-party monitor shall be allowed to inspect the monitoring and testing activities on-site as well as the records and test results. The purpose of the monitoring and testing activities is to ensure that surface soil conditions, conditions of exposed soils, and air conditions are safe and acceptable for on-site workers as well as for residents and workers of properties adjacent to the site. The third-party monitor is also responsible for monitoring compliance with any mitigation related to dust control, as included in Section 4.8, Air Quality. The third-party monitor will be responsible for preparing and submitting weekly activity reports and testing results to the City of Long Beach Building Official.	City of Long Beach Building Official	Verification: Prior to issuance of grading permits Activity: Ongoing during grading or earthmoving activities
4.13.9	Prior to issuance of building permits, the project applicant shall provide plans and specifications to the Building Official and the City of Long Beach Fire Chief demonstrating the following: all active wells shall be provided with safety shutdown devices. All active wells and associated equipment within the project site shall be enclosed by a minimum six-foot-high fence, to be configured to allow necessary servicing. Suitable gates, capable of allowing	City of Long Beach Fire Chief/Building Official	Prior to issuance of building permits

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
passage of large workover equipment, shall be provided in the enclosures. Each enclosure shall be graded to ensure containment of potential spills within the enclosure. To restrict access, the use of climbable landscaping around the perimeters of the enclosures shall be avoided. The project proponent shall demonstrate to the satisfaction of the Fire Chief (or his/her representative) that suitable safety and fire protection measures (i.e., setbacks) have been incorporated into the project design (see Mitigation Measure 4.13.11).		
4.13.10 Subject to verification by the Building Official, the City shall require that all new or relocated pipelines on or adjacent to the project site be equipped with check valves in a manner that reduces the risk of pipeline leaks on site, prior to the issuance of building permits for the proposed project.	City of Long Beach Building Official	Prior to the issuance of building permits
4.13.11 Fire Safety Study: Prior to issuance of grading permits, the City or its contractor will prepare a fire safety study of all of the operating oil wells, proposed building setbacks, and site design to the satisfaction of the Fire Chief and Building Official. The purpose of the study is to determine the base level of protection that the CFC provides and recommend alternative safety measures. The alternative safety measures will provide the nonconforming distance requirements with an equal or greater level of safety as prescribed by the Code. The safety measures may include: • Install an in-ground concrete cellar box around oil wells in conjunction with the installation and maintenance of one-inch-thick steel plate covers on top of the cellar box with a maximum nine-square-foot opening to permit penetration of the wellhead. The installation of a float-controlled automatic shut-off switch for the well pump is also recommended. • Use exterior, well-facing walls of rated construction and limited or protected openings to protect the buildings and occupants.	Chief of the Long Beach Fire Department/ Building Official	Prior to issuance of grading permits

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
• Openings and/or exterior walls may be protected by an open-head (deluge) water curtain installed in accordance with the requirements of the City of Long Beach (City). Please note that the deluge water curtain system should be installed at the exterior of the building directly beneath the eaves. The sprinkler system should comply with applicable standards and other requirements of the City, and is intended to cool the wall of the structure to provide protection from an adjacent fire exposure. Sprinklers for this application should be of an open-head (deluge) pendant or sidewall type. The sprinklers should be wax coated to minimize corrosion and should be installed in accordance with the manufacturer's listing, but not to exceed a 6-foot spacing. In addition, the sprinklers should be connected to an approved alarm bell to provide occupant notification. Heat detectors (135° or similar) are required to be installed at the eaves in accordance with manufacturer's requirements to activate the deluge water curtain system. This will require separate submittal(s) to the Long Beach Fire Department by a licensed installing contractor. • Maintain daily operator surveillance of oil well sites to assist the operator to detect potential problems with the active wells. • Code complying clearances of weeds and debris must be maintained for fire prevention, as well as for well maintenance. • Shield oil wells with a non-combustible barrier at least six feet in height between the respective oil wells and the structures, if necessary. The barrier may consist of any noncombustible materials including but not limited to concrete masonry unit (CMU) walls, metal panels, or other approved assemblies.		

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
• Maintenance of an area 25 feet from wells that is free of source of ignition, including but not limited to dry weeds, grass, rubbish, or other combustible material. • All nonactive wells will be abandoned, or reabandoned if necessary, in accordance with DOGGR standards. The study will quantify the equivalent level of safety offered by the current applicable code (2001 CFC) in order to establish appropriate benchmarks. These benchmarks will be used when determining appropriate mitigation measures for the non-conforming building separation distances. Specifically, it is the intent to provide an equivalent or greater level of safety to that intended by the code for actual hazards associated with the location of the structures.		

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