



**C-7**

# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

May 8, 2018

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Authorize the City Manager, or designee, to accept an easement deed for relocated sewer facilities; execute a quitclaim deed for the existing sewer easement; accept a dedication of right-of-way for sidewalk-widening purposes; accept an easement deed for fire services from Pacific Baptist Church, located at 3300 Magnolia Avenue; and,

Accept Negative Declaration No. ND 08-08. (District 7)

### DISCUSSION

When a significant new development is proposed, the public rights-of-way and public utilities adjacent to the site are reviewed for sufficiency to accommodate the new development. For the development at 3300 Magnolia Avenue, relocation of an existing sewer line outside the proposed building footprint is required, along with sidewalk widening adjacent to the development to provide an adequate sidewalk path, and the installation of facilities for fire services. The utility easement requirements and dedication of additional sidewalk width are recommended, as follows:

- A utility easement should be provided for the newly located sewer line (Exhibit A).
- A quitclaim should be processed for the relocated sewer line (Exhibit B).
- Along the property line at Magnolia Avenue and 33<sup>rd</sup> Street, a 10-foot by 10-foot corner cut-off should be provided (Exhibit C). This action will provide a clear path adequate for sidewalk accessibility and ADA compliance.
- A utility easement should be provided for the newly installed facilities for fire services (Exhibit D).

Pacific Baptist Church, a non-profit California corporation, owner of the development at 3300 Magnolia Avenue, agreed to the above described development conditions.

City staff conducted a review of affected agencies and there were no objections to the proposed dedicated or quitclaimed easements, nor to the proposed dedication of right-of-way. In conformance with the California Environmental Quality Act, Negative Declaration No. ND 08-08 was issued for this project on September 22, 2008 (Exhibit E).

HONORABLE MAYOR AND CITY COUNCIL

May 8, 2018

Page 2

This matter was reviewed by Deputy City Attorney Linda T. Vu on April 16, 2018 and by Budget Analysis Officer Julissa José-Murray on April 20, 2018.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

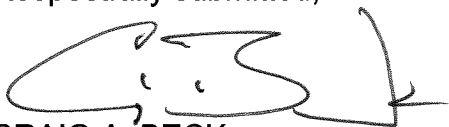
FISCAL IMPACT

An easement processing fee of \$7,453 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



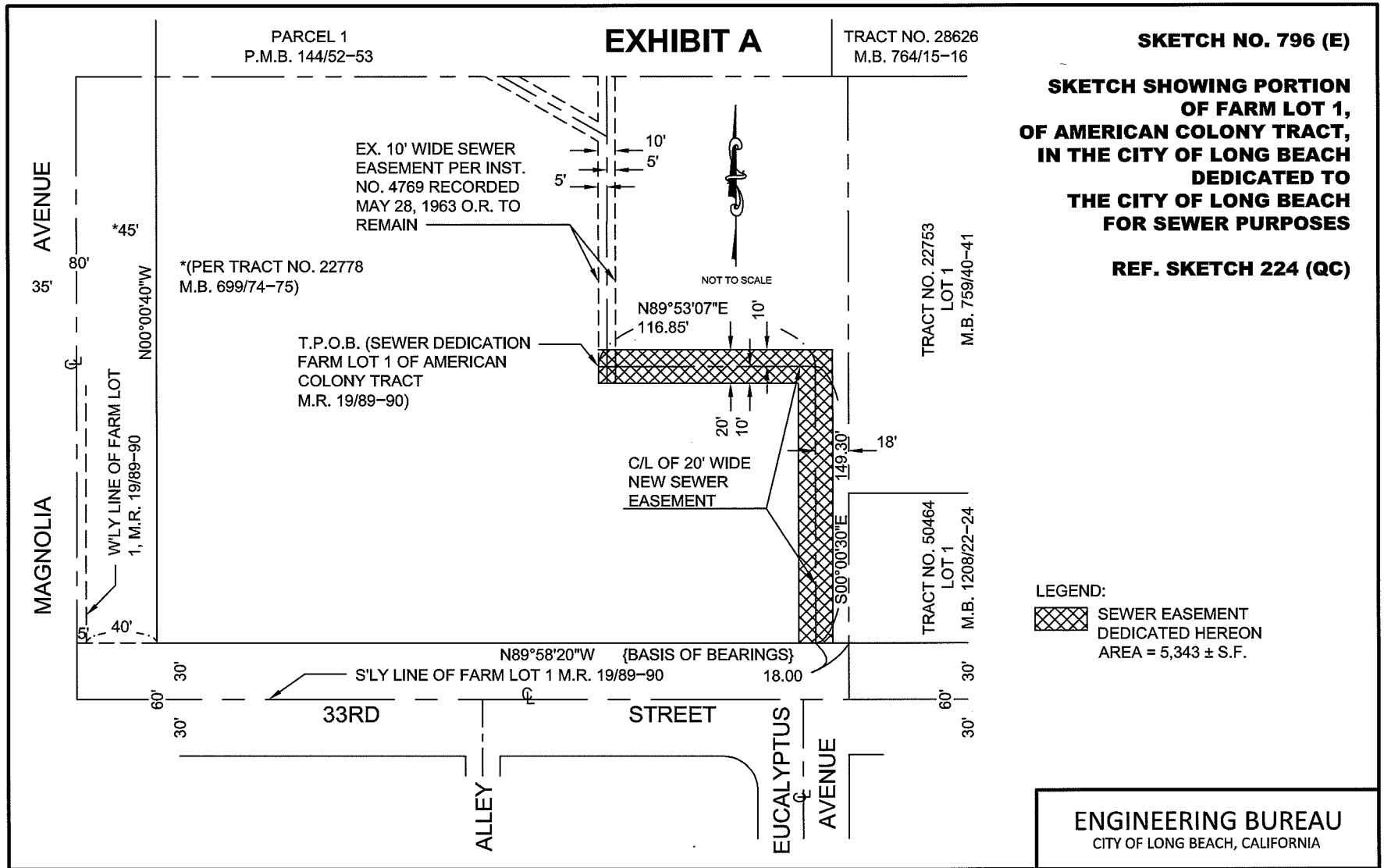
CRAIG A. BECK  
DIRECTOR OF PUBLIC WORKS

APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER

CB:SC:EL:JH:BP:mdc  
P:\CL\ROW 3300 Magnolia Ave CL

- ATTACHMENTS:
- EXHIBIT A – SEWER EASEMENT SKETCH
  - EXHIBIT B – QUITCLAIM SKETCH
  - EXHIBIT C – DEDICATION SKETCH
  - EXHIBIT D – UTILITY EASEMENT SKETCH
  - EXHIBIT E – NEGATIVE DECLARATION No. ND 08-08



PARCEL 1  
P.M.B. 144/52-53

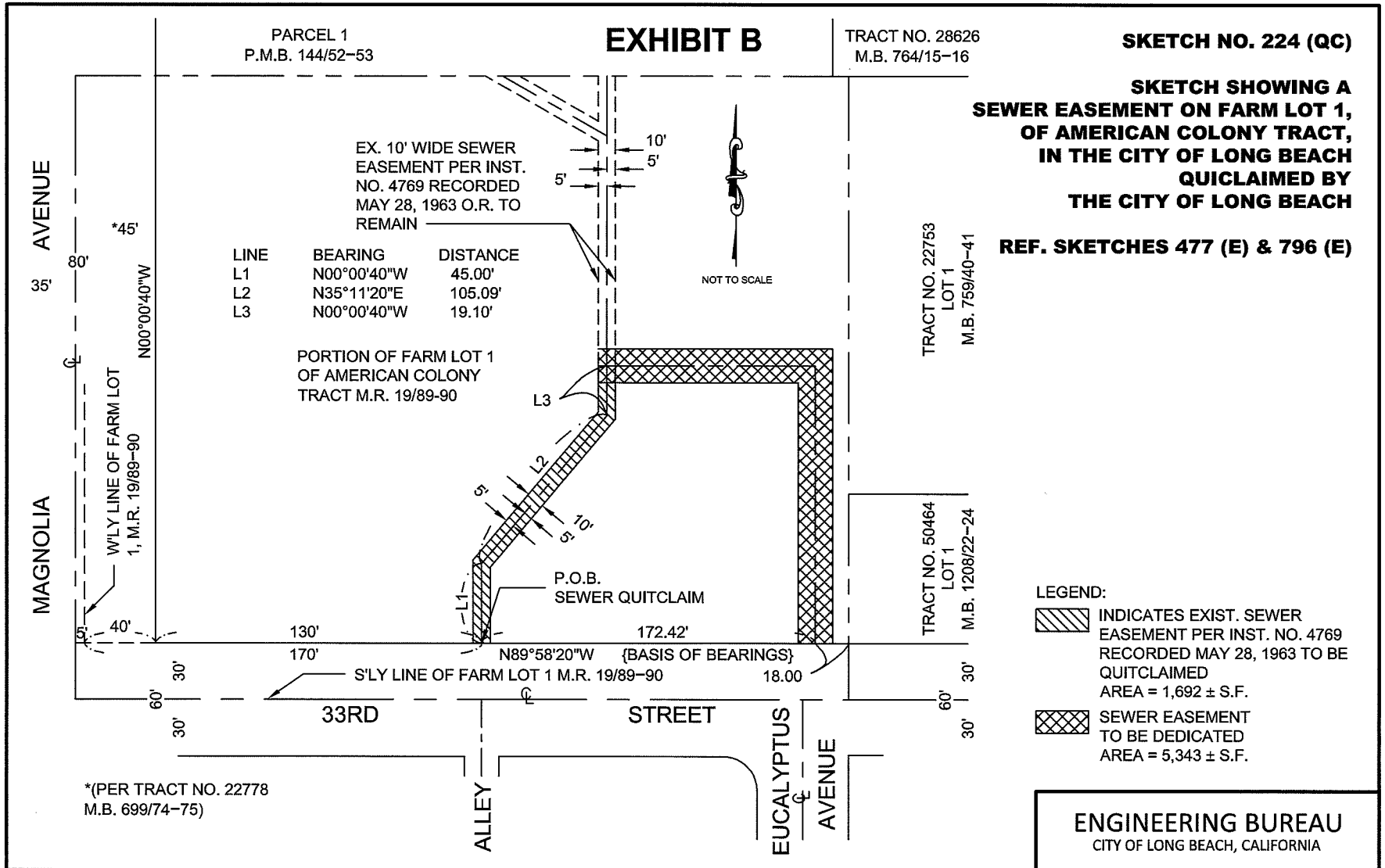
### EXHIBIT B

TRACT NO. 28626  
M.B. 764/15-16

SKETCH NO. 224 (QC)

**SKETCH SHOWING A  
SEWER EASEMENT ON FARM LOT 1,  
OF AMERICAN COLONY TRACT,  
IN THE CITY OF LONG BEACH  
QUICLAIMED BY  
THE CITY OF LONG BEACH**

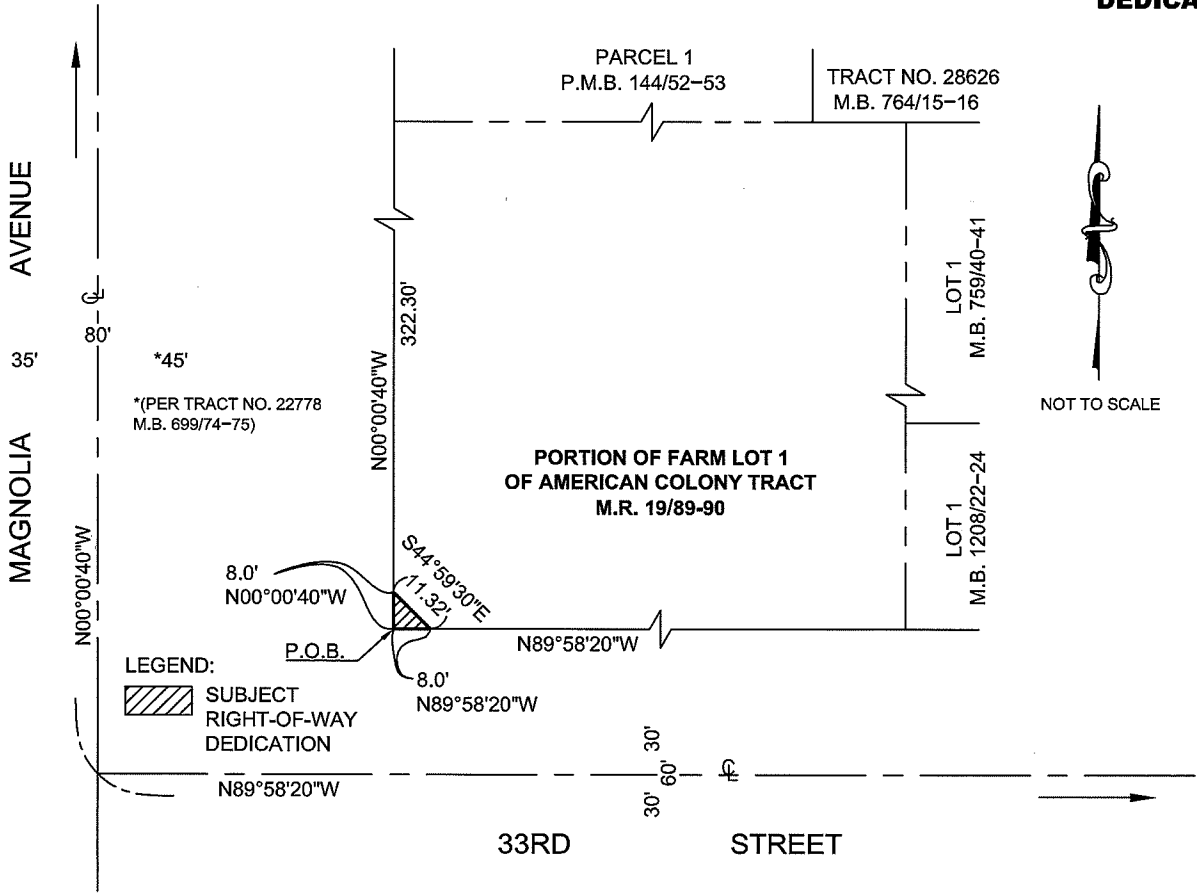
**REF. SKETCHES 477 (E) & 796 (E)**



# EXHIBIT C

SKETCH NO. 2103

**SKETCH SHOWING PORTION OF FARM LOT 1,  
OF AMERICAN COLONY TRACT,  
IN THE CITY OF LONG BEACH  
DEDICATED TO THE CITY OF LONG BEACH  
FOR SIDEWALK PURPOSES**

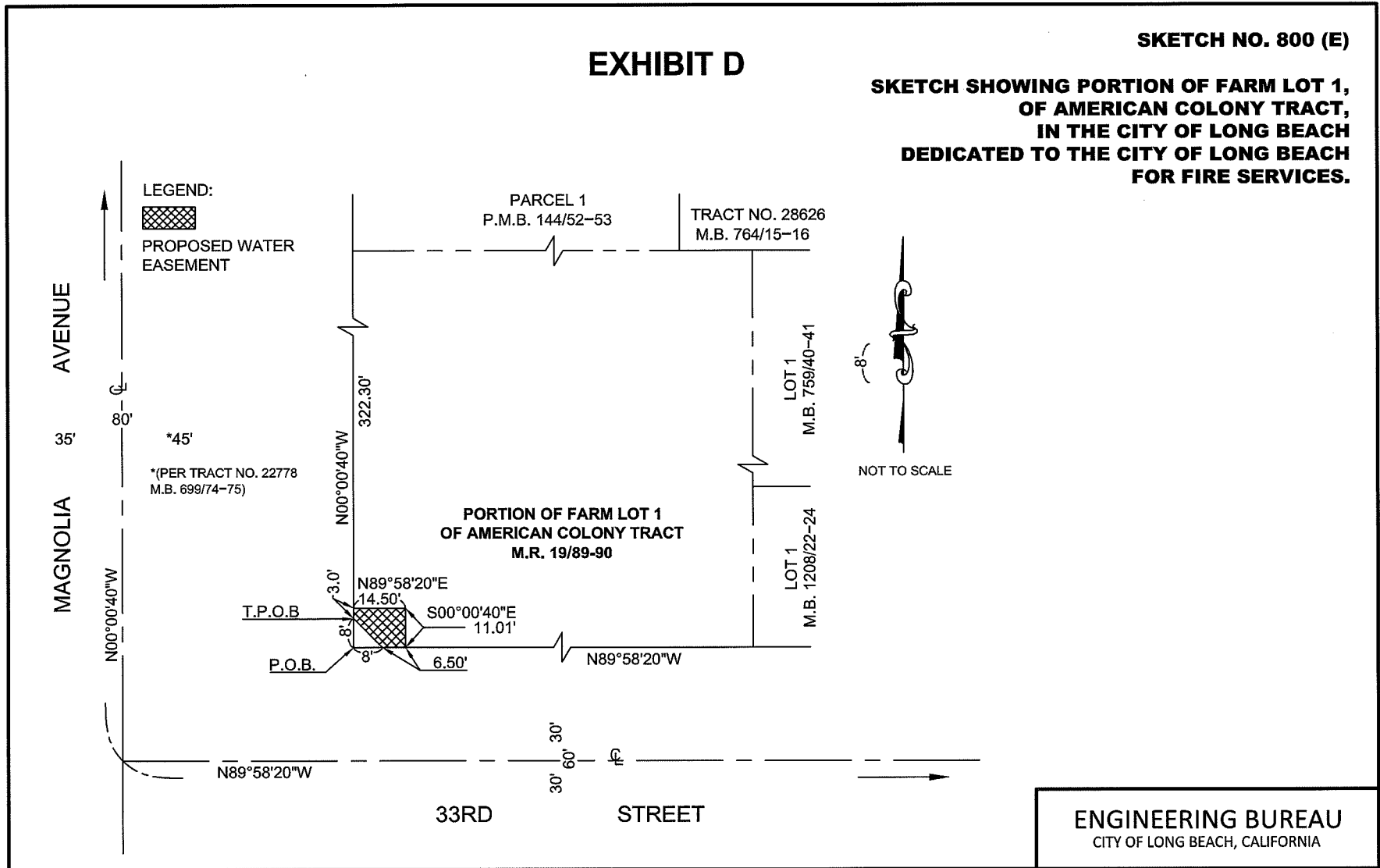


**ENGINEERING BUREAU**  
CITY OF LONG BEACH, CALIFORNIA

# EXHIBIT D

SKETCH NO. 800 (E)

**SKETCH SHOWING PORTION OF FARM LOT 1,  
OF AMERICAN COLONY TRACT,  
IN THE CITY OF LONG BEACH  
DEDICATED TO THE CITY OF LONG BEACH  
FOR FIRE SERVICES.**



**ENGINEERING BUREAU**  
CITY OF LONG BEACH, CALIFORNIA

# EXHIBIT E



## Pacific Baptist Church

### INITIAL STUDY

*Prepared by:*

**City of Long Beach**  
Department of Development Services

## INITIAL STUDY

**Project Title:**

Pacific Baptist Church

**Lead agency name and address:**

Long Beach Planning Commission  
333 W. Ocean Boulevard, 4<sup>th</sup> Floor  
Long Beach, CA 90802

**Contact person and phone number:**

Jaime Ustin  
(562) 570-6004

**Project location:**

3332 Magnolia Avenue

**Project Sponsor's name and contact information:**

Pacific Baptist Church  
3332 Magnolia Avenue  
Long Beach, CA 90806  
562-426-8282

**General Plan:**

Land Use District #4: High Density Residential

**Zoning:**

Zoning District "I": Institutional

**Description of project:**

The proposed project would begin with the removal of the existing two-single family homes utilized for church purposes. The proposed new construction would result in a two-story 45,101 square foot structure. The structure would house the church as well as classrooms and facilities for the day school. The new structure would consist of the following spaces: sanctuary, 13 nurseries, office space, gymnasium and storage areas. Parking for the church would be provided both on-site and at other off-site private parking lots through the use of parking agreements with five established businesses in the area. The required discretionary actions for the proposed project include: Site Plan Review and Standards Variance for the maximum allowable height for the church building as well as the steeple.

**Public agencies whose approval is required:**

Long Beach Planning Commission  
Long Beach City Council (on appeal only)



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**


The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Population & Housing
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology & Water Quality	<input type="checkbox"/> Public Services
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Recreation
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Transportation & Traffic
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> National Pollution Discharge Elimination System	<input type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Geology & Soils	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Jaime Ustin  
Planner

9-22-08  
\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are supported adequately by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration; Less Than Significant With Mitigation Incorporation" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration (per Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the check list references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold. If any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

**I. AESTHETICS**

**a. Would the project have a substantial adverse effect on a scenic vista?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is located on the northeast corner of Magnolia Ave and 33<sup>rd</sup> Street in the Wrigley neighborhood. The proposed project would alter the appearance of the project site as it would remove two single-story single-family homes and replace them with a two story, 45,101 square feet church. The view of Magnolia and 33<sup>rd</sup> Street would be altered, but would not be anticipated to have a substantial adverse effect on a scenic vista.

**b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is located in a residential neighborhood. It is not located on a State Scenic Highway and there would be no impact to any natural scenic resource.

**c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Development of the proposed project would include the removal of two single-family homes and excavation activities. There would be a potential for these activities to impact the surrounding residential developments. The following mitigation measure will facilitate a minimum impact to the surroundings:

- I-1** Prior to the issuance of any demolition permits, the applicant shall prepare a "Construction Staging and Management Plan" to be approved by the Director of Development Services or their designee. The Plan shall indicate:

- Entry and exit points for construction employees
- Parking for construction employees
- Temporary construction office location
- Construction equipment staging area
- Demolition materials storage area
- Construction materials storage area
- Screening for the project site and all storage and staging areas (temporary fencing with opaque material)

Details of the Construction Staging and Management Plan shall be included on all final grading and construction plans.

**d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed site would include exterior lighting for safety purposes. While the proposed project could introduce additional light sources into the vicinity over that which currently exists, the light sources would not be expected to adversely affect views in the immediate area.

**II. AGRICULTURE RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

**a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**c. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

For a, b and c— The project site is located in an urban setting and there are no agricultural zones within the vicinity of the project. The proposed project would be developed in a sector of the city that has been built upon for well over half a century. Development of the proposed project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

### III. AIR QUALITY

The South Coast Air Basin is subject to some of the worst air pollution in the nation, attributable to its topography, climate, meteorological conditions, large population base, and dispersed urban land use patterns.

Air quality conditions are affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric forces such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, determine how air pollutant emissions affect air quality.

The South Coast Air Basin has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are produced mostly by sources other than automobile exhaust.

**a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP), and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would not involve any new residential units. The project is within the growth forecasts for the sub-region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

**b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).



**Table 1. SCAQMD Significance Thresholds**

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROG	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM <sub>10</sub>	150	150
SO <sub>x</sub>	150	150

Construction emissions would involve the removal of two single-family homes and the development of a new two-story, 45,101 square feet church and private day school. Construction emissions would be estimated to be below threshold levels. The sources of these estimates are based on URBEMIS 8.7. The table below indicates the results.

	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>
Construction Emissions	63.26	23.12	48.17	31.14
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

The primary long-term emission source from the proposed project would be vehicles driven by church employees, parents and members of the congregation. A secondary source of operational emissions would be the consumption of natural gas and the use of landscape maintenance equipment. Estimated automobile emissions from the project are listed in the table below. The source of these estimates are based on URBEMIS 8.7. Based upon these estimates, the proposed project would not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>
Project Emissions	3.85	4.19	44.39	3.51
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

The following mitigation measure is included to reduce the possibility that the proposed project would violate any air quality standard or contribute to an existing or projected air quality violation:

**III-1** As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

**c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see III (a) and (b) above for discussion.

**d. Would the project expose sensitive receptors to substantial pollutant concentrations?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project would be anticipated to not produce substantial levels of any pollutant concentration that could affect sensitive receptors.

**e. Would the project create objectionable odors affecting a substantial number of people?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project, an institutional and educational land use, would have no impact. Potential sources of odors during construction include use of architectural coatings and solvents, and diesel-powered construction equipment. SCAQMD Rule 1113 limits the amount of volatile organic compounds (VOCs) from architectural coatings and solvents, which lowers odorous emissions. Construction activities are predicted to create a less than significant impact.

**IV. BIOLOGICAL RESOURCES**

**a. Would the project have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The site of the proposed project is at the northeast corner of Magnolia Avenue and 33<sup>rd</sup> Street in an existing residential neighborhood. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations. Existing on-site tree and plant species would be removed from the site during demolition. A comprehensive landscape plan for the new development would be installed after completion of the new construction. In addition, off-site street trees would be planted as required by Public Works.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project would not be anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the neighborhood is limited to that typically found in highly populated and urbanized Southern California beach communities. No adverse impacts would be anticipated to biological resources.

## V. CULTURAL RESOURCES

Some evidence indicates that primitive peoples inhabited portions of the City as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient peoples were destroyed during the first century of the City's development. The remaining archaeological sites are located predominantly in the southeast sector of the City.

**a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

A records search was performed by the City's Historic Preservation Officer to identify previously documented historic resources in and around the project site. This search included a review of the National Register of Historic Places (National Register) and its annual updates, the California Historical Resources Inventory database maintained by the State Office of Historic Preservation, and the City of Long Beach list of designated landmarks. The records search indicated that there are no previously identified historic resources within or near the project area.

The project site contains two buildings, a modest Craftsman bungalow built in 1928 and a two-story Colonial Revival style dwelling erected in 1955. The house at 3300 Magnolia Avenue was owned and occupied by various individuals up until it was made a part of the campus of the First Church of the Brethren in 1947. It served as the parsonage for a number of years until the new parsonage was built on the adjacent lot to the north. The bungalow has a standardized plan and is reflective of the common California bungalows erected in large number in Long Beach and elsewhere in southern California during the first quarter of the 20<sup>th</sup> century. The historical integrity of the house is fair since a substantial incompatible addition was added onto its rear elevation in 1949. The former Colonial Revival style parsonage of the First Church of the Brethren has an address of 3320 Magnolia Avenue. As the home of the minister it was an important part of a center of religious life for its semi-suburban population following its construction. The historical integrity of the parsonage structure is good and maintains its qualities of location, design, materials, association, feeling, setting, and workmanship.

Since the two properties are over 45 years of age and as part of the project's due diligence process, a historic survey assessment was conducted to evaluate their historical significance. The bungalow was found to be ineligible for listing on the National Register, California Register, and for local designation due to lack of sufficient historical associations and architectural merit. Therefore, for CEQA

purposes it is not considered a historical resource pursuant to section 15064.5 of the CEQA Guidelines. No mitigation measures are required and no further analysis of this property is recommended as part of the project's environmental review process.

The Colonial Revival parsonage was found ineligible for National Register listing since its level of historical and architectural significance was not adequate to justify such recognition. It was, however, found to be eligible for listing on the California Register and for local designation as a City landmark because of its architectural qualities as a rare post-war (World War II) interpretation of Colonial Revival by a rather notable architect, Harold A. Carlson, and its overall physical qualities that illustrate the broad impact of a religious institution (First Church of the Brethren) on the developmental history of the immediate neighborhood and city. Hence, the property is considered a historical resource for the purposes of CEQA compliance.

From a legal perspective under certain conditions, state law (Government Code Section 37361) restricts landmark designations of non-commercial properties owned by religious organizations. An organization must file an objection to the designation and affirm that the regulatory authority of a landmark designation would create a "substantial hardship" and deprive it of "economic return on its property, the reasonable use of its property, or the appropriate use of its property in the furtherance of its religious mission." The property owner has met the specifications in state law for restricting landmark designation of the property at 3320 Magnolia Avenue. The congregation has submitted a letter to the Planning Commission asserting that landmark designation would create a substantial hardship on the owner. Nonetheless, for CEQA purposes the following mitigation measure is recommended for this particular property to reduce the potential adverse impacts to a known historic resource to less than a significant level.

Relocation. The relocation of the Colonial Revival style parsonage structure should be undertaken by the applicant to avoid demolition of this resource. The mitigation measure leading to relocation of the residence to a suitable off-site location would reduce this project impact to a less than significant level. Pursuant to the regulations for the California Register of Historical Resources, a moved building that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. Hence, every attempt should be made by the applicant to relocate the structure at 3320 Magnolia Avenue prior to the implementation of any type of grading and/or construction activities. Such relocation efforts should be orchestrated with the City's Historic Preservation Officer. If relocation of the property is proven to be infeasible, then recordation of the resource, consisting of a comprehensively completed State Inventory Form (DPR 523 form) and photographs, shall be undertaken by the applicant prior to its removal from its

current location. The recordation document shall be submitted to the Historic Preservation Officer for review and filing.

**V-1** Prior to the issuance of any demolition permits, every attempt should be made by the applicant to relocate the structure at 3320 Magnolia Avenue prior to the implementation of any type of grading and/or construction activities. Such relocation efforts should be orchestrated with the City's Historic Preservation Officer. If relocation of the property is proven to be infeasible, then recordation of the resource, consisting of a comprehensively completed State Inventory Form (DPR 523 form) and photographs, shall be undertaken by the applicant prior to its removal from its current location. The recordation document shall be submitted to the Historic Preservation Officer for review and filing.

**b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

A review of survey data collected and evaluated for this area indicates that no prehistoric or historic archaeological sites or resources have been identified within the local area, nor have unique or important prehistoric or historic archaeological resources been encountered within the project vicinity. The project site is located within a heavily urbanized area and has been subject to extensive disruption over the years. Thus, any surficial archaeological resources, which may have existed at one time, have likely been previously disturbed or destroyed. Hence, no mitigation measures are required to implement the proposed project.

**c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Any surficial paleontological resources that may have existed at one time have likely been previously disturbed by past development activities. Therefore, the topmost layers of soil in the project area are not likely to contain substantive fossils. Further analysis of this issue is not recommended and mitigations measures are not required to initiate the project.

**d. Would the project disturb any human remains, including those interred outside of formal cemeteries?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during the construction of the proposed project. In the unlikely event that human remains are encountered during project construction activities, State Health and Safety Code Section 7050.5 requires the project to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resource Code Section 5097.98. Compliance with these regulations would ensure the proposed project would not result in significant impacts due to disturbing human remains.

**VI. GEOLOGY AND SOILS**

**a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Per Plate 2 of the Seismic Safety Element of the General Plan, no faults are known to pass beneath the project site, and the surrounding area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact could be anticipated. All new construction is required to comply with current building codes and incorporate building methods that account for the possibility of seismic events.

- ii) **Strong seismic ground shaking?**



- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at the proposed site if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in southern California has the potential to create considerable levels of ground shaking at the project site. However, numerous variables determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur on the site during a seismic event. The project, however, would be required to be constructed in conformance with all current state and local building codes relative to seismic safety. A less than significant impact would be anticipated.

**iii) Seismic-related ground failure, including Liquefaction?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Per Plate 7 of the Seismic Safety Element, the proposed project is located in a part of the City where liquefaction to occur is potentially significant. The project, however, would be required by the International Building Code to provide a soils report. A less than significant impact would be anticipated.

**iv) Landslides?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Per the Seismic Safety Element, the project site is outside the area where landslides would be anticipated to occur. Therefore, no impact would be expected.

**b. Would the project result in substantial soil erosion or the loss of topsoil?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is covered with structure, hardscape and landscape. The project will increase the building area at the site. It would be expected to result in

minimal soil erosion, as the site has a gentle elevation change from southwest to northeast. A less than significant impact is anticipated.

**c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

According to Plate 3 of the Seismic Safety Element, the project site is located on soil made up sandy and clayey alluvial materials composed of interlayered lenses of cohesionless and cohesive material overlying the shall Gaspar or Recent aquifers. This is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

**d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see VI. (c) above for explanation.

**e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Sewers are in place in the vicinity of the project site. The use of septic tanks or an alternative waste water disposal system would not be necessary and no impact would be anticipated.

## **VII. HAZARDS AND HAZARDOUS MATERIALS**

**a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would not be a land use that would involve the transport, use or disposal of hazardous materials. The project would not be anticipated to create any significant hazard to the public or the environment via the use, transport or disposal of hazardous materials.

**b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be a land use that would not be anticipated to include the storage and/or usage of hazardous materials. A scenario where such materials would be released into the environment would be unlikely. A "no impact" response is warranted.

**c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project includes a private school for K-12 grade, as well as college courses. As a land use, this project will not emit hazardous emissions or handle hazardous substances or waste. During construction, precautions would be taken to minimize the impacts to the school. Such construction-related impacts are anticipated to be less than significant.

**d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the proposed project site as contaminated with hazardous materials.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The site of the proposed project is not located within any airport land use plan.

**f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The site of the proposed project is not located within the vicinity of any private airstrip.

**g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be the development of a new church and private day school. The project would be required to comply with all current Fire and Health and Safety codes and would be required by code to have posted evacuation routes to be utilized in the event of an emergency. The completed project would be required to undergo periodic inspections by the Fire Department. As designed, the project would not be expected to impair the implementation of or

physically interfere with an emergency evacuation plan or with any adopted emergency response plan.

**h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

**VIII. HYDROLOGY AND WATER QUALITY**

The Federal Emergency Management Agency has prepared a new series of Flood Insurance Rate Maps designating potential flood zones (based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

**a. Would the project violate any water quality standards or waste discharge requirements?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

While development and operation of the proposed project would involve the discharge of water into the storm drain and sewer systems, the project would not be expected to violate any wastewater discharge standards. The project site is in a part of the City that is not adjacent to any major water source. The proposed project would be required to comply with all state and federal requirements pertaining to preservation of water quality.

**b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be developed in an urban setting with water systems in place that were designed to accommodate development. The operation of the proposed land use would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

**c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is in an urban setting and is not near any stream or river. The site has already been covered with buildings and hardscape and the drainage pattern is established. The site has curb, gutter and public right-of-way on the south and west side and is surrounded by other development on two sides. The proposed project would result in minimal erosion or siltation on or off the site.

**d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is already an impervious surface and relatively flat. The proposed project would be constructed with drainage infrastructure in place to avoid a situation where runoff would result in flooding or upset.

**e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The runoff contributed by the proposed project would not be anticipated to exceed the capacity of the storm water drainage system. No impact would be expected.

**f. Would the project otherwise degrade water quality?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

During demolition, construction and operation, the project would be required to comply with all laws relative to maintaining water quality. The project would not be expected to significantly impact or degrade the quality of the water system.

**g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would not involve the development of any new residential units and is not located within a 100-year flood hazard area. Therefore, there would be no impact.

**h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see VIII (g) above for explanation.

**i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is not located in an area of potential flood impacts, nor is it located in proximity of a levee or dam. There would be no impact.

**j. Would the project result in inundation by seiche, tsunami or mudflow?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

According to Plate 11 of the Seismic Safety Element, the project site is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

**IX. LAND USE AND PLANNING**

**a. Would the project physically divide an established community?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is located at the northeast corner of Magnolia Avenue and 33<sup>rd</sup> Street. The neighborhood is an established area surrounded by residential uses. The proposed project would begin with the removal of two single-family homes followed by the development of a new 45,101 square foot church and private school building. As proposed, the project would alter the appearance of the neighborhood but it would not be expected to physically divide any established community.

**b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be located in General Plan Land Use District #4 "High Density Residential," and in the Institutional "I" Zoning District. Though the project is inconsistent with the existing General Plan, it is currently being utilized as a church facility and will continue this use, which is consistent with the Zoning classifications. The required discretionary applications for the project would include a Site Plan Review and Standards Variance for the maximum allowable height of the church building as well as the steeple. All required discretionary



applications would be voted upon by the Planning Commission and would be the means for the project to no conflict with any land use plans or regulations. As proposed, the project would not be anticipated to have a significant impact upon, or conflict with, the applicable land use regulations.

**c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be developed in a built-out urban environment. No habitat conservation plan or natural communities conservation plan would be impacted by the project.

**X. MINERAL RESOURCES**

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues, but on a reduced scale compared to past levels.

**a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is located in an urbanized setting. Development of the proposed project would not impact or result in the loss of availability of any known mineral resource.

**b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see X (a) above for explanation.

**XI. NOISE**

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA Community Noise Equivalent Level (CNEL) for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has adopted a Noise Ordinance that sets exterior and interior noise standards.

**a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During the periods of demolition and construction, the activity could cause temporary increases within the ambient noise levels but it would not be expected to exceed established standards. However, project construction must conform to the City of Long Beach Noise Ordinance with regard to when it takes place. Due to the close proximity of the project site to existing residential and institutional land uses, the following mitigation measure shall apply:

**XII-1** Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

- Weekdays:** 7:00am to 7:00pm      **Sundays:** No work permitted  
**Saturdays:** 9:00am to 6:00pm      **Holidays:** No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

**b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project could expose persons to periodic ground borne noise or vibration during phases of demolition and construction. However, this type of noise would be typical for a construction site and would be expected to have a less than significant impact.

**c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Although the proposed project could result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project, given the proposed land use, the permanent increase would not be expected to be substantial. Therefore, such an increase would not be expected to require mitigation.

**d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Development of the proposed project would involve temporary noise typically associated with demolition and new construction. Such noise could create a temporary increase in the ambient noise level in the surrounding neighborhood. Once the proposed project is completed, the noise levels created by the project would be expected to be non-disruptive and consistent with other similar developments in the neighborhood.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project is not located within any airport land use plan.

**f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project is not located within the vicinity of a private airstrip.

## **XII. POPULATION AND HOUSING**

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. The U.S. Census Bureau's 2006 population estimate for the City is 472,494. At the time of the 2000 Census, Long Beach had a population of 461,522, which was a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 will inhabit the City of Long Beach by 2010.

**a. Would the project induce substantial population growth in an area, either directly or indirectly?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would involve the removal of two existing single-family homes, utilized as church offices, and the development of a new, larger church facility. The project would have no impact upon population growth. There would be no impact.

**b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would not displace any existing housing, nor do any people reside on the project site. The two existing residential structures are used as church offices. There would be no impact.

**c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see XIII (b) above for explanation.

**XIII. PUBLIC SERVICES**

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 stations in the City. The Department is divided into bureaus of Fire Prevention, Fire Suppression, the Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into bureaus of Administration, Investigation, and Patrol. The City is divided into four Patrol Divisions: East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the City of Signal Hill and a large portion of the City of Lakewood. The District has been operating at or over capacity during the past decade.

**Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**a. Fire protection?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be the expansion of a church and private day school on a site where the church is already an established entity. The entire project would be plan checked and inspected by the Fire Department to ensure compliance with all applicable Fire code requirements. As a result, the proposed project would not be expected to have an adverse impact upon Fire services.

**b. Police protection?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be served by the Police Department's West Division. During review of the proposed project, the Police Department provided written input to the applicant regarding defensible design, security lighting, locks, and other related issues. The proposed project would not be anticipated to have an adverse impact upon Police services.

**c. Schools?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would not involve the development of new residential units that would house residents who would need to utilize the school system. There would be no impact to the City's schools as a result of the project.

**d. Parks?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would not involve the development of new residential units that would house residents who would frequent the park system. There would be no impact to the City's parks as a result of the project.

**e. Other public facilities?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

No other impacts have been identified that would require the provision of new or physically altered governmental facilities.

**XIV. RECREATION**

**a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

As stated in XIV(d), the proposed project would not involve the development of new residential units that would house residents who would frequent the park system. There would be no impact to the City's parks as a result of the project.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be the expansion of a church and private day school. The school would be required to provide the State-mandated indoor and outdoor square footage per student. The project would not be anticipated to have a significant impact and would not require the construction or expansion of any facilities that would have an adverse physical effect upon the environment.

**XV. TRANSPORTATION/TRAFFIC**

Since 1980, Long Beach has experienced significant growth. This growth is expected to continue into the future. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in

travel demand could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

**a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project could result in the church having more members and visitors than it does at the present time. However, the new facility would be anticipated to be able to accommodate the increase. The project site is located on a corridor that can accommodate the expected volumes of the proposed project. The increased impact would be expected to be less than significant.

**b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections. The impact would be anticipated to be less than significant.

**c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

**d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**



- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Access to the proposed project would be from Magnolia Avenue and 33<sup>rd</sup> Street, where access is currently located. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any design issues relating to access prior to the issuance of building permits to ensure that any impact would be less than significant.

**e. Would the project result in inadequate emergency access?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Vehicular access to the project site would remain the same off of Magnolia Avenue and 33<sup>rd</sup> Street. During preliminary review and plan check, the Fire Department and Police Department would give input into the floor plans and the vehicular and pedestrian accesses for the proposed project. With the incorporation of their input, the project would not be expected to result in inadequate emergency access.

**f. Would the project result in inadequate parking capacity?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

According to the final Parking Analysis prepared by Iteris, Inc. for the proposed project, dated July 11, 2008, the project will provide enough parking to accommodate the expansion of the church. Quoting from the summary of the Study:

*"The projected future parking demand for all but a peak Sunday can be provided through a combination of facilities including the 62-space on-site lot remaining after construction, the 212 spaces garage at Laser Fische, and up to 114 parking spaces at the Salvation Army lot. For the peak Sunday, the church will need to add about another 100 off-site parking spaces. With the 566 total contracted spaces off-site, the church will have more than enough spaces to accommodate even peak demand periods."*

In addition to the LaserFische parking structure and the Salvation Army lot, the church would utilize spaces at Sunny Hills Palladium (125 spaces), the American

Institute of Health Science (45 spaces) and the Carpenters Union Hall Local 630 (70 spaces) through established parking agreements.

As for the parking demand on weeknights for bible school and miscellaneous services, the church would utilize the Laserfische parking lot, as agreed in the lease, from 6:00 p.m. to 9:00 p.m.

The parking analysis is included as an attachment to this document. The following mitigation measure is included to ensure that an adequate number of parking spaces will be available at all times for the project, and that the project will not result in any adverse impacts:

**XV-1** The project shall incorporate all recommendations found in the final parking study prepared by Iteris Inc. (dated July 11, 2008). The parking study states that the peak demand is projected at 386 spaces on Sunday and 96 spaces on Wednesday evening. The church shall have contracts leasing a total number of these spaces at all times at the following off-site facilities:

- Laserfische at 3545 Long Beach Boulevard
- Carpenter's Union at 341 East Wardlow
- Sunny Hills Paladium at 4300 Long Beach Boulevard
- American Institute of Health Science at 3501 Atlantic Avenue
- Salvation Army (if the applicant wishes to bring the lot to conform with code) at 455 East Spring Street

The removal, replacement or addition of any parking facility shall be subject to the approval of the Director of Development Services.

**g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The project site is located on Magnolia Avenue and south of Wardlow Avenue, two corridors that are both public transit routes. The project would not be anticipated to interfere with public transit and would be encouraged to provide a location on site for people to lock and store their bicycles. As a private development, the project would not be expected to conflict with any adopted policies related to any alternative forms of transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS**

**a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**d. Would the project have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**e. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

For a, b, c, d, e, f and g—The proposed project would not be expected to place an undue burden on any utility or service system. The project would be developed on a site where a private school is already established in an urbanized setting with all utilities and services in place. Such development was taken into account when the surrounding utility and service systems were planned. With regard to (g), the proposed project would be required to comply with all statutes and regulations related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

**a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be located within an established urbanized area. The project would not be expected to have an impact upon any fish species. The removal of existing landscaping would have a temporary effect upon wildlife species that might nest on the project site. After construction of the new development, the landscape plan would be implemented, creating new nesting opportunities for wildlife species. Overall, a less than significant impact would be anticipated.

**b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that**

**the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would be the expansion of a church and private school. The project would serve an existing and growing congregation. The project would not be anticipated to have impacts that would have a cumulative considerable effect upon the environment.

**c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed project would not produce environmental effects that would cause substantial adverse effects to human life. There would be no impact.

**LIST OF PEOPLE CONSULTED:**

Jill Griffiths, Advance Planning Officer  
Dave Roseman, Traffic and Transportation Bureau  
Jan Ostashay, Historic Preservation Officer

**REFERENCES:**

State of California Environmental Quality Act Guidelines  
City of Long Beach General Plan Land Use Element  
City of Long Beach General Plan Seismic Safety Element  
City of Long Beach Municipal Code  
Parking Study For Pacific Baptist Church In The City of Long Beach, July 11, 2008,  
prepared by Iteris, Inc.  
A History and Significance Study of 3300 and 3320 Magnolia Avenue In the City of Long  
Beach, October 19, 2007, prepared by Tim Gregory

**ATTACHMENTS:**

- A. Site Map
- B. Site Plan, Floor Plan, Elevation
- C. Parking Study For Pacific Baptist Church In The City of Long Beach, July 11,  
2008, prepared by Iteris, Inc.
- D. A History and Significance Study of 3300 and 3320 Magnolia Avenue In the City  
of Long Beach, October 19, 2007, prepared by Tim Gregory

**MITIGATION MONITORING PLAN  
MITIGATED NEGATIVE DECLARATION ND 08-08  
Pacific Baptist Church  
3332 Magnolia Avenue**

**I. AESTHETICS**

**I-1** Prior to the issuance of any demolition permits, the applicant shall prepare a "Construction Staging and Management Plan" to be approved by the Director of Development Services or their designee. The Plan shall indicate:

- Entry and exit points for construction employees
- Parking for construction employees
- Temporary construction office location
- Construction equipment staging area
- Demolition materials storage area
- Construction materials storage area
- Screening for the project site and all storage and staging areas (temporary fencing with opaque material)

Details of the Construction Staging and Management Plan shall be included on all final grading and construction plans.

**TIMING:** During all phases of construction of the project.  
**ENFORCEMENT:** Building Bureau

**III. AIR QUALITY**

**III-1** As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- a. Application of soil stabilizers to inactive construction areas.
- b. Quick replacement of ground cover in disturbed areas (as applicable).
- c. Watering of exposed surfaces twice daily.
- d. Watering of all unpaved haul roads three times daily.
- e. Covering all stock piles with tarp.
- f. Reduction of vehicle speed on unpaved roads.
- g. Post sign on-site limiting traffic to 15 miles per hour or less.
- h. Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.

- i. Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

TIMING: During all phases of construction of the project.  
ENFORCEMENT: Building Bureau

## VI. CULTURAL RESOURCES

- V-1 Prior to the issuance of any demolition permits, every attempt should be made by the applicant to relocate the structure at 3320 Magnolia Avenue prior to the implementation of any type of grading and/or construction activities. Such relocation efforts should be orchestrated with the City's Historic Preservation Officer. If relocation of the property is proven to be infeasible, then recordation of the resource, consisting of a comprehensively completed State Inventory Form (DPR 523 form) and photographs, shall be undertaken by the applicant prior to its removal from its current location. The recordation document shall be submitted to the Historic Preservation Officer for review and filing.

TIMING: Prior to demolition of the site.  
ENFORCEMENT: Planning Bureau

## XII. NOISE

- XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

<b>Weekdays</b>	7:00am to 7:00pm	<b>Sundays</b>	No work permitted
<b>Saturdays</b>	9:00am to 6:00pm	<b>Holidays</b>	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

TIMING: During all phases of construction of the project.  
ENFORCEMENT: Building Bureau

## XV. TRANSPORTATION/TRAFFIC

- XV-1 The project shall incorporate all recommendations found in the final parking study prepared by Iteris Inc. (dated July 11, 2008). The parking study states that the peak demand is projected at 386 spaces on Sunday



and 96 spaces on Wednesday evening. The church shall have contracts leasing a total number of these spaces at all times at the following off-site facilities:

- Laserfische at 3545 Long Beach Boulevard
- Carpenter's Union at 341 East Wardlow
- Sunny Hills Paladium at 4300 Long Beach Boulevard
- American Institute of Health Science at 3501 Atlantic Avenue
- Salvation Army (if the applicant wishes to bring the lot to conform with code) at 455 East Spring Street

The removal, replacement or addition of any parking facility shall be subject to the approval of the Director of Development Services.

**TIMING:** During ongoing operation of the church and private school.  
**ENFORCEMENT:** Planning Bureau