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RESOLUTION NO. RES-23-0014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH CERTIFYING THAT THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FIRE STATION NO. 9 AT 4101 LONG BEACH BOULEVARD PROJECT (STATE CLEARINGHOUSE NO. 2022020416) HAS BEEN COMPLETED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE AND LOCAL GUIDELINES; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATIVE THERETO; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

WHEREAS, by and through City of Long Beach Department of Public Works, has proposed the Fire Station 9 at 4101 Long Beach Boulevard Project (“Project”), construction of a new two-story (12,780 square foot) Fire Station 9 with (3) drive-through apparatus bays. The site improvements include concrete paving, site lighting, a trash enclosure, transformer, landscaping, fencing, and gates. The proposed Project would serve as a replacement to the original Fire Station 9, which was located at 3917 Long Beach Boulevard. The former fire station operated until summer 2019 when it was vacated due to the presence of toxic mold in the building and determined uninhabitable by the Long Beach Fire Department. The 0.4 acre project site is located at the northwest corner of Long Beach Boulevard and East Randolph Place in the Los Cerritos neighborhood; and

Said Project is more fully described in the Fire Station 9 at 4101 Long Beach Boulevard Project Draft Environmental Impact Report (SCH #2022020416) (DEIR), a copy of which DEIR, including the complete proposed Project description, is incorporated herein by this reference as though set forth in full, word for word; and

1 WHEREAS, Project implementation will require certification of the Final
2 Environmental Impact Report (FEIR) and approval of the requests for a Zone Change,
3 General Plan Amendment, Site Plan Review, Standards Variances, Lot Merger and
4 repealing and removing of a five-foot-special setback fronting the Project; and

5 WHEREAS, the City began an evaluation of the proposed project by issuing
6 a Notice of Preparation (NOP) that was circulated from February 18, 2022 to March 29,
7 2022. A Notice of Completion was prepared and filed with the State Office of Planning and
8 Research on July 15, 2022. The DEIR was completed in July 15, 2022, and circulated
9 between July 15, 2022 and August 29, 2022; and

10 WHEREAS, on October 6, 2022, the Planning Commission conducted a duly
11 noticed public hearing on the DEIR and FEIR and the Project. At said time, the Planning
12 Commission determined that the DEIR and FEIR were fully compliant with CEQA and the
13 CEQA Guidelines and recommended that the City Council certify the DEIR and FEIR as
14 being fully compliant with CEQA and that the City Council approve all applied for project
15 entitlements as previously described in this resolution and in the DEIR; and

16 WHEREAS, implementation and construction of the Project constitutes a
17 “project” as defined by CEQA, Public Resources Code Sections 21000 et seq., and the
18 City of Long Beach is the Lead Agency for the Project under CEQA; and

19 WHEREAS, it was determined during the initial processing of the Project that
20 it could have potentially significant effects on the environment, requiring the preparation of
21 an EIR; and

22 WHEREAS, the City prepared full and complete responses to the comments
23 received on the DEIR, and distributed the responses in accordance with Public Resources
24 Code section 21092.5; and

25 WHEREAS, the City Council has reviewed and considered the information
26 in, and the comments to, the DEIR and the responses thereto, and the FEIR at a duly
27 noticed City Council meeting held on January 24, 2023, at which time evidence, both
28 written and oral, was presented to and considered by the City Council; and

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

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

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

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

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

14 Section 3. The City Council finds that the FEIR, which reflects the City
15 Council’s independent judgment and analysis, is hereby adopted, approved, and certified
16 as complete and adequate under CEQA.

17 Section 4. Pursuant to Public Resources Code Section 21081 and State
18 CEQA Guidelines section 15091, the City Council has reviewed and hereby adopts the
19 CEQA Findings and Facts in Support of Findings for the Fire Station 9 at 4101 Long Beach
20 Boulevard Project as shown on the attached Exhibit “A”, which document is incorporated
21 herein by reference as though set forth in full, word for word.

22 Section 5. That the FEIR identifies certain significant environmental
23 effects that would result if the Project is approved. All environmental effects can feasibly
24 be avoided or mitigated and will be avoided or mitigated by the imposition of mitigation
25 measures included with the FEIR. Pursuant to Public Resources Code section 21081.6,
26 the City Council has reviewed and hereby adopts the Mitigation Monitoring and Reporting
27 Program (MMRP) as shown on Exhibit “B”, which document is incorporated herein by
28 reference as though set forth in full, word for word, together with any adopted corrections

1 or modifications thereto, and further finds that the mitigation measures identified in the
2 FEIR are feasible, and specifically makes each mitigation measure a condition of project
3 approval.

4 Section 6. Pursuant to State CEQA Guidelines section 15091(e), the
5 record of proceedings relating to this matter has been made available to the public at,
6 among other places, the Department of Development Services, 411 West Ocean
7 Boulevard, 2nd Floor, Long Beach, California, and is, and has been, available for review
8 during normal business hours.

9 Section 7. The information provided in the various staff reports submitted
10 in connection with the Project, the corrections and modifications to the DEIR, and FEIR
11 made in response to comments and any errata which were not previously re-circulated,
12 and the evidence presented in written and oral testimony at the public hearing, do not
13 represent significant new information so as to require re-circulation of the DEIR pursuant
14 to the Public Resources Code.

15 Section 8. This resolution shall take effect immediately upon its adoption
16 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council
of the City of Long Beach at its meeting of January 24, 2023, by the
following vote:

Ayes: Councilmembers: Zendejas, Duggan, Supernaw, Kerr, Saro,
Uranga, Austin.

Noes: Councilmembers: None.

Absent: Councilmembers: Allen.

Recusal(s): Councilmembers: Ricks-Oddie.



City Clerk

OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

**FINDINGS OF FACT IN SUPPORT OF FINDINGS FOR THE
FINAL ENVIRONMENTAL IMPACT REPORT**

**FOR THE
FIRE STATION NO. 9 AT 4101 LONG BEACH BOULEVARD
(CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT, ZONING CHANGE,
GENERAL PLAN AMENDMENT, SITE PLAN REVIEW, STANDARDS VARIANCE,
LOT MERGER, AND REPEAL SPECIAL SETBACK)
STATE CLEARINGHOUSE NO. 2022020416**

I. BACKGROUND

Public Resources Code (PRC) Section 21002 states that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Section 21002 further states that the procedures required by the California Environmental Quality Act (CEQA) “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

Agencies demonstrate compliance with Section 21002’s mandate by adopting findings before approving projects for which Environmental Impact Reports (EIRs) are required. (See PRC § 21081, subd. (a); *State CEQA Guidelines*, § 15091, subd. (a).) The approving agency must make written findings for each significant environmental effect identified in an EIR for a proposed project and must reach at least one of three permissible conclusions. The first possible finding is that “[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.” (*State CEQA Guidelines*, § 15091, subd. (a)(1).) The second permissible finding is that “[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding” and that “[s]uch changes have been adopted by such other agency or can and should be adopted by such other agency.” (*State CEQA Guidelines*, § 15091, subd. (a)(2).) The third potential conclusion is that “[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.” (*State CEQA Guidelines*, § 15091, subd. (a)(3).)

Agencies must not adopt a project with significant environmental impacts if feasible alternatives or mitigation measures would substantially lessen the significant impacts. PRC Section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.” *State CEQA Guidelines* Section 15364 adds “legal” considerations as another indicia of feasibility. (See also *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 565.) Project objectives also inform the determination of “feasibility.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417.) Further, “‘feasibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*Id.*; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) An agency need not, however, adopt *infeasible* mitigation measures or alternatives. (*State CEQA Guidelines*, § 15091, subds. (a), (b).) Further, environmental impacts that are less than significant do not require the imposition

of mitigation measures. (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1347.)

Notably, Section 21002 requires an agency to “substantially lessen or avoid” significant adverse environmental impacts. Thus, mitigation measures that “substantially lessen” significant environmental impacts, even if not completely avoided, satisfy section 21002’s mandate. (*Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d 515, 521 (“CEQA does not mandate the choice of the environmentally best feasible project if through the imposition of feasible mitigation measures alone the appropriate public agency has reduced environmental damage from a project to an acceptable level”); *Las Virgenes Homeowners Federation, Inc. v. County of Los Angeles* (1986) 177 Cal.App.3d 300, 309 (“[t]here is no requirement that adverse impacts of a project be avoided completely or reduced to a level of insignificance . . . if such would render the project unfeasible”).)

CEQA requires that the Lead Agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (*State CEQA Guidelines*, § 15091, subs. (a), (b).) The California Supreme Court has stated, “[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Citizens of Goleta Valley v. Board of Supervisors*, *supra*, 52 Cal.3d at p. 576.)

The City of Long Beach (City) City Council, as the decision-making body of the CEQA Lead Agency, has determined that based on all the evidence presented, including, but not limited to, the Final EIR, written and oral testimony given at meetings and hearings on the project, and submission of testimony from the public, organizations and regulatory agencies, the following environmental impacts associated with the project are: (1) less than significant and do not require mitigation; or (2) potentially significant and each of these impacts will be avoided or reduced to a level of insignificance through the identified mitigation measures. The City Council has further determined that the project would not result in any significant unavoidable adverse impacts.

A. PROJECT SUMMARY

The Fire Station No. 9 at 4101 Long Beach Boulevard Project (proposed project) would be located at 4101 Long Beach Boulevard in the City of Long Beach. The 0.4-acre project site is currently developed with an approximately 5,000-square-foot (sf), one-story office building with an associated parking lot. The project site is surrounded by single-family residential uses to the northwest and west, a coffee shop and retail stores directly to the north, multi-family residential uses and office uses to the east across Long Beach Boulevard, and office uses to the south. The proposed project includes the demolition of the existing building and parking lot on the project site and the subsequent development of an approximately 12,780 sf, two-story fire station and associated improvements. Vehicular access would be provided through the alley on the northern side of the project site and an exit-only driveway onto Long Beach Boulevard. Firefighting and emergency medical response vehicles would exit the project site via a driveway off East Randolph Place. Off-site improvements would include a new driveway apron from the proposed parking lot to Long Beach Boulevard and three new traffic signals at the intersection of East Randolph Place and Long Beach Boulevard. Additionally, the alley on the project site’s northern border would be widened. Required discretionary actions associated with the proposed project include the

following: certification of the EIR, Site Plan Review approval, Standards Variance, a General Plan Amendment to change the PlaceType designation of the project site to Neighborhood Serving Center or Corridor Low Density (NSC-L), a Zoning Amendment to zone the project site as Mixed Use (MU-1), and a lot merger of the existing parcels on the project site.

The primary purpose of this project is to establish the Fire Station No. at 4101 Long Beach Boulevard Project. The Project Objectives are described below:

1. Return Fire Station No. 9 equipment and personnel to its service area in order to help meet the Long Beach Fire Department response time goal of 6 minutes and 20 seconds for structure fires and 6 minutes for Advanced Life Support.
2. Provide a fire station in compliance with applicable Building Code requirements and with National Fire Prevention Association (NFPA) standards for fire station design, including the provision of facilities for all genders.
3. Provide a new fire station with a secure apparatus bay to house a 32-foot (ft) Type 1 Fire Engine, a 22 ft Type 3 Brush Rig, a 22 ft Rescue Company Vehicle, and a 22 ft Battalion Chief Vehicle within an enclosed structure.
4. Provide a permanent structure for fire personnel that encourages efficient fire operation and adequate space for fire personnel health and well-being.
5. Provide a new fire station with a flexible layout that allows the Long Beach Fire Department to provide for current and future fire and public safety service demands for the next 50 years.
6. Provide a fire station that is complimentary with the context of the surrounding uses and structures.
7. Design a new fire station that is energy efficient and of high-quality design.

The proposed project would have the following benefits:

1. Provision of a safe and healthy workplace for the Fire Station No. 9 crewmembers.
2. Restoration of operations of Fire Station No. 9 within its service area in order to help meet the Long Beach Fire Department response time goals.
3. Provision of enhanced emergency response services from this new Fire Station facility, with the additional capacity to house a reserve Type 3 engine in the apparatus bay and a fire truck in the rear of the station.

B. ENVIRONMENTAL REVIEW PROCESS

In conformance with CEQA, the *State CEQA Guidelines*, and the City of Long Beach policies regarding the implementation of CEQA, the City conducted an extensive environmental review of the proposed project.

- The City determined that an EIR would be required for the proposed project and issued a Notice of Preparation (NOP) on February 18, 2022. The City also conducted a virtual public scoping meeting on March 9, 2022, to present the proposed project and to solicit input from interested parties regarding environmental issues that should be addressed in the EIR. Section 2.2 of the Draft EIR describes the issues identified for analysis in the Draft EIR through the NOP and the public scoping process. Section 2.4, Effects Found Not to Be Significant, identifies environmental issues that were considered, but for which no adverse impacts were identified during scoping. As such, these environmental issues were not discussed in the Draft EIR.
- The City prepared a Draft EIR, which was made available for a 45-day public review period, beginning July 15, 2022, and ending August 29, 2022. The City prepared a Final EIR, including the Responses to Comments to the Draft EIR and this Findings of Fact. The Final EIR/Response to Comments contains comments on the Draft EIR, responses to those comments, text errata to the Draft EIR, and appended documents.

C. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the City in conjunction with the proposed project;
- All written comments submitted by agencies or members of the public during the public review comment period on the NOP;
- The Final EIR for the proposed project;
- The Draft EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The reports and technical memoranda included or referenced in the Response to Comments;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR;
- The Resolutions adopted by the City in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto;
- Matters of common knowledge to the City, including but not limited to federal, State, and local laws and regulations;
- Any documents expressly cited in these Findings; and
- Any other relevant materials required to be in the record of proceedings by Public Resources Code (PRC) Section 21167.6(e).

D. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City's actions related to the project are located at the City of Long Beach City Hall, 411 West Ocean Boulevard, 3rd Floor, Long Beach, California 90802. The City's Development Services Department is the custodian of the administrative record for the proposed project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the City's Development Services Department. This information is provided in compliance with PRC Section 21081.6(a)(2) and *State CEQA Guidelines* Section 15091(e).

II. FINDINGS OF FACT

This section provides a summary of the proposed project's impacts, as identified in the Final EIR, that would have no impact or less than significant impact without mitigation, as well as those impacts that would be less than significant with mitigation. The proposed project does not have any significant and unavoidable impacts.

A. ENVIRONMENTAL EFFECTS THAT WERE DETERMINED NOT TO BE POTENTIALLY AFFECTED BY THE PROPOSED PROJECT

As a result of the IS that was circulated with the NOP by the City on February 18, 2022, the City determined, based upon the threshold criteria for significance, that the proposed project would not result in significant potential environmental impacts in several areas; these topics were identified in the IS as having "No Impact". Therefore, the City determined that these potential environmental effects would not be evaluated further in the EIR. Based upon the environmental analysis documented in Chapter 2.0 of the Final EIR, no substantial evidence has been submitted to or identified by the City that indicates that the proposed project would have an impact on the following environmental areas:

Aesthetics: Damage to scenic resources, including within a State Scenic Highway. According to the California Department of Transportation (Caltrans) Scenic Highway Mapping Program, there are no Designated or Proposed Scenic Highways in the vicinity of the project site. Therefore, the proposed project would not damage any scenic resources within a State Scenic Highway.

Agriculture/Forestry Resources: The project site is currently developed and is not used for agricultural or forestry purposes. The project site is not zoned for agricultural use. Therefore, the proposed project would not conflict with zoning designations for agricultural use or land currently under a Williamson Act contract. According to the Los Angeles County Important Farmland Map, the entire project site and surrounding area is designated as "Urban and Built Up Land." There are no designated Prime Farmlands, Unique Farmlands, or Farmlands of Statewide Importance on the project site or in the project's immediate vicinity, nor are there areas zoned for agricultural or forestry uses. Additionally, the project site does not contain any timberland resources. Implementation of the proposed project would not result in environmental changes that could result in the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use. Therefore, the proposed project would result in no impacts to agriculture or forestry resources.

Biological Resources: Conflict with an adopted local, regional, or state habitat conservation plan. The project site is located within an urbanized area of the City, as the entirety of the surrounding vicinity has been previously developed. There is no Habitat Conservation Plan/Natural Communities Conservation

Plan (HCP/NCCP) for Long Beach or the project site specifically. The proposed project would not result in impacts related to conflict with any provisions of an HCP or NCCP.

Cultural Resources: Substantial adverse change in the significance of a historical resource. The project site is currently developed with a commercial building that was constructed in 1951. According to the Historic Resources Evaluation, the office building on the project site was not determined to be a historic resource. As discussed in further detail in the Historical Resources Evaluation (LSA 2021), the office building has sustained modifications that have impaired the building's integrity of materials, design, workmanship, feeling, and association to the degree that it no longer conveys an association with its period of significance. Furthermore, no evidence was found that it is associated with any historically significant people or is the work of a master. Therefore, the office building on the project site is not eligible for listing in the California Register or for designation as a local landmark. The proposed project would not cause a substantial adverse change in the significance of a historical resource.

Geology and Soils: soils capability to support the use of septic tanks. The proposed project would not include the use of septic tanks or alternative wastewater disposal systems because sanitary sewer and wastewater facilities are available in the vicinity of the project site. Therefore, the project would have no impact with respect to septic tanks or alternative wastewater disposal systems.

Hydrology and Water Quality: In the flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation, or impede or redirect flood flows. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is within Zone X, which is considered an Area of Minimal Flood Hazard. As the project site is not located within a 100-year floodplain, the proposed project would not impede or redirect flood flows. According to the Department of Conservation (DOC) tsunami hazard map for Los Angeles County, the project site is not inside a tsunami hazard area. Additionally, according to the City's Seismic Safety Element (1988) and the California Emergency Management Agency (Cal EMA), the project site is not located within a zone of seiche areas. In the event of a tsunami, the City has established response procedures as described in the City of Long Beach Natural Hazards Mitigation Plan. Therefore, the project site would not be subject to inundation by a tsunami or seiche or redirect flood flows.

Population and Housing: Displace substantial numbers of existing people or housing which would necessitate construction of replacement housing elsewhere. In the existing condition, the project site is currently developed with an office building and, therefore, does not contain any population or housing. The proposed project would not displace any existing housing or populations on the project site. Therefore, there would be no impact related to the displacement of substantial numbers of existing people or housing.

Recreation: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect. The proposed project would not develop residential uses that would require the construction or expansion of recreational facilities that might have an adverse effect on the environment. Further, the proposed project does not propose any public recreational uses, which might have an adverse physical effect on the environment. Therefore, the proposed project would not cause a substantial impact on recreational facilities.

Wildfire: According to the California Department of Forestry and Fire Protection (CAL FIRE) Very High Fire Hazard Severity Zone (VHFHSZ) Maps for the Los Angeles County region, the entire City of Long

Beach is designated as a non-VHFHSZ, and the City does not include any State Responsibility Areas (SRAs). The nearest VHFHSZ to the project site is approximately 8 miles to the southwest at the base of the Palos Verdes Peninsula on the eastern side of Rancho Palos Verdes. The nearest SRA is in the Hacienda Hills, approximately 14 miles northeast of the project site. Therefore, the proposed project would not result in any exacerbated risk due to wildfire.

B. ENVIRONMENTAL EFFECTS WHICH WERE DETERMINED TO BE LESS THAN SIGNIFICANT

The Final EIR determined that the following impacts would have a “Less Than Significant Impact” with implementation of the proposed project. No mitigation is required to reduce or avoid such impacts because those impacts would not exceed relevant thresholds of significance.

AESTHETICS

Impact: Scenic Vista. Scenic vistas afforded to the City include views of the Pacific Ocean and the Port of Long Beach to the south, distant views of the San Gabriel and San Bernardino Mountains to the north, and distant views of the Santa Ana Mountains to the east. The City’s General Plan Urban Design Element identifies existing scenic vistas in the City. The City’s General Plan Urban Design Element also designates scenic routes, including the approach road to Rancho Los Cerritos. The project site is not in the vicinity of any of these scenic vistas; however, it is approximately 0.3 mile southeast of the approach road to Rancho Los Cerritos (Virginia Road). Although the proposed project may be partially visible from certain points along the approach road to Rancho Los Cerritos, several existing commercial buildings along Long Beach Boulevard are already visible from the approach road. Further, it is presumed that the approach road to Rancho Los Cerritos was selected as a scenic route because it is lined with mature trees on both sides and offers sweeping views of the golf course at the Virginia Country Club on either side. The proposed project would not remove any of the mature trees along the Rancho Los Cerritos approach road, nor would it modify any portion of the Virginia Country Club golf club. Further, the proposed project would comply with the applicable building height limits and policies included in the City’s Land Use and Urban Design Elements. Therefore, the proposed project would not have a substantial effect on scenic views from the Rancho Los Cerritos approach road.

The exterior design of the fire station was developed to complement the neighborhood, blending in with the newer commercial buildings along Long Beach Boulevard. The overall height of the proposed project is 32 ft, 6 inches. The project site is currently divided by two PlaceType Designations. Assessor’s Parcel Number (APN) 7139-015-017, zoned Community Commercial Automobile-Oriented (CCA), has a two-story 28 ft height limit and a General Plan PlaceType of Neighborhood Serving Center or Corridor Low Density (NSC-L), which has a height limit of three stories. APN 7139-015-010, zoned R-1-L, has a two-story 25 ft height limit and a General Plan PlaceType of Founding and Contemporary Neighborhood (FCN), which has a height limit of two stories. The proposed project is consistent with the height limits for the NSC-L PlaceType but exceeds the FCN PlaceType height limit by 5 ft. The proposed fire station building would be consistent with the new Mixed Use (MU-1) zoning designation, which has a three-story 45 ft height limit. Therefore, the proposed project would result in a less than significant impact on a scenic vista, and no mitigation is required.

Impact: Existing visual character. The Urban Design Element of the City’s General Plan designates the approach road to Rancho Los Cerritos, which is approximately 0.3 mile northwest of the project site,

as a scenic route. However, the proposed project would not remove any of the mature trees along the Rancho Los Cerritos approach road. Therefore, the proposed project would not conflict with City policy related to the protection of scenic views from the Rancho Los Cerritos approach road.

Although the project site is not consistent with the existing zoning, the proposed project design is consistent with the goals and policies of the General Plan Urban Design Element, such as Policies UD 2-5 and UD 2-7. Policy UD 2-5 states that building elements and landscaping should screen items such as aboveground wires, communication boxes, back-flow preventers, and electric transformers that create visual distractions. The proposed project is consistent with this policy as it would underground the existing overhead electrical lines along the project site's Long Beach Boulevard frontage. The exterior design of the fire station was developed to complement the neighborhood, using a mixture of rain-screen systems (metallic and phenolic siding) over a masonry base consisting of metal and wood-like appearances that would be separated by a metal horizontal band in some locations, and blending in with the newer commercial buildings along Long Beach Boulevard. Therefore, the proposed project would not degrade the existing visual character or public views and its surroundings.

Impact: Light and glare. Although the proposed project includes lighting, these light sources would be comparable to lighting in the existing condition and would replace some of the lighting associated with the current uses on site. The proposed project would comply with the development regulations outlined in Section 21.41.259 of the City's Zoning Ordinance, which requires that parking lots be illuminated with directed and shielded lights in order to prevent impacts to adjacent properties from light and glare. Landscaping and screening requirements set forth in the City's Zoning Ordinance would also reduce impacts created by lighting. The proposed project would include egress windows, which would be accompanied by overhangs which would significantly reduce potential glare. Flashing lights on the station's fire apparatus would only be operated when responding to emergency calls or during routine vehicle inspections and would only be visible from land uses surrounding the fire station for a very short duration during each instance. Therefore, the use of flashing lights would be fairly limited and would not result in enough light or glare to be considered substantial or affect nighttime views. For these reasons, the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the surrounding urban area, and project impacts would be less than significant

AIR QUALITY

Impact: Conflict with or obstruct implementation of the applicable air quality plan. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the South Coast Air Quality Management District (SCAQMD) to attain State and national air quality standards or reduce violations of any air quality standard. As such, the proposed project would result in a less than significant impact related to a conflict or obstruction of implementation of applicable air quality plans.

Impact: Result in a cumulatively considerable net increase of any criteria pollutant. Construction of the proposed project would not result in any exceedances of any criteria pollutant. In addition, construction equipment/vehicle emissions during construction periods would not exceed any of the SCAQMD established daily emissions thresholds for which the project region is nonattainment under the California ambient air quality standards (CAAQS) or national ambient air quality standards (NAAQS). Compliance Measures AQ-1 through AQ-4 require compliance with SCAQMD standard conditions,

including Rule 402 (Nuisance) to control nuisance emissions, Rule 403 (Fugitive Dust) to control fugitive dust, and Rule 1113 (Architectural Coatings) to control volatile organic compound (VOC) emissions from paint. Compliance with SCAQMD standard conditions are regulatory requirements, not mitigation, and were considered in the analysis of construction emissions. Therefore, the proposed project would not exceed the SCAQMD construction emissions thresholds, and short-term (construction) air quality impacts would be less than significant. The net increased emission results during operation of the proposed project would not exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. While the project would result in the increased emissions of criteria pollutants, emissions during operation of the proposed project would not exceed the thresholds of significance for any criteria pollutants for which the project region is nonattainment under State or federal ambient air quality standards (CAAQS or NAAQS, respectively). Therefore, operational emissions for the proposed project would have a less than significant impact.

Impact: Expose sensitive receptors to substantial pollutant concentrations. Construction of the proposed project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD rules for standard construction practices (Compliance Measures AQ-1 through AQ-4). Therefore, once the project is constructed, the project would not be a source of substantial pollutant emissions, and sensitive receptors would not be exposed to substantial pollutant concentrations during either project construction or operation. As such, impacts would be considered less than significant.

Impact: Odor emissions adversely affecting a substantial number of people. The proposed project does not include any land uses or activities that are typically associated with odor generation. Some odors may emanate from the operation of diesel-powered construction equipment during construction of the proposed project. However, these odors would be limited to the construction period and would disperse quickly; therefore, these odors would be considered less than significant and would not require mitigation. The proposed project includes a new fire station and off-site traffic signals, which would not produce objectionable odors. Although trash receptacles could be a source of odors, all project-generated refuse would be stored in a trash enclosure and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, no significant impacts related to objectionable odors would result from the proposed project, and no mitigation is required.

Impact: Result in a cumulatively considerable contribution to a significant air quality impact. Air pollution is inherently a cumulative type of impact measured across an air basin. The incremental effect of projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively considerable. The proposed project's construction- and operation-related regional daily emissions are less than the SCAQMD significance thresholds for all criteria pollutants. In addition, adherence to SCAQMD rules and regulations would substantially reduce potential impacts associated with South Coast Air Basin-wide air pollutant emissions. Therefore, the proposed project would not have a cumulatively considerable increase in emissions, and the proposed project's cumulative air quality impacts would be less than significant.

BIOLOGICAL RESOURCES

Impact: Result in an adverse effect through habitat modifications on any species listed as a candidate, sensitive, or special-status species in local or regional plans or by the California Department of Fish and Wildlife. The project site is currently developed with an office building and is located within an urbanized area of the City, as the entirety of the surrounding vicinity has been previously developed. There are no native habitats within the project site with the potential to support sensitive plant and animal species. The project site contains ornamental landscaping and non-native trees, which could potentially support nests and roosting for bird species. However, if vegetation removal were to occur during the nesting bird season (January 1 through September 30), a pre-construction survey would be required to ensure that any active nests are identified and appropriate measures taken to ensure that impacts to nesting species are in compliance with regulations established in the Migratory Bird Treaty Act of 1918 (MBTA) (refer to Compliance Measure BIO-1). No other impacts to candidate, sensitive, or special-status species are anticipated from implementation of the proposed project.

Impact: Result in an adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans or by the California Department of Fish and Wildlife. The project site is currently developed with an office building, parking, associated infrastructure, and ornamental landscaping. There are no riparian habitats or other sensitive natural communities as identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS).

Impact: Result in a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. The project site is currently developed and located within a highly urbanized area, and as such, does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, the proposed project would have no impact on federally protected wetlands.

Impact: Result in substantial interference with the movement or migration of wildlife species or wildlife nursery sites. The project site is located in an urbanized area of the City that is developed with residential and commercial uses. Within the vicinity of the project site, there are no large areas of natural habitat that would facilitate migratory fish or wildlife movement or serve as a wildlife corridor. Construction of the proposed project would be required to comply with the MBTA. Compliance with this federal law would ensure that project implementation would not impact migratory wildlife.

Impact: Conflict with local policies or ordinances protecting biological resources. Construction of the proposed project would result in the removal of several trees along the eastern side of the project site; however, no street trees would be removed or planted as a part of the proposed project. Any tree relocation or removal would occur within the project site. The City's General Plan Conservation Element (1973) and Open Space and Recreation Element (2002) does not contain a tree preservation policy. In addition, it should be noted that these trees are non-native and are not considered sensitive biological resources. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources.

CULTURAL RESOURCES

Impact: Disturb human remains including those interred outside of formal cemeteries?

Although no human remains are known to be on the project site or are anticipated to be discovered during project construction, there is always a possibility of encountering unanticipated cultural resources, including human remains. The project site is not located near or adjacent to any formal cemeteries, and there are no known human remains interred on the project site. Due to the developed nature of the project site, the likelihood of encountering buried cultural resources anywhere within the project site is very low. Disturbing human remains could violate the State's Health and Safety Code as well as destroy the resource. Adherence to regulatory standards included in Regulatory Compliance Measure CUL-1 would reduce the impact of the proposed project on human remains to a less than significant.

ENERGY

Impact: Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

The proposed project would generate 42 net new average daily trips in the immediate vicinity of the project site, and total citywide vehicle trips would not be increased as these trips are already occurring at the temporary Fire Station No. 9 location. Therefore, the proposed project would not result in an increase in gasoline or diesel fuel consumption during project operation. The estimated electricity demand associated with the operation of the proposed project is 136,711 kilowatt-hours (kWh) per year. Total electricity demand in Los Angeles County in 2020 was approximately 65,650 gigawatt-hours (GWh) (65,649,878,013 kWh). Therefore, operation of the proposed project would increase the annual electricity consumption in Los Angeles County by less than 0.01 percent. Further, electricity consumption is currently occurring at the temporary Fire Station No. 9 location, which would be replaced by the proposed project. Electrical and natural gas demand associated with project operations would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. Furthermore, the proposed project would replace an older fire station with a more energy efficient building. The project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The project would be required to adhere to all federal, State, and local requirements for energy efficiency, which would substantially reduce energy usage. Impacts would be considered less than significant.

Impact: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the overall use in the County of Los Angeles. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the overall use in the County and to the State's available energy resources. Further, the proposed project would replace the energy usage occurring at the temporary Fire Station No. 9 location. Therefore, energy impacts at the regional level would be negligible. Because California's energy conservation planning actions are conducted at a regional level, and because the proposed project's total impact on regional energy supplies would be minor, the proposed project would not conflict with or obstruct California's energy conservation plans as described in the California Energy Commission's (CEC) Integrated Energy Policy Report. The proposed project would not result in the inefficient, wasteful, and unnecessary consumption of energy. Potential impacts related to conflict with or obstruction of a State or local plan for renewable energy or energy efficiency would be less than significant.

Impact: Result in a cumulatively considerable contribution to a significant impact related to energy. The proposed project would result in an increased services demand in electricity and natural gas, although this demand is already occurring at the temporary Fire Station No. 9 location, which would be replaced by the proposed project. The proposed project would not require Southern California Edison (SCE) to expand or construct infrastructure that could cause substantial environmental impacts. Similarly, additional natural gas infrastructure is not anticipated due to cumulative development. During construction activities, transportation energy use would increase; however, this transportation energy use would not represent a major amount of energy use when compared to the amount of existing development and to the total number of vehicle trips and vehicle miles traveled (VMT) throughout Los Angeles County and the region. Once operational, the proposed project would not increase transportation energy use. Therefore, the proposed project's contribution to impacts related to the inefficient, wasteful, and unnecessary consumption of energy would not be cumulatively considerable, and no mitigation is required.

GEOLOGY AND SOILS

Impact: Adverse effects including risk of loss, injury, or death from; rupture of known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides. According to the Alquist-Priolo Earthquake Fault Zones delineated by the California Geological Survey (CGS), there are no known active earthquake faults on the project site. The boundary of the closest Alquist-Priolo Earthquake Fault Zone (EFZ) is the Long Beach Fault Zone (part of the Newport-Inglewood Fault Zone) which is located approximately 0.6 mile southwest of the project site. Given the City's location in the seismically active area of Southern California, all development in the City is required to adhere to the California Building Standards Code (California Code of Regulations [CCR], Title 24) and the Uniform Building Code (UBC). The proposed project would be required to comply with LU Policy 20-12, which requires compliance with current building codes to reduce potential impacts associated with seismic hazards. In addition, implementation of recommendations outlined in the project-specific Geotechnical Investigation Report as required in Compliance Measure GEO-1 would reduce potential impacts from seismic ground shaking. The project site is not within a state-designated Zone of required investigation for liquefaction according to the CGS (2021) (Twining 2021). Based on the great depth of groundwater (exploratory borings to a depth of 81.5 ft encountered no groundwater), and site subsurface conditions, liquefaction potential and seismic settlement at the site is low. As described in the Geotechnical Investigation Report (July 2021) prepared for the project, the project site is not within an area with the potential for earthquake-induced landslides. The project site is flat and not close to significant slopes; therefore, the potential for earthquake-induced landslides to occur at the site is considered negligible.

Impact: Result in substantial soil erosion or the loss of topsoil. Construction of the proposed project would require grading and other soil-disturbing construction activities. These construction activities may result in increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil and siltation could occur at an accelerated rate. The proposed project would be required to comply with the Construction General Permit, which requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) (Compliance Measure HYD-1). The SWPPP would detail Erosion Control and Sediment Control Best Management Practices (BMPs) to be implemented during project construction to minimize erosion and retain sediment on site. With compliance with the requirements of the Construction General Permit and with implementation of the construction BMPs, construction impacts related to on-site erosion during construction would be less than significant, and no

mitigation is required. The proposed project would increase the amount of impervious area of the project site by 745 sf, approximately 5 percent of the proposed total impervious surface. Therefore, on-site stormwater flows would experience a negligible increase. These impervious surface areas would not be prone to erosion or siltation because they would not include any loose soil. The pervious surface areas on the project site would contain landscaping that would minimize on-site erosion and siltation by stabilizing the soil. Impacts related to substantial on-site erosion would be less than significant.

Impact: 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. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the project site is located in a relatively flat area with no significant slopes nearby, landslides or other forms of natural slope instability do not represent a significant hazard to the project.

Lateral spreading often occurs on very gentle slopes or flat terrain. The dominant mode of movement is lateral extension accompanied by shear or tensile fracture. This failure is caused by liquefaction and is usually triggered by rapid ground motion, such as that experienced during an earthquake, but can also be artificially induced. When coherent material, either bedrock or soil, rests on materials that liquefy, the upper units may undergo fracturing and extension and may then subside, translate, rotate, disintegrate, or liquefy and flow. The Geotechnical Investigation Report indicates that lateral spreading is not a potential concern with respect to the proposed project. Therefore, potential impacts related to lateral spreading would be less than significant, and no mitigation is required.

Subsidence refers to broad-scale changes in the elevation of land. Common causes of land subsidence are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydrocompaction). Subsidence is also caused by heavy loads generated by large earthmoving equipment. As stated in the Geotechnical Investigation Report, construction dewatering is not anticipated to be required. To minimize the potential for differential settlement, the Geotechnical Investigation Report recommends over excavation beneath the proposed building foundations and, if necessary, the placement of engineered fill (Compliance Measure GEO-1). The project site is not located within an area of known subsidence that may be associated with groundwater, peat loss, or oil extraction.

Implementation of Compliance Measure GEO-1 and compliance with LU Policy 20-12 would be required to address the proposed project's impacts with respect to compressible soils. The design and remedial grading and ground improvement (as necessary) will be performed in accordance with the applicable requirements in the California Building Code (adopted by the City as its Building Code with certain amendments), and current standards of practice in the area.

Impact: Be located on expansive soil. According to the Geotechnical Investigation Report (July 2021) prepared for the proposed project, the expansion and collapse potential is low at the project site. Soil expansion and collapse potentials were considered to have negligible impacts on project design and construction.

Impact: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The project site is located within an urbanized area that has been previously graded and

paved. Due to previous development on the project site, any paleontological resources or unique geologic features that may have been present at one time would likely have been previously disturbed and therefore the likelihood of encountering intact resources is low. Excavation activities are not expected to extend more than 3–5 ft below ground surface (bgs); however, if an unanticipated fossil discovery occurs during construction or excavation, implementation of Compliance Measure GEO-2 would reduce potential impacts to a less than significant level.

GREENHOUSE GAS EMISSIONS

Impact: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Using the California Emissions Estimator Model (CalEEMod), it is estimated that the project would generate 217.1 metric tons of carbon dioxide equivalent (MT CO₂e) during construction of the project. When annualized over the 30-year life of the project, annual emissions would be 7.2 MT CO₂e. According to SCAQMD, a project would have less than significant greenhouse gas (GHG) emissions if it would result in operational-related GHG emissions of less than 2,520 MT CO₂e per year. Based on the analysis results, the proposed project would result in 60.9 MT CO₂e per year, which would be well below the numeric threshold of 2,520 MT CO₂e per year. Therefore, impacts related to operational GHG emissions would be less than significant.

Impact: Conflict with a plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. The proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in Assembly Bill (AB) 32, the AB 32 Scoping Plan, Executive Order (EO) B-30-15, Senate Bill (SB) 32, and AB 197 and would be consistent with applicable State plans and programs designed to reduce GHG emissions. Therefore, impacts would be considered less than significant. The proposed project would not conflict with the goals of the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS); therefore, the proposed project would not interfere with SCAG's ability to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035, and it can be assumed that regional mobile emissions will decrease in line with the goals of the RTP/SCS. Therefore, impacts related to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions would be less than significant.

Impact: Result in a cumulatively considerable contribution to a significant emission of greenhouse gases. The analysis of impacts related to GHG emissions is inherently cumulative. The proposed project would have no conflict with applicable statewide and regional climate action measures. The project's operational-related GHG emissions would not exceed the SCAQMD's numeric threshold. Therefore, GHG emissions impacts associated with the proposed project would be less than significant, and therefore the cumulative impact would also be less than significant.

HAZARDS AND HAZARDOUS MATERIALS

Impact: Hazards related to the transport, use, or disposal of hazardous materials.

Construction. During demolition and construction activities for the proposed project, there is a possibility of generating small quantities of hazardous materials. The construction phase of the proposed project would include the transport, storage, and short-term use of petroleum-based fuels, lubricants, pesticides, and other similar materials. The amount of hazardous chemicals present during construction

is limited and would be in compliance with existing government regulations, such as the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, and the California Code of Regulations (CCR, Title 22).

Operation. When used and stored properly and in compliance with local, State, and federal regulations, hazardous materials used and stored on the project site during operation would not result in a significant hazard to visitors or the environment. The project proposes vehicle parking and would include on-site cleaning and light maintenance of fire apparatus assigned to the fire station.

The Long Beach Certified Unified Program Agency (Unified Program) is the administering agency for the chemical inventory and business emergency plan regulations for the City. The Unified Program combines both the Long Beach Fire Department (LBFD) and the Health Department into one primary agency responsible for hazardous materials management in the City. All transport, handling, use, and disposal of substances such as petroleum products, paints, and solvents related to the operation and maintenance of the proposed project would be required to comply with all federal, State, and local laws regulating the management and use of hazardous materials. Therefore, the proposed project would result in a less than significant impact with regard to the routine transport, use, or disposal of hazardous material.

Impact: Release of hazardous materials into the environment.

Construction. Construction activities associated with the proposed project would include site preparation and demolition activities, building construction, paving, and the implementation of ornamental landscaping and pedestrian improvements. In the event that unknown hazardous materials are discovered on site during project construction, the project contractor would be required to notify the Unified Program, who would then determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

The project site has been previously developed with commercial uses. As such, there is potential for uncovering hazardous materials in the soil during construction activities. A Phase I Environmental Site Assessment (ESA) was prepared for project site in 2020 to evaluate the project site for potential Recognized Environmental Concerns (RECs) that are present and/or off-site conditions that may impact the project site. The Phase I ESA found the historical presence of activities in the vicinity of the project site that constitute a potential vapor encroachment concern (VEC), with potential concern for migration of contaminants onto the project site. This issue represents a potential REC affecting the project site. A gasoline service station was located to the north of the project site from at least 1935 to 1939. Agency records indicated that a dry-cleaning business operated on the adjacent property to the north in 1948 and in the 1990s. Another dry cleaner with documented use of chlorinated solvents has been located approximately 240 ft to the north of the project site since at least 1994. Gas stations typically have underground fuel storage tanks and dry cleaners commonly use chlorinated solvents. The Phase I ESA recommended the preparation of a Phase II Soil Vapor Site Investigation, which was conducted in November 2020, to evaluate the potential for volatile organic compounds (VOC) to migrate to the project site from current and/or past off-site activities.

As described in further detail in the Phase II Soil Vapor Site Investigation, a soil vapor investigation completed at the project site detected low concentrations of benzene in subsurface soil vapor samples taken throughout the project site. Given that the benzene levels were below applicable screening levels

established by the California Department of Toxic Substances Control (DTSC) for residential and commercial/industrial land uses, and no other VOCs were detected, they do not represent a significant risk to human health from vapor intrusion. Based on the results of the Phase I ESA and the Phase II Soil Vapor Site Investigation, none of the off-site uses surrounding the project site are a VEC or REC and no further investigation is warranted or recommended. Therefore, construction of the proposed project would not 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.

Operation. Hazardous substances associated with the proposed fire station would be limited in both amount and use such that they can be contained (stored or confined within a specific area) without impacting the environment. Project operation would involve the use of potentially hazardous materials typical of fire station uses (e.g., solvents, cleaning agents, paints, fertilizers, and pesticides) that, when used correctly and in compliance with existing laws and regulations, would not result in a significant hazard to visitors or workers in the vicinity of the proposed project. Therefore, operation of the proposed project would not 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.

Impact: Hazardous emissions and substances within one-quarter mile of an existing or proposed school. The nearest school to the project site is the Oakwood Academy, which is approximately 0.26 mile south of the project site at 3850 Long Beach Boulevard in the City. As previously stated, the proposed project would not result in a significant hazard affecting the public during project construction or operation. Furthermore, operation of the proposed project would not result in significant impacts associated with hazardous materials because all materials would be handled, stored, and disposed of in accordance with applicable standards and regulations. Therefore, because the proposed project does not involve activities that would result in the emissions of hazardous materials or acutely hazardous substances, and because the closest school is greater than 0.25 mile away from the project site, impacts would be less than significant.

Impact: Located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and subsequently create significant hazard to the public or the environment. According to the DTSC EnviroStor database, the project site is not located on a federal superfund site, State response site, voluntary cleanup site, school cleanup site, corrective action site, or tiered permit site. In addition, none of these sites are located within 3,000 ft of the project site. Review of the State Water Resources Control Board (SWRCB). There are three Leaking Underground Storage Tank (LUST) sites within 3,000 ft of the project site, which have all been completed and are classified as "case closed." The project site is not located on a list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit or active cease and desist orders and cleanup and abatement orders. The Phase I ESA corroborates that the project site is not listed on any federal, tribal, or State-equivalent databases for hazardous sites. All use, storage, transport, and disposal of hazardous materials (including any small amounts of hazardous wastes) during construction and operational activities will be performed in accordance with existing local, State, and federal hazardous materials regulations. Because the project site is not listed on the DTSC Hazardous Waste and Substances Site List (Cortese List, compiled pursuant to Section 65962.5 of the Government Code), impacts related to this topic are considered less than significant.

Impact: Hazards resulting from proximity to a public or private airport. The nearest public use airport to the project site is Long Beach Airport located at 4100 Donald Douglas Drive in the City of Long Beach, approximately 1.5 miles southeast of the project site. The project site is located outside the boundaries of the Long Beach Airport Planning Boundary/Airport Influence Area. However, according to the Los Angeles County Airport Land Use Plan 1991 (revised in 2004), the project site is located in the Federal Aviation Administration's (FAA) Part 77 Notification Area. The purpose of the FAA Part 77 Notification process is to ensure protection of the airspace essential to the safe operation of aircraft at and around airports. Height restrictions range from a maximum of 36 ft in areas closest to the airport, to a maximum of 176 ft towards the outer boundaries of the Plan Area. Construction of structures within the FAA's Part 77 Notification Area require that the FAA be notified of construction of any proposed structure(s) which exceed a 50 to 1 imaginary surface slope ratio within 10,000 ft of the nearest runway at a public use airport. The FAA would then be responsible for reviewing the height of the proposed structures and determining whether they pose a potential aviation hazard. The proposed project includes a General Plan Amendment to implement a consistent PlaceType (Neighborhood Serving Center or Corridor Low Density [NSC-L]) on the entire project site. The Airport Land Use Commission (ALUC) cleared the implementation of the NSC-L PlaceType on properties that are in close vicinity of the Long Beach Airport in association with the City's adoption of the Land Use Element update in 2019; therefore, the new fire station would not create any new safety hazards related to any nearby airports. With adherence to the regulatory standards provided in Compliance Measure HAZ-1, implementation of the proposed project would result in less than significant impacts related to safety hazards for people working in the project area.

Impact: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The City's Emergency Operations Plan (August 2015) outlines the City's emergency response organization and policies. This plan also identifies ways in which the City and its residents can minimize risk and prevent loss from natural hazard events. The City has also adopted a Hazard Mitigation Plan that identifies Long Beach Boulevard as one of the key arterial roadways that could be used as an evacuation route in the event of a disaster and that the City should ensure that it is kept "free and unobstructed at all times."

During short-term construction activities, all construction equipment would be staged within the project site. The proposed project could affect emergency services and/or emergency evacuation plans by potentially requiring the partial closure of the westernmost lane of southbound Long Beach Boulevard while the overhead electrical lines along the eastern boundary of the project site are being undergrounded. As such, construction activities could temporarily increase response times for emergency vehicles in the vicinity of the project site. Compliance Measure PS-1 requires that a Construction Staging and Traffic Management Plan (CSTMP) be prepared for the proposed project to ensure that emergency vehicles would be able to navigate through any traffic congestion due to construction activities. Compliance Measure PS-1 also requires that lane restrictions on Long Beach Boulevard be limited to off-peak hours, to the extent feasible, to limit the potential impacts on emergency response and evacuation plans. With implementation of Compliance Measure PS-1, potential impacts related to Lbfd's ability to implement an emergency response plan or emergency evacuation access during construction would be less than significant.

Further, the proposed project would not permanently obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. Adequate emergency access would be provided to and from the project site along the alleyway, which is being widened to accommodate fire

apparatus, and East Randolph Place, which is part of the City's public street network. Additionally, access to/from the project site must be designed to City standards and would be subject to review by the LBFD and the Long Beach Police Department (LBPD) for compliance with fire and emergency access standards and requirements. Therefore, potential impacts related to emergency response and evacuations plans during operation would be less than significant.

Impact: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. The project site is located in an urbanized area where wildfire is not considered a likely risk to people or structures. According to CAL FIRE, the project site is not located in a fire hazard area. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death from wildland fires.

HYDROLOGY AND WATER QUALITY

Impact: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

During construction, the disturbed soil area would be approximately 0.4 acre (17,400 sf). Because construction of the proposed project would disturb less than one acre, the proposed project is not subject to the requirements of the Construction General Permit. However, in accordance with the City of Long Beach Municipal Code (LBMC) Sections 8.96.120 and 8.96.130, and in compliance with the City of Long Beach National Pollutant Discharge Elimination System (NPDES) MS4 Permit (NPDES Permit No. CAS004003, Order No. R4-2014-0024, as amended by Order No. R4-2014-0024-A01), the City of Long Beach would be required to implement construction Best Management Practices (BMPs) to address pollutant discharges associated with construction activities. Construction BMPs would include, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. Implementation of Compliance Measure HYD-1, which requires developing and implementing construction BMPs in compliance with the City's MS4 Permit and LBMC Section 8.96.120, would ensure construction impacts related to waste discharge requirements, water quality standards, and surface water quality would be less than significant.

According to the Geotechnical Investigation Report prepared for the proposed project, groundwater was not encountered during exploratory borings at depths of 81.5 ft bgs. Based on the recorded depths of groundwater, excavation activities are not expected to extend more than 3–5 ft bgs and, therefore, would not have the potential to encounter groundwater, and groundwater dewatering would not be required during construction.

During project operations, in compliance with the City of Long Beach NPDES MS4 Permit and as specified in Compliance Measure HYD-2, the proposed project would be required to comply with the LBMC Section 8.96.130, which requires the development and implementation of structural and nonstructural BMPs to be implemented on a post-construction basis, a maintenance agreement to assure the proper performance of BMPs, and LBMC Section 18.74, which requires the preparation of a Low Impact Development (LID) plan that addresses the applicable requirements in the LBMC including implementation of BMPs, the infiltration, capture and reuse, evapotranspiration, and/or on-site treatment of stormwater through stormwater BMPs allowed in the LID Best Management Practices Manual. Implementation of Compliance Measure HYD-2, which requires compliance with the City's MS4

Permit and LBMC Sections 8.96.120 and 18.74 to protect and where feasible, improve the quality of receiving waters, would ensure operational impacts related to waste discharge requirements, water quality standards, and surface water quality would be less than significant.

Impact: Substantially deplete groundwater supplies or interfere with groundwater recharge.

Groundwater was not encountered during exploration to a maximum depth of approximately 81.5 ft bgs. As stated previously, construction grading and utility trenching activities are not expected to extend more than 3–5 ft bgs. Because of the depth to groundwater, excavation activities would not be anticipated to encounter groundwater during construction. Therefore, groundwater dewatering would not be required. Furthermore, groundwater extraction would not be required during project construction. Therefore, construction impacts related to depletion of groundwater supplies or interference with groundwater recharge would be less than significant, and no mitigation would be required.

Groundwater may be a source of water during project operations. On average between 2015 and 2020, 60 percent of the City's existing water supply consisted of groundwater extracted from the local Central Basin of the Los Angeles groundwater basin, with the remaining 40 percent consisting of imported water purchased from the Metropolitan Water District of Southern California. According to the Long Beach 2020 Urban Water Management Plan groundwater supply for the City is considered to be very reliable, even during multi-year droughts because extractions are strictly limited and because multiple forms of replenishment exist for at least the next 30 years (e.g., recycled water is mixed with imported water and/or natural runoff and is allowed to percolate in the groundwater basin, and San Gabriel River stream flows are used to replenish the groundwater basin, etc.). Therefore, water demands associated with project operations are not expected to contribute to a depletion of groundwater supplies. For these reasons, project operations would not result in impacts related to depletion of groundwater supplies or interference with groundwater recharge.

Impact: Substantially alter the existing drainage pattern in a manner which would result in substantial erosion or siltation. During grading and construction activities, soil would be exposed and disturbed, drainage patterns would be temporarily altered, and there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. The LBMC, in compliance with the City's MS4 Permit, requires the implementation of construction BMPs to reduce impacts to water quality during construction, including those impacts associated with soil erosion and siltation. Implementation of the construction BMPs as indicated in Compliance Measure WQ-1, which implements the requirements of the MS4 Permit and LBMC, would ensure that construction impacts related to on- or off-site erosion or siltation would be less than significant.

Currently, the project site is developed and consists primarily of impervious surfaces. Development of the proposed project would result in a minor increase in the amount of impervious surface area on the project site. Impervious surface areas are not prone to erosion or siltation. Erosion and siltation would be minimal in any landscaped areas. Therefore, impacts related to on-site erosion or siltation would be less than significant.

Impact: Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Currently the project site is developed and consists primarily of impervious surfaces. As specified in Compliance Measure HYD-2, the proposed project would be required to develop and implement structural and nonstructural post-construction BMPs, an associated

maintenance agreement, and prepare a LID plan to address on-site stormwater management during project operations in compliance with the LBMC and City MS4 permit. Therefore, construction and operation of the proposed project would not increase the rate or amount of surface runoff and would not alter the existing potential for flooding on- or off-site.

Impact: Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. Drainage patterns would be temporarily altered during grading and other construction activities, and construction-related pollutants could be spilled, leaked, or transported via stormwater runoff into adjacent drainages and downstream receiving waters. However, as specified in Compliance Measure WQ-1, the proposed project would be required to comply with the requirements of LBMC Section 8.96.120 and specify BMPs to be implemented to control the discharge of pollutants in stormwater runoff as a result of construction activities.

Currently the project site is developed and consists primarily of impervious surfaces. Development of the project would result in a minor increase in impervious surface area on the project site. Furthermore, as specified in Compliance Measure HYD-2, the proposed project would be required to prepare a LID plan and implement BMPs to address on-site stormwater management during project operations in compliance with LBMC Section 18.74, such that on-site and off-site drainage facilities are designed adequately to convey and reduce runoff so that on-site and off-site drainage facility capacity would not be exceeded during a design storm. With implementation of Compliance Measure HYD-2, the proposed project would not result in an exceedance of planned or existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

Project impacts associated with additional runoff that would exceed the capacity of the existing or planned stormwater drainage systems and/or the introduction of substantial sources of polluted runoff would be less than significant.

Impact: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Given that the anticipated groundwater depth beneath the project site is at least 70 ft bgs, groundwater dewatering would not be required. The Geotechnical Investigation Report concluded that stormwater infiltration is not feasible at the project site because the site would not allow for sufficient percolation. Accordingly, the project would not affect the supply or quality of groundwater in the vicinity of the project site. Implementation of BMPs during construction and operation would reduce the potential for pollutants to enter downstream receiving waters through stormwater runoff, which would ensure that implementation of the proposed project would not contribute to any violations of water quality standards. Therefore, the proposed project would not obstruct or conflict with the implementation of a water quality control plan or sustainable groundwater management plan.

LAND USE

Impact: Physically divide an established community. The project site is currently developed with an office building and is located within a largely developed portion of the City of Long Beach. Surrounding land uses are generally characterized by single-family residential, commercial-retail, office, and multi-

family residential uses. Vehicular access to the project site would be provided via the alleyway north of the project site and East Randolph Place, both of which are existing public streets.

The proposed project would replace an existing office use with a new fire station. The proposed project would not introduce a new land use to the Los Cerritos neighborhood that would create a physical division. Therefore, construction and implementation of the project would not result in the physical division of an established community.

MINERAL RESOURCES

Impact: 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. As indicated in the City's General Plan Conservation Element (1973) and Open Space and Recreation Element (2002), oil is the only mineral resource identified within the City. However, the project site has not been identified as a location containing oil resources. The MRZ classification areas in Long Beach are shown in the California Geological Survey's mineral resources map, Generalized Mineral Land Classification Map of Los Angeles County: South Half. The project site falls within an MRZ-4 zone, which is assigned to areas for which there is insufficient information available to determine whether mineral resources are present. However, the project site is currently developed with an office building and uses in the vicinity include commercial buildings, retail buildings, and single-family and multi-family residences. Therefore, the proposed project is not anticipated to result in impacts related to the loss of availability of a known mineral resource that would be of value to the region and residents of the State because the area is predominantly developed and is not planned for use as a mineral extraction area.

Impact: 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. The City's General Plan Conservation Element (1973) and Open Space and Recreation Element (2002) does not identify any locally important mineral resources on the project site. Therefore, potential impacts related to the loss of availability of a locally important mineral resource recovery site would be less than significant.

NOISE

Impact: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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. The nearest airport to the project site is Long Beach Airport located at 4100 Donald Douglas Drive in the City of Long Beach, approximately 1.5 miles southeast of the project site. The Long Beach Airport is within the Los Angeles County Airport Land Use Plan (ALUP) planning area. The ALUP is intended to limit the public's exposure to airport-related hazards and regulate nearby land uses that may interfere with airport operations. Within the ALUP planning boundaries, certain proposed local land use actions must be submitted to the ALUC for review. However, according to the Noise Contours map prepared for the Long Beach Airport Terminal Area Improvement Project, the project site is not within the Community Noise Equivalent Level (CNEL) contours for the Long Beach Airport. In addition, the proposed Fire Station is not considered a noise-sensitive land use. Therefore, because the project site is located outside of the Long Beach Airport's CNEL contours and because the proposed fire station is not a noise-sensitive use, impacts related to excessive airport noise would be less than significant.

Impact: Cumulative Noise Impacts. Cumulative growth within the City could result in temporary or periodic increases in ambient noise levels at development sites throughout the City. However, construction-related noise would be temporary and would no longer occur once construction of individual future projects is completed. In addition, future construction activities would be subject to compliance with the City's Noise Ordinance to ensure that noise impacts from construction sources are reduced. Therefore, the proposed project would not substantially contribute to temporary cumulative construction noise and vibration impacts. A cumulative noise impact would occur if multiple sources of noise from cumulative projects combine to create impacts in close proximity to a sensitive receptor. Operation of the fire station would involve heating, ventilation, and air conditioning (HVAC) equipment operations and intermittent siren use, which could be disturbing to nearby residents and businesses. Because the City's Municipal Code Section 8.80.250 exempts emergency operations, and because the proposed fire station is a replacement for the temporary fire station already operating in the area, operational noise impacts are not considered cumulatively significant. Therefore, the proposed project would not be considered to have a cumulatively considerable contribution to the total noise environment in the City.

POPULATION AND HOUSING

Impact: Induce substantial unplanned population growth in an area, either directly or indirectly

Construction. Construction of the proposed project would provide short-term construction jobs over an approximately 16-month period. Generally, construction workers are only at a job site for the timeframe in which their specific skills are needed to complete that phase of construction. Although the proposed project would increase the number of employees at the project site during construction activities, it is expected that local and regional construction workers would be available to serve the proposed project's construction needs.

Project-related construction workers would not be expected to relocate their household's place of residence as a consequence of working on the proposed project: therefore, the proposed project would result in a less than significant impact associated with inducing substantial population growth or demand for housing through increased construction employment.

Operation. The proposed project would not cause or result in direct population growth because the proposed project would not provide or remove housing on the project site. The firefighters assigned to the previous Fire Station No. 9 at 3917 Long Beach Boulevard are currently working out of a temporary fire station at 2019 East Wardlow Road and would be relocated to the new fire station included in the proposed project. Therefore, the proposed project would not increase the City's number of employed firefighters and would not induce relocation or population growth. Operation of the proposed project would not induce substantial population growth or accelerate development in an underdeveloped area, and any impacts to population growth would be less than significant.

PUBLIC SERVICES

Impact: Substantial physical impact that would affect service ratios, response times, or performance objectives for fire protection. The proposed project involves the replacement of the original Lbfd Fire Station No. 9 with a new state-of-the-art fire station within the Fire Station No. 9 service area that would comply with applicable Building Code requirements and with National Fire Prevention Association (NFPA) standards for fire station design. In addition, the proposed fire station design

incorporates input from Lbfd to optimize the station operations and improve fire protection services in the Fire Station No. 9 service area, including the Los Cerritos, Bixby Knolls, and California Heights neighborhoods, by helping it to meet its response time goal of 6 minutes and 20 seconds for structure fires and 6 minutes for Advanced Life Support.

Construction activities would occur over a 16-month duration and would not necessitate additional fire service or result in the need for additional facilities to maintain service ratios, response times, or performance objectives because the temporary Fire Station for service area No. 9 would remain in operation. Certain construction activities could temporarily increase response times for emergency vehicles in the vicinity of the project site by requiring the partial closure of the westernmost lane of southbound Long Beach Boulevard. However, implementation of Compliance Measure PS-1, which requires that a CSTMP be prepared for the proposed project, to ensure that fire protection vehicles would be able to navigate through any traffic congestion due to construction activities, would ensure that emergency response times remain less than significant. Compliance Measure PS-1 also requires that lane restrictions on Long Beach Boulevard be limited to off-peak hours, to the extent feasible, to limit the potential impacts on firefighter response times. Therefore, potential impacts related to provision of fire protection services during construction would be reduced to a less than significant level.

As discussed above, the proposed project has been specifically designed to provide a modern fire station that would comply with established local, State, and federal standards. Therefore, with project implementation, the response profile within the Fire Station No. 9 service area would be improved, which would help the Lbfd meet its response time goals. Therefore, with implementation of Compliance Measure PS-1, the impact of the proposed project on fire protection would be less than significant.

Impact: Substantial physical impact that would affect service ratios, response times, or performance objectives for police protection. Police protection services would be provided to the proposed project by the Long Beach Police Department (LBPD). Construction of the proposed project is not expected to have any substantial adverse impacts on existing police protection services, as construction workers would occupy a temporary position and would only incrementally increase the demand for police protection services, if at all. Construction of the proposed project would be temporary in nature and would not result in the need for new or physically altered governmental facilities related to police protection and would not result in an increased demand for police services. Construction activities may temporarily increase response times for police vehicles in the vicinity of the project site by requiring the partial closure of the westernmost lane of southbound Long Beach Boulevard. Implementation of Compliance Measure PS-1 would require a CSTMP be prepared for the proposed project to ensure that police protection vehicles can navigate through any traffic congestion created by construction activities. Therefore, with implementation of Compliance Measure PS-1, potential impacts related to LBPD's ability to provide police protection services during construction to be less than significant.

The proposed project would not increase the City's number of employed firefighters or indirectly increase the City's population. The proposed project would not generate demand for additional police protection services or elicit the need for new or altered LBPD facilities. Therefore, with project implementation, the response profile for the project area would remain the same in terms of service delivery, staffing requirements, facilities, and equipment. The project would not prevent LBPD from maintaining acceptable service ratios, response times, or other performance objectives for police protection. Therefore, the impact of the proposed project's operations on police protection would be less than significant.

Impacts: Substantial physical impact that would affect service ratios, response times, or performance objectives for schools. The provision of education and school facilities in the City is the responsibility of the Long Beach Unified School District (LBUSD). The proposed project does not include any residential uses that would increase population growth, generate an increased demand for school facilities, or require the construction of school facilities. The proposed project would not increase the City's number of employed firefighters or indirectly increase the City's population. As such, the operation of the proposed project would not result in an increase in demand for schools and would not trigger the need for new or altered school facilities. No new facilities would be required to be constructed to accommodate the proposed project. Therefore, the project would have less than significant impacts related to schools.

Impact: Substantial physical impact that would affect service ratios, response times, or performance objectives for parks. The proposed project does not include any residential uses and, therefore, would not increase the City's population or result in an increased demand for parks. The proposed project would not increase the City's number of employed firefighters and would not indirectly increase the City's population or demand for parks by inducing relocation or population growth. Therefore, the impact is considered less than significant.

Impact: Substantial physical impact that would affect service ratios, response times, or performance objectives for other public facilities, libraries. The proposed project would not increase the City's number of employed firefighters and would not indirectly increase the City's population or demand for libraries by inducing relocation or population growth. As such, the operation of the proposed project would not result in an increase in demand for libraries and would not trigger the need for new or altered library facilities. No new facilities would be required to be constructed to accommodate the proposed project. Therefore, the project would have less than significant impacts related to public libraries.

RECREATION

Impact: Increase the use of existing neighborhood and regional parks or other recreation facilities which would result in substantial physical deterioration of recreational facilities. The proposed project does not include any residential uses and, therefore, would not increase the City's population or result in an increased demand for parks or other recreational facilities. The proposed project would not increase the City's number of employed firefighters and would not indirectly increase the City's population or demand for parks or other recreation facilities by inducing relocation or population growth. Therefore, the proposed project would result in less than significant impacts.

TRANSPORTATION/TRAFFIC

Impact: Conflict with CEQA Guidelines section 15064.3, subdivision (b). Section 15064.3 of the *State CEQA Guidelines* codifies that project-related transportation impacts are typically best measured by evaluating the project's vehicle miles traveled (VMT). The City of Long Beach Traffic Impact Analysis Guidelines (June 2020) specifically discusses institutional/government and public services uses in Section 2.2.4 of the guidelines. This section discusses screening and thresholds for other land use types and determines that public services that support community health, safety, and welfare will be presumed to have a less than significant impact related to *State CEQA Guidelines* Section 15064.3, subdivision (b). In addition, the proposed project would replace a fire station with another fire station within the same service area. VMT generated by the proposed project would be similar to VMT generated by the fire

station being replaced. Therefore, the proposed project's impact related to *State CEQA Guidelines* Section 15064.3, subdivision (b) would be less than significant.

Impact: Hazards due to a geometric design feature or incompatible uses. Vehicular access to the project site would be provided via an existing alleyway on the northern boundary of the project site. Fire apparatus would exit onto East Randolph Place. Pedestrian access to the project site would be provided via Long Beach Boulevard. Vehicular traffic to and from the project site would use the existing network of regional and local roadways that currently serve the area surrounding the project site. The proposed project includes the widening of the alleyway north of the project site to provide proper access to vehicles, specifically fire apparatus. Battalion vehicle access and apparatus turning radii have been reviewed and approved by the Lbfd. Per zoning requirements, a variance for the distance between the project site's driveway and the nearest intersection is included in the proposed project. Design of the proposed project, including the internal private roadways, ingress, egress, and other streetscape changes, is subject to review by the City's Public Works & Engineering Services for compliance with City regulations. Therefore, the proposed project would result in a less than significant impact related to traffic safety due to a design feature (e.g., substandard roadway and/or roadway design).

Impact: Inadequate emergency access. Vehicular access to the project site would be provided from an existing alleyway along the northern boundary of the project site. Fire vehicles would exit onto East Randolph Place. Adequate emergency access would be provided to and from the project site along the alleyway, which is being widened to accommodate fire apparatus, and East Randolph Place, which is part of the City's public street network. Additionally, access to/from the project site must be designed to City standards and would be subject to review by the Long Beach Fire Department and the Long Beach Police Department for compliance with fire and emergency access standards and requirements. Therefore, approval of the project plans would ensure that the proposed project's impact related to emergency access would be less than significant.

Impact: Result in a cumulatively considerable contribution to a transportation impact. Although a full transportation impact study was not required for the proposed project and cumulative projects were not individually identified, several development projects are approved and/or pending within the City of Long Beach. Each of these projects, as well as all proposed discretionary development in the City, would be subject to its own transportation consistency analysis and would be reviewed for consistency with adopted programs, plans, ordinances, or policies addressing the circulation system. For this reason, cumulative impacts associated with inconsistency of future development with adopted programs, plans, ordinances, or policies addressing the circulation system would be less than significant. Therefore, transportation impacts associated with the proposed project would be considered less than cumulatively significant.

UTILITIES

Impact: Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Water. The Long Beach Water Department (LBWD) provides domestic water service in the City of Long Beach. The majority of the City's water supply consists of groundwater from the Central Groundwater Basin. The City's groundwater supply is supplemented by imported water purchased from

the Metropolitan Water District, which is provided to the City through eleven connections. According to the City's 2020 Urban Water Management Plan (UWMP), the City's water supply from 2015–2020 averaged 60 percent groundwater and 40 percent imported water. However, in 2020, the City's actual water supply was 40 percent groundwater, 53 percent imported water, and 7 percent recycled water.

According to the 2020 UWMP, the City's water supply is forecast to meet projected water demands through 2050 during normal years, single dry years, and multiple dry years. In 2020, the actual water supply used was 55,216 acre-feet, which is substantially lower than the available water supply of 78,478 acre-feet. Therefore, the City's existing water supplies are projected to meet full service demands through the year 2050.

Short-term construction activities would require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies. The proposed project would not require the construction of new or expanded water conveyance, treatment, or collection facilities with respect to construction activities. Therefore, the impacts on water facilities during construction would be less than significant.

Water demand associated with the operation of the proposed project would be typical of a fire station. The proposed project is anticipated to maintain or even decrease water demand through the selection of native and drought-resistant landscaping. According to water demand factors included in the California Emissions Estimator Model (CalEEMod, Version 2020.4.0), the proposed project is estimated to demand 9,478 gallons per day (gpd) (5,512 gpd for indoor use and 3,965 gpd for outdoor use) or 10.6 acre-feet per year of potable water. Therefore, the water demand associated with the proposed project is estimated, as part of the project would represent approximately less than 0.0002 percent of the LBWD's current annual water demand, based on the system's demand of 55,216 acre-feet per year in 2020. The project-generated increase in water demand would be negligible and would fall within LBWD's existing capacity and available supply. As such, the proposed project would not necessitate new or expanded water entitlements, and the LBWD would be able to accommodate the increased demand for potable water.

The water facility improvements would be limited to the project site and connection points to the adjacent, existing LBWD facilities. Therefore, the proposed project would not require or result in the construction of new water facilities, or the expansion of existing facilities, which could cause a significant environmental impact, and the impact would be less than significant. Further, the proposed project would replace temporary Fire Station No. 9, which is currently in operation.

Wastewater. The wastewater treatment plants that serve the City have been designed to treat typical wastewater flows from different land uses. The proposed project would generate wastewater flows typical of a fire station. It is anticipated that the proposed project would use 5,512 gpd of water for indoor uses and 3,965 gpd for outdoor uses, totaling 9,478 gpd. Wastewater generation for the project is assumed to be 90 percent of the project's indoor water demand, to account for evaporation and absorption losses. Therefore, the proposed project would generate approximately 4,961 gpd of wastewater. The project site contains existing sewer services in support of the existing development, but services would need to be extended to the point of connections at the proposed building. The project would install on-site sewer lines that would connect to an existing 8-inch sewer line in the east lane of Long Beach Boulevard. The proposed project is anticipated to generate 4,961 gpd of wastewater, which is less than 0.00004 percent of the available daily treatment capacity. Wastewater plants serving the

project are in compliance with the Los Angeles Regional Water Quality Control Board's (RWQCB) wastewater treatment requirements and have the capacity to accommodate the increased wastewater flows from the proposed project. Therefore, development of the proposed project would not require, nor would it result in, the construction of new wastewater treatment or collection facilities or the expansion of existing facilities other than those facilities to be constructed on site. As such, the project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities. Therefore, there are no impacts related to construction or expansion of wastewater treatment facilities. Further, the proposed project would replace temporary Fire Station No. 9, which is currently in operation.

Stormwater/Drainage. The Stormwater/Environmental Compliance Division within the City's Public Works Department is responsible for maintaining the storm drain system and monitoring stormwater quality. The proposed project would result in a minor increase in impervious surface area on site. The proposed project's drainage design would comply with Standard Urban Storm Water Mitigation Plan (SUSMP) requirements, and the City would pay an in-lieu fee in conformance with its Low Impact Development (LID) Code. The proposed project would comply with the City's MS4 Permit, which regulates urban stormwater runoff, surface runoff, and drainage that flow into the MS4 system. Under the MS4 Permit, the City is responsible for regulating inflows to and discharges from its municipal storm drainage system. Specifically, the City's Public Works/Environmental Compliance Division is charged with the task of ensuring the implementation of the MS4 Permit requirements within the City. Implementation of Compliance Measure HYD-1, which requires developing and implementing construction BMPs in compliance with the City's MS4 Permit, and Compliance Measure HYD-2, which requires compliance with the City's MS4 Permit and Long Beach Municipal Code (LBMC) Sections 8.96.120 and 18.74, would reduce any impacts to stormwater and drainage facilities to less than significant. Similar to existing conditions, stormwater runoff on the project site would drain toward Long Beach Boulevard. Therefore, impacts to stormwater drainage facilities would be less than significant with the incorporation of Compliance Measures HYD-1 and HYD-2.

Electric Power. Electrical power would be supplied to the project site by Southern California Edison (SCE). SCE provides electricity to more than 15 million people in a 50,000-square-mile area of Central, Coastal, and Southern California. According to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2019 was 80,913 gigawatt-hours (GWh). Total electricity consumption in Los Angeles County in 2020 was 65,649 GWh.

Short-term construction activities would be limited to providing power to the staging area and portable construction equipment and would not substantially increase demand for electricity. The heavy equipment used for construction would primarily be powered by diesel fuel. Given the limited nature of potential demand for electricity during construction and the availability of existing power lines on the site, there would not be a need to construct new or alter existing electric transmission facilities. Impacts to local regional supplies of electricity would be less than significant.

The proposed project would underground the existing overhead electrical lines along the project site's Long Beach Boulevard frontage. Dry utilities, including electricity, would be provided to the site from existing infrastructure available in the alley northwest of the project site and along Long Beach Boulevard. Operation of the proposed project would increase on-site electricity demand. CalEEMod Version 2020.4.0 was used to calculate the approximate annual electricity demand of the proposed project. The proposed project would be designed to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating

which would comply with, but also exceed the Title 24 California Green Building Standards Code. Additionally, the proposed project would be required to adhere to all federal, State, and local requirements for energy efficiency, which would substantially reduce energy usage. Based on the CalEEMod outputs, the estimated potential increase in electricity demand associated with the operation of the proposed project is 134,908 kilowatt-hours (kWh) per year. Total electricity consumption in Los Angeles County in 2020 was approximately 65,649 GWh (6.5649×10¹⁰ kWh). Therefore, operation of the proposed project would increase the annual electricity consumption in Los Angeles County by less than 0.000002 percent. Because the proposed project would only represent a small fraction of electricity demand in Los Angeles County, the proposed project would meet Title 24 requirements, be LEED Silver rated, and there would be sufficient electricity supplies available, energy demand for the proposed project would be less than significant. Further, the proposed project would replace temporary Fire Station No. 9, which is currently in operation.

Natural Gas. The Long Beach Energy Resources Department provides the City of Long Beach with natural gas services. Operation of the proposed project would not increase on-site natural gas demand. Dry utilities, including natural gas would be provided to the site from existing infrastructure available in the alley northwest of the project site and along Long Beach Boulevard. The proposed project would be required to adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards, which would significantly reduce energy usage. Additionally, the proposed project would be LEED Silver rated, which would comply with, but also exceed the Title 24 California Green Building Standards Code. CalEEMod Version 2020.4.0 was used to calculate the approximate annual natural gas demand of the proposed project. The estimated potential increase in natural gas demand associated with the proposed project is 1,180 therms per year. The total natural gas consumption within the Long Beach Energy Resources Department service area was 91 million therms. Therefore, operation of the proposed project would negligibly increase the annual natural gas consumption in the Long Beach Energy Resources Department's service area by less than 0.00001 percent. Further, the proposed project would replace temporary Fire Station No. 9, which is currently in operation.

Therefore, construction activities would not impact natural gas services, and the proposed project would not require new or physically altered gas transmission facilities. The project would not require or result in the relocation or construction of new or expanded gas facilities, the construction of which could cause significant environmental effects.

Telecommunication Facilities. Cable, internet, and telephone services are provided to the City's residents by major third-party purveyors. Cellular services provided by all major cellular networks are available in the City. Construction activities associated with the proposed project would not increase the demand for telecommunications facilities. In addition, the proposed project would not involve the construction or relocation of new or expanded telecommunications facilities. Dry utilities telecommunications services would be provided to the site from existing infrastructure available in the alley northwest of the project site and along Long Beach Boulevard. Further, the proposed fire station would not increase telecommunication demands on the project site. Therefore, implementation of the proposed project would not result in impacts related to the construction or relocation of existing telecommunications facilities, and no mitigation would be required.

Impact: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. As stated previously, implementation of the proposed project would not substantially increase the demand for water supplies on the project site.

As the proposed project would maintain current water demand from existing conditions because the proposed project would replace an existing, operating fire station in the City. The proposed project would not necessitate new or expanded water entitlements, and the City would be able to accommodate the increased demand for potable water. Therefore, water demand from the proposed project would have sufficient water supplies available to serve the project from existing entitlements and resources and would not require new or expanded entitlements. Therefore, impacts related to water supplies would be less than significant.

Impact: Exceed wastewater treatment requirements. As stated previously, implementation of the proposed project would not result in a substantial increase in demand for wastewater services on the project site.

Impact: Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The Long Beach Public Works Department provides a wide range of services to the City, including solid waste collection.

Construction. The proposed project includes the demolition of the existing office building on the project site and development of a fire station, widening the designated alley, and associated parking areas, which would generate construction waste. Construction activities would generate construction debris from removal of the landscape and hardscape improvements, as well as removal of some portions of the concrete associated alleyway changes and off-site traffic signal installation. The generation of construction waste would be temporary, would cease upon construction completion, and would not be substantial. Section 18.67.020 of the LBMC stipulates that construction projects valued over \$75,000 and all demolition projects are required to divert at least 60 percent of project-related construction and demolition materials. The proposed project would be in compliance with the City's Construction and Demolition Management Program (CDMP) and the LBMC as it would divert at least 65 percent of the construction waste materials generated during construction activities.

Operation. The proposed project is not anticipated to produce substantially more solid waste than the existing office uses on the project site. Further, the proposed project would replace temporary Fire Station No. 9, which is currently in operation.

Per CalEEMod calculations, the proposed project is estimated to generate approximately 64 pounds (0.032 tons) per day of solid waste during project operation. The incremental increase of solid waste generated by the proposed project would constitute approximately 0.0003 percent of the remaining daily available capacity at Southeast Resource Recovery Facility (SERRF). Therefore, solid waste generated by the proposed project would not cause the capacity of SERRF to be exceeded. The proposed project would result in a less than significant impact to solid waste and landfill facilities.

Impact: Compliance with federal, state, and local solid waste management and reduction statutes and regulations. The California Integrated Waste Management Act (Assembly Bill 939) changed the focus of solid waste management from landfill to diversion strategies, such as source reduction, recycling, and composting. The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal.

Construction. Construction of the proposed project would generate demolition waste. Construction of the proposed project would comply with existing or future statutes and regulations, including the City’s CDMP set forth in Chapter 18.67 of the Municipal Code and any applicable State or federal waste diversion programs. Therefore, impacts would be less than significant.

Operation. Operation of the proposed project would comply with existing or future statutes and regulations, including waste diversion programs mandated by City, State, or federal law. Therefore, the proposed project would result in a less than significant impact related to federal, State, and local statutes and regulations related to solid wastes.

C. ENVIRONMENTAL EFFECTS WHICH WERE DETERMINED TO BE LESS THAN SIGNIFICANT WITH MITIGATION

The Final EIR identified certain potentially significant effects that could result from the proposed project. The following impacts were determined to have a “Less than Significant Impact with Mitigation Incorporated” in the Final EIR. The Long Beach City Council finds that for each of the significant or potentially significant impacts identified in this section, based upon substantial evidence in the record, that changes or alterations have been required or incorporated into the proposed project that would avoid or substantially lessen the significant effects as identified in the Final EIR. As a result, adoption of the mitigation measures set forth below would reduce the identified significant effects to a less than significant level.

CULTURAL RESOURCES

Impact: Cause a substantial adverse change in the significance of an archaeological resource. No previously recorded archaeological deposits or human remains were identified on or within the project site. Additionally, no cultural resources have been previously recorded in the project site or within 0.25 mile of the project. A field survey was not conducted because the project site is fully developed, and any artifacts identified in planters would not be in their original context. The earliest available aerial photograph dates to 1953, at which time the project site was already disturbed and developed with a building. The project site is in close proximity to the natural alignment of the Los Angeles River and a natural marshland, which both would have been utilized by Native American and historic-period populations as a water and food source. The project site was developed prior to 1953. Therefore, there is potential for subsurface historic-period deposits associated with the original development of the project site.

As identified in the Archaeological Resources Memorandum, the project site is considered moderately sensitive for subsurface archaeological resources. With incorporation of Mitigation Measure CUL-1, potential significant impacts to archaeological resources would be reduced to a less than significant level.

Finding: Mitigation Measure CUL-1 is feasible and would reduce potential impacts to archaeological resources to a less than significant level. No significant unavoidable impacts to archaeological resources would occur with implementation of this measure for the reasons set forth in the Final EIR. Therefore, the proposed project would not result in any significant unavoidable impacts related to cultural resources for the reasons set forth in the Final EIR.

Impact: Result in a cumulatively considerable contribution to a significant impact related to cultural resources. The proposed project would not have an impact on historical resources. Potential impacts of the proposed project to unknown archaeological resources, when combined with the impacts of past, present, and reasonably foreseeable projects in the City of Long Beach, could contribute to a cumulatively significant impact due to the overall loss of archaeological resources unique to the region. However, each discretionary development proposal received by the City is required to undergo environmental review pursuant to CEQA. If there were any potential for significant impacts to archaeological resources associated with specific projects in the cumulative impact area, an investigation would be required to determine the nature and extent of the resources and identify appropriate mitigation measures. When archaeological resources are assessed and/or protected as they are discovered, impacts to these resources are considered less than significant.

The proposed project would have a less than significant impact related to unknown cultural resources with implementation of Mitigation Measure CUL-1. As such, the proposed project, in conjunction with other development in the City, would not result in a significant cumulative impact to unique archaeological resources and previously undiscovered buried human remains.

Finding: Mitigation Measure CUL-1 is feasible and would reduce potential impacts related to cultural resources to a less than significant level. No significant unavoidable impacts related to cultural resources would occur with implementation of this measure for the reasons set forth in the Final EIR. Therefore, the proposed project would not result in any significant unavoidable impacts related to cultural resources for the reasons set forth in the Final EIR.

Mitigation Measure for Cultural Resources

Mitigation Measure CUL-1

Archaeological Site Monitoring. An archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards for archaeology shall oversee archaeological monitoring of construction-related ground disturbance. Monitoring shall continue until the archaeologist determines that there is a low potential for encountering subsurface archaeological, cultural, or tribal cultural resources. In the event that archaeological cultural resources are identified by the archaeological monitor during ground-disturbing project activities, the nature of the find shall be assessed, and the project archaeologist shall determine if additional cultural resources work is appropriate. Additional cultural resources work may include, but is not limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation (DPR) Series 523 forms, or subsurface testing. Upon completion of any cultural resources work for the project, the archaeologist shall prepare a report to document the methods and results of the work. This report shall be submitted to any descendant community involved in the investigation(s) and the South Central Coastal Information Center (SCCIC).

NOISE

Impact: Result in generation of significant temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies.

Construction. The proposed project would comply with the requirements of the City of Long Beach (City) Noise Ordinance, which would ensure that construction noise does not disturb nearby residents during typical sleeping hours or during hours when ambient noise levels are likely to be lower. Although construction noise would be higher than the ambient noise in the project vicinity, construction noise would cease once project construction is completed. In addition, the proposed project would implement several best practices for reducing construction noise, including, but not limited to, maximizing the distance between noise sources and sensitive receptors during construction activities, equipping construction equipment with properly operating and maintained noise mufflers, and establishing a noise disturbance coordinator for the proposed project. These best practices are included in Compliance Measure NOI-1. Therefore, with implementation of Compliance Measure NOI-1, construction activity noise impacts would be less than significant.

Operations. The proposed project would include HVAC equipment. The proposed project also includes an emergency generator for the fire station; however, it would be located within the building for sound attenuation and is not expected to generate any noise to surrounding uses. Additionally, the proposed project would generate noise related to sirens when responding to emergency calls. A typical siren emits approximately 100 decibels (dB) at 100 ft. It is likely that sirens would not be sounded until the truck reaches Long Beach Boulevard. Because emergency vehicle response is by nature rapid, the duration of exposure to these peak noise levels is estimated to last for a maximum of ten seconds. Due to the short-term nature of the siren noise, and because the City's Municipal Code Section 8.80.250 exempts emergency operations, this impact would be considered less than significant.

Primary HVAC equipment would be located on the rooftop of fire station and would be shielded by a mechanical screen. Should the project install HVAC equipment that when combining 4 units as proposed has a noise level rating of 75 A-weighted decibels (dBA) or higher when measured at 5 ft without adequate noise shielding, a potentially significant impact would occur. With implementation of Mitigation Measure NOI-1, the noise level impacts from the proposed HVAC systems would be reduced to less than the existing quietest nighttime noise levels and, therefore, would be reduced to a less than significant level. The results indicate that the increase in noise associated with project-related traffic would be very small, ranging from 0.0 to 0.5 dBA along the segments analyzed. These noise level increases are not perceptible by the human ear; therefore, off-site traffic noise impacts would be less than significant.

Finding: Mitigation Measure NOI-1 is feasible and would reduce potential impacts to noise and vibration to a less than significant level. No significant unavoidable impacts related to noise and vibration would occur with implementation of this measure for the reasons set forth in the Final EIR. Therefore, the proposed project would not result in any significant unavoidable impacts related to noise and vibration for the reasons set forth in the Final EIR.

Impact: Generation of excessive groundborne vibration or groundborne noise levels. It is expected that construction activities utilizing heavy equipment would generate vibration levels greater than 0.2 inches per second (in/sec) in peak particle velocity (PPV) when operating within 5 ft of the

property line. At these close distances, construction-related vibration could be potentially significant. Mitigation Measure NOI-2 requires the construction contractor to implement several measures, including developing a vibration monitoring and construction contingency plan to ensure that damage does not occur at surrounding structures. Loaded trucks and other similar equipment used for a project this size would generate levels approaching to 99 vibration velocity decibels (VdB) of ground-borne vibration when construction occurs within 10 ft of the residences to the west. As with any type of construction, vibration levels during any phase may at times be perceptible. However, construction phases that have the highest potential of producing vibration would be intermittent and would only occur for short periods of time for any individual project site. By use of best practices, such as scheduling construction activities with the highest potential to produce perceptible vibration to hours with the least potential to affect nearby properties and the incorporation of Mitigation Measure NOI-2, perceptible vibration can be kept to a minimum and as such would result in a less than significant impact with respect to perception. This impact would be less than significant.

Finding: Mitigation Measure NOI-2 is feasible and would reduce potential impacts related to noise and vibration to a less than significant level. No significant unavoidable impacts related to noise and vibration would occur with implementation of this measure for the reasons set forth in the Final EIR. Therefore, the proposed project would not result in any significant unavoidable impacts related to noise and vibration for the reasons set forth in the Final EIR.

Mitigation Measures for Noise

Mitigation Measure NOI-1. HVAC Equipment. Prior to issuance of construction permits, the City of Long Beach (City) Director of Community Development, or designee, shall verify that that the approved plans indicate that mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC]) shall have a combined sound rating of less than 76 A-weighted decibels (dBA) when measured at 5 feet (ft) to assure compliance with the City's Noise Ordinance.

Mitigation Measure NOI-2: Construction Vibration Damage. Due to the close proximity to surrounding structures, the construction contractor shall implement the following mitigation measures during project construction activities to ensure that damage does not occur at surrounding structures:

- Identify structures that are located within 12 ft of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City's Director of Community Development or designee.
- Develop a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies

would be identified for when vibration levels approached the limits.

- At a minimum, monitor vibration during initial demolition activities. Monitoring results may indicate the need for more or less intensive measurements.
- When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.
- Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made.

TRIBAL CULTURAL RESOURCES

Impact: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. A cultural resources record search, a Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC), and Native American consultation per Assembly Bill (AB) 52 and Senate Bill (SB) 18 was conducted for the proposed project. The purpose of these efforts was to identify known tribal cultural resources on or near the project site. No cultural resources were identified as part of the records search. However, consultation with the Gabrieliño Tongva Indians of California Tribe and Gabrieleño Band of Mission Indians - Kizh Nation Tribe resulted in the proposition of Mitigation Measures TCR-1 and TCR-2. Inclusion of Mitigation Measures TCR-1 and TCR-2 would ensure potential impacts to tribal cultural resources would be less than significant. Although no human remains are known to be on the project site or are anticipated to be discovered during project construction, there is always a possibility of encountering unanticipated human remains. If human remains are Native American in origin, the remains may be considered a tribal cultural resource. If human remains are encountered, the City of Long Beach is required to comply with Compliance Measure CUL-1, which requires compliance with the State's Health and Safety Code for the treatment of human remains and coordinate with the Native American Heritage Commission and a Most Likely Descendant if the remains are determined to be Native American. Implementation of Compliance Measure CUL-1 and Mitigation Measures TCR-1 and TCR-2 would ensure potential impacts to tribal cultural resources would be less than significant.

Finding: Mitigation Measure TCR-1 and TCR-2 is feasible and would reduce potential impacts to tribal cultural resources to a less than significant level. No significant unavoidable impacts to tribal cultural resources would occur with implementation of this measure for the reasons set forth in the Final EIR. Therefore, the proposed project would not result in any significant unavoidable impacts related to tribal cultural resources for the reasons set forth in the Final EIR.

Impact: Result in a cumulatively considerable contribution to a significant impact related to tribal cultural resources. Potential impacts of the proposed project to unknown tribal cultural resources, when combined with the impacts of past, present, and reasonably foreseeable projects in the City of Long Beach, could contribute to a cumulatively significant impact due to the overall loss of archaeological artifacts and cultural resources unique to the region. However, each discretionary development proposal received by the City is required to undergo environmental review pursuant to CEQA. If there were any potential for significant impacts to archaeological or tribal cultural resources, an investigation would be required to determine the nature and extent of the resources and identify appropriate mitigation measures for each project. When resources are assessed and/or protected as they are discovered, impacts to these resources are less than significant. As such, implementation of Mitigation Measures TCR-1 and TCR-2 and Compliance Measure CUL-1 would ensure that the proposed project, in conjunction with other development in the City, would not result in a significant cumulative impact to unique tribal cultural resources and previously undiscovered buried human remains.

Mitigation Measures for Tribal Cultural Resources

Mitigation Measure TCR-1

Gabrieleño Band of Mission Indians—Kizh Nation (Kizh Nation) Tribal Consultation. Prior to issuance of a grading permit for the project, the City of Long Beach (City) shall retain a Gabrieleño Band of Mission Indians—Kizh Nation (Kizh Nation) tribal monitor to provide Native American tribal monitoring of ground-disturbing activities. Ground-disturbing work requiring Native American tribal monitoring shall adhere to the following requirements established by the consulting Tribes:

- 1) Retain a Gabrieleño Band of Mission Indians—Kizh Nation Monitor Prior to Commencement of Ground-Disturbing Activities
 - A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
 - B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to whichever is earlier: the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity.

- C. The monitor shall complete daily monitoring logs that provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Kizh Nation. Monitoring logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitoring logs shall be provided to the project applicant/lead agency upon written request to the Kizh Nation.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh Nation from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh Nation to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh Nation TCRs.
- E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh Nation monitor and/or the Kizh Nation archaeologist. The Kizh Nation shall recover and retain all discovered TCRs in the form and/or manner the Kizh Nation deems appropriate, in the Kizh Nation's sole discretion, and for any purpose the Kizh Nation deems appropriate, including for educational, cultural, and/or historic purposes.

2) Unanticipated Discovery of Human Remains and Associated Funerary Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public

Resources Code Section 5097.98, are also to be treated according to this statute.

- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the Coroner has determined the nature of the remains. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Sections 5097.98(d)(1) and (2).
- D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh Nation determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh Nation monitors and/or archaeologist deems necessary) (*State CEQA Guidelines* Section 15064.5(f)).
- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

3) Procedures for Burials and Funerary Remains:

- A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Kizh Nation, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.
- B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
- C. The prepared soil and cremation soils shall be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
- D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Kizh Nation shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.
- E. In the event preservation in place is not possible despite good faith efforts by the project applicant/ developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

- F. Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These items shall be retained and reburied within 6 months of recovery. The site of reburial/ repatriation shall be on the project site but at a location agreed upon between the Kizh Nation and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
- G. The Kizh Nation shall work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Kizh Nation, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery-related forms of documentation shall be approved in advance by the Kizh Nation. If any data recovery is performed, once complete, a final report shall be submitted to the Kizh Nation and the NAHC. The Kizh Nation does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

Mitigation Measure TCR-2

Gabrieliño Tongva Indians of California (GTIOC) Tribal Consultation. Prior to issuance of a grading permit for the project, the City shall retain a Gabrieliño Tongva Indians of California (GTIOC) tribal monitor to provide Native American tribal monitoring of ground-disturbing activities. Ground-disturbing work requiring Native American tribal monitoring shall adhere to the following requirements established by the consulting Tribes:

- 1) Gabrieliño Tongva Indians of California (GTIOC) Native American Monitor
 - A. A qualified and certified indigenous tribal member of the Gabrieliño Tongva Indians of California (GTIOC) shall provide professional Native American Monitoring required for the ground-disturbing activity on the site. Ground disturbances including but not limited to the removal of asphalt/cement/ slurry, trenching, boring, excavation, auguring, grubbing, tree removal, grading and drilling shall be monitored. The Tribal Monitor shall

only be required on site when these ground-disturbing activities occur.

- B. The GTIOC monitor shall be responsible for observing all mechanical and hand labor excavations to include paddle scrapers, blade machines, front-end loaders, backhoe, boring and drill operations as well as hydraulic and electric chisels. Associated work using tools such as picks and other non-electric or gasoline tools that are not regarded as mechanical shall be monitored for their soil disturbances.
- C. Soils that are removed from the work site are considered culturally sensitive and are subject to inspection. These soils whether placed in a dump truck or spots piles are to be inspected. The monitor shall temporarily hold excavations until a determination is made on the sensitivity of the of the soil. If the soils are sensitive, an archaeological monitor shall verify the find and notify the site supervisor.
- D. The GTIOC monitor may make recommendations during the course of the project when a cultural area has been impacted. The GTIOC monitor shall be authorized to halt or redirect excavation activities to another area as an assessment is made. Both archaeological and GTIOC shall work together to ensure that the area is warranted as being culturally sensitive before a determination is made. Avoidance and directing an alternative route from this culturally sensitive area is highly recommended.
- E. Any artifacts associated within the site that are not associated with any burials are subject to collection by the designated archaeologist for purposes of data and information vital for their final report. The GTIOC monitor does not collect artifacts for any reason. Unauthorized removal of artifacts will jeopardize sites orientation and successful data recovery. Only a qualified archaeologist shall remove artifacts for their reports. The landowner shall work with the GTIOC monitor to ensure that a proper repository is established. A final report shall be issued to the cultural consultant by the archaeological company.
- F. It is the sole responsibility of the GTIOC monitor to provide the client with a written daily field report that includes photos of his/her accounting of the soil

disturbances of the daily activities. This perspective of the daily activities by the GTIOC monitor shall enhance the information gathered by the field archaeologist. The daily report shall include observations the GTIOC visually observed on the project site at the beginning of each workday (i.e., weather conditions, overnight disturbances).

2) Archaeological Survey

- A. If a culturally sensitive area is identified, an archaeological survey must be completed before any movement of soil (to include hand shoveling, grading or excavation) takes place. The survey must be conducted by a qualified archaeologist who is knowledgeable and experienced in working in the Gabrieliño Tongva geographical area. If an archaeologist has little or no experience in the Gabrieliño Tongva territory, a qualified, experienced Gabrieliño Tongva cultural consultant shall assist in the archaeological survey.

3) Treatment Plan for Human Discovery

- A. If any archaeological or paleontological, or cultural deposits, are discovered, including but not limited to skeletal remains and grave related artifacts, artifacts of traditional cultural, religious, or spiritual sites, or any other artifacts relating to the use or habitation sites, all construction shall cease within at least 50 feet of the discovery and halted until the proper authorities are contacted. Authorities, to include the county coroner and law enforcement, shall evaluate and make a determination and a formal review of the find. The county coroner has the legal responsibility for determining whether or not the remains are native indigenous people.
- B. If it is established that the remains are of native indigenous people, the Native American Heritage Commission (NAHC) shall be contacted by the coroner under the California Health and Safety Code (Senate Bill 297, Chapter 1492, Statutes of 1982 and Section 7050.50). A Most Likely Descendant (MLD) shall be assigned by the NAHC to ensure the ancestor(s) is treated with dignity and respect (Public Resources Code Section 5097.98). A certified osteologist shall be retained to verify the human remains' authenticity and work to

help remove the ancestor(s) from the site area with the discretion and advice of the MLD. The GTIOC monitor(s) assigned to the project shall assist the osteologist and archaeological monitors in the recovery process. The MLD shall determine where the ancestors shall be housed pending a final decision for the reinterment of the ancestor(s).

4) Recovery and Reburial Procedures

- A. Specific methods of recovery and reburial procedures have been developed and adopted by the Gabrieliño Tongva Indians of California and are required to adhere to when recovering Gabrieliño Tongva remains. Conditions may arise where altering some of these guidelines shall be considered. Consultation with the MLD and the GTIOC monitor(s) assigned to the site should then be scheduled to determine other procedures that may be acceptable to the Gabrieliño Tongva Nation.

Excavation:

1. Consultation between the MLD and the archaeological firm must take place before the recovery of the remains and during the process of extraction.
2. A 50-foot perimeter for each uncovered burial shall be required to safeguard further destruction until the area is examined for additional remains and associated grave goods.
3. In the event blade machines are operating in an adjacent area, a maximum of 2-inch cuts or less shall be permitted in all cultural areas.
4. If more than one area is being excavated for extraction of remains simultaneously, an additional GTIOC must be required. Each excavated burial shall be monitored exclusively.
5. Wooden tools are preferred for the process of recovery; electric chisels and other power tools should be avoided.

6. If remains are pedestaled, they shall be placed on plywood for removal. If remains cannot be pedestaled due to soil conditions, remains shall be carefully placed in cloth bags.
7. Soils adjacent to burials shall be saved for reburial in plastic containers.
8. No photography (both film and digital) or video is allowed to be taken of the remains or the site. Drawings of remains are permitted to retain the orientation of the ancestors for reinterment purposes only. Coroner photographs of the remains may not be published for any purpose.

Testing:

1. DNA testing cannot be undertaken.
2. No invasive testing which would compromise the integrity of the remains is permitted.
3. Macroscopic analysis is permitted.
4. Any associated grave goods (such as shell) may be used for dating purposes of each burial.
5. When remains are unearthed, 1-foot X 1-foot test pits will be allowed to establish the extent of the burial area when necessary.
6. All windrows within a 50-foot area must be screened (either wet or dry).

Storage:

1. Natural cotton bags and sheeting or cotton drop cloths shall be used to store remains until the time of reinterment. Deer or other native hides may be used to cover the bagged and wrapped remains until the reburial and may become the burial wrapping.
2. Bone fragments are also subject to be bagged in cotton.
3. Until the scope of the project is completed, storage of ancestors shall be done in close

proximity to the location of excavation or a protected area must be provided by the landowner or archaeologist.

Reburial:

1. Efforts shall be made to keep the remains within the same location or in close proximity to the removal site as possible. It is preferable to repatriate the remains within a 0.50-mile radius of the original grave site. If it is not possible to identify a proper location within the 0.50-mile radius, a secure location will be valued over distance.
2. If the preponderance of remains is uncovered in or excavated from one area, the reinterment should be in that area.
3. The reburial site should offer the best long-term protection against any additional disturbances.
4. Each reburial requires approximately 4 feet X 5.5 feet when fully articulated and should be at a depth of 6–10 feet. The purpose of this depth is to ensure difficulty in disturbing the reburial and to allow adequate room for capping if necessary.
5. Any isolated bone fragments uncovered on site may be buried together in an individual burial pit with indigenous animal skins, seaweed, or the cotton cloth used for all bagged fragments.
6. All associated grave goods and artifacts along with soils shall be buried together with the ancestors.
7. No drawings of any other images of ancestral remains may be used for publication without consultation and the approval of the GTIOC monitors and appointed MLD for the site.

Costs:

1. The landowner(s) shall be responsible for all costs related to the proper storage and reburial of remains excavated on their property to include all

burial materials as required in these procedure guidelines.

2. The landowner(s) shall be financially responsible for providing reburial plots that are acceptable by the MLD.

III. IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the *State CEQA Guidelines* requires that an EIR discuss “any significant irreversible environmental changes which would be involved in the proposed action should it be implemented.” Generally, a project would result in significant irreversible environmental changes if one of the following scenarios is involved:

- The project would involve a large commitment of nonrenewable resources.
- Irreversible damage can result from environmental accidents associated with the project.
- The proposed consumption of resources is not justified (e.g., the project results in the wasteful use of energy).

EIR Section 6.4, in Chapter 6.0, Other CEQA Considerations, evaluates the potential for implementation of the proposed project to result in significant irreversible changes in the environment. The types and level of development associated with the proposed project would consume limited, slowly renewable, and nonrenewable resources. This consumption would occur during construction of the proposed project and would continue throughout the operational lifetime of the proposed project. The development of the proposed project would require a commitment of resources that would include (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the project site.

Construction of the proposed project would require consumption of resources that are not replenishable or that may renew so slowly as to be considered nonrenewable. These resources would include certain types of lumber and other forest products (e.g., hardwood lumber), aggregate materials used in concrete and asphalt (e.g., sand, gravel, and stone), metals (e.g., steel, copper, and lead), petrochemical construction materials (e.g., plastics), and water. Electricity would be required to power construction-related equipment, and water would also be consumed during construction. Although water is a slowly renewable source, given the temporary nature of construction activities, its consumption would result in a less than significant impact on water supplies. Transportation energy which would use petroleum fuels that would be used during construction to transport and use construction equipment, delivery vehicles and haul trucks, and construction worker vehicles represents the largest energy use during construction.

Operation of the proposed project would consume electricity and natural gas. A minimal amount of diesel which would nominally increase annual diesel fuel use in Los Angeles County would also be required to power an emergency backup generator. Energy and natural gas consumption associated with the operation of the proposed project would replace the currently ongoing electricity and natural gas consumption occurring at the temporary Fire Station No. 9. Energy resources would be used for heating and cooling buildings, transportation, and building lighting. The project would be designed to achieve

LEED Silver certification and would include solar panels on the roof, low-flow plumbing fixtures, LED lighting, and energy-efficient heating and cooling systems supported by highly insulated roof and wall assemblies to reduce heating and cooling costs.

The proposed project would result in the limited use of potentially hazardous materials contained in typical cleaning agents, solvents, paints, fertilizers, and pesticides. Such materials would be used, handled, stored, and disposed of in accordance with applicable government regulations and standards that would serve to protect against a significant and irreversible environmental change resulting from the accidental release of hazardous materials.

In summary, construction and operation of the proposed project would commit the use of slowly renewable and nonrenewable resources and would limit the availability of these resources on the project site for future generations or for other uses during the life of the proposed project. However, the continued use of such resources during operation would be on a relatively small scale and consistent with regional and local development goals for the area. As a result, the use of nonrenewable resources in this manner would not result in significant irreversible changes to the environment under the proposed project.

IV. GROWTH-INDUCING IMPACTS AND COMMITMENT OF RESOURCES

Sections 15126.2(d) and 15126.2(e) of the *State CEQA Guidelines* require the EIR to address the growth-inducing impacts of the project. EIR Section 6.3, Growth-Inducing Impacts, evaluates the potential for the proposed project to affect economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts can occur when the development of a project removes obstacles to population growth, fosters economic growth, or encourages and facilitates other activities that could significantly affect the environment.

The area surrounding the project site is already urbanized and developed. In any event, the proposed project would not remove impediments to population growth in the area surrounding the project site. The proposed project would connect to existing utility infrastructure. While the proposed project may require additional water, sewer, electricity, and natural gas lines on site, such improvements would be intended primarily to meet project-related demand and would not necessitate substantial utility infrastructure improvements. The alley widening the northern border of the project site would improve access to the project site and would not foster off-site population growth.

The construction and operational phases of the proposed project would generate a number of short-term employment opportunities which would be met by the available local and regional labor pool. However, the proposed project would not result in the generation of new long-term jobs. Because the March 2022 unemployment rate was 5 percent for the City and 4.9 percent for the County, there is an available local and regional pool to serve both the short-term construction and long-term employment opportunities offered by completion of the project. Therefore, induced population growth from relocation of employees to the City or County for construction or operation of the proposed project is unlikely. Further, operation of the proposed project would not induce substantial population growth or accelerate development. Given that the employment opportunities generated by construction of the proposed project would be met by people who would commute to the project site, the potential population growth associated with project employees would be minimal.

In its existing condition, the project site is used as an office for the Catalina Adventure Tours. The project site does not generate substantial tax revenue for the City. The proposed project would generate a small number of temporary construction-related jobs during the 16-month construction period. The proposed project would not generate permanent employment opportunities, and therefore, the proposed project would not be expected to result in significant economic growth.

V. ALTERNATIVES TO THE PROPOSED PROJECT

CEQA requires that an EIR describe a reasonable range of alternatives to the proposed project or to its location that could feasibly attain most of the basic project objectives but would avoid or substantially lessen any of the significant effects, and that it evaluate the comparative merits of each of the alternatives. Section 15126.6(b) of the *State CEQA Guidelines* states that the “discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly.” The following section discusses the project alternatives that were considered and analyzed in the EIR and summarizes the consistency of these alternatives with the objectives of the proposed project.

The Final EIR identified two alternatives as follows:

1. Alternative 1: No Project Alternative – Current Lease Term
2. Alternative 2: No Project Alternative – Temporary Fire Station Location Made Permanent

1. NO PROJECT ALTERNATIVE- CURRENT LEASE TERM

Description: This alternative would not involve changes to the existing land uses and conditions on the project site, and no development would occur. The No Project Alternative (Current Lease Term) would allow the site to remain developed with the existing office building and associated infrastructure into the foreseeable future. Under this alternative, the temporary Fire Station No. 9 located at 2019 Wardlow Road would remain in place until the end of the existing lease term.

Environmental Effects: The No Project Alternative (Current Lease Term) would not change the existing use on the site. The project site would remain as an office for the Catalina Adventure Tours.

The No Project Alternative (Current Lease Term) would result in less significant impacts than those of the proposed project with regard to air quality, cultural resources, energy, GHG emissions, noise, transportation, and tribal cultural resources. The No Project Alternative (Current Lease Term) would have a less than significant impact on land use and planning similar to the proposed project. The No Project Alternative (Current Lease Term) would have the least impact on the environment because the project site would remain in its existing condition and would thereby avoid most of the proposed project’s environmental impacts.

Ability to Achieve Project Objectives: Under the No Project Alternative (Current Lease Term), the proposed project would not achieve any of the seven project objectives. The project site would not be redeveloped with a fire station that would provide adequate fire services to the Fire Station No. 9 service area. This alternative would not help the City achieve its goal of providing response times compatible with

Long Beach Fire Department goals, and no new facilities for Fire Station No. 9 crew members would be developed. With the No Project Alternative (Current Lease Term), the City would not be able to provide enhanced emergency response services.

Findings: The City Council finds, pursuant to PRC Section 21081(a)(3), that specific legal, economic, social, technical, or other considerations make the No Project Alternative - Current Lease Term identified in the Final EIR infeasible.

Facts in Support of the Finding: As described in this section and in Section 5.5, of the Draft EIR, the No Project Alternative (Current Lease Term), would lessen or avoid impacts of the proposed project, but the beneficial impacts of the proposed project—including the timely and adequate fire services provided by the City—would not occur, and none of the Project Objectives would be met. The No Project Alternative (Current Lease Term) would deny the proposed project’s beneficial uses of providing quality fire protection services to Fire Department Service Area 9, including the neighborhoods in the City surrounding the project site that have previously been served by Fire Station No. 9 at 3917 Long Beach Boulevard. As a result, the No Project Alternative (Current Lease Term) is less desirable to the City than the proposed project and is considered to be infeasible.

2. NO PROJECT ALTERNATIVE – TEMPORARY FIRE STATION LOCATION MADE PERMANENT

Description: The No Project Alternative (Temporary Fire Station Location Made Permanent) assumes the existing land uses and condition of the project site at the time the Notice of Preparation (NOP) was published (February 2022) would continue to exist without any changes. This alternative would allow existing conditions on the project site to remain unchanged. The temporary location was intended to be an interim location until a permanent location for a replacement fire station could be secured and constructed. The existing interim station provides space for two apparatus, which would require modification to accommodate three apparatus that would be accommodated by the proposed project. To achieve the project objectives of serving Fire Department Service Area 9, the mapped fire service areas would require revision, which would affect the citywide established fire areas and the existing stations that serve them. There is no guarantee that revisions of these maps would allow for acceptable service and response times to serve the existing population in order to ensure this alternative achieves established objectives.

Environmental Effects: The No Project Alternative (Temporary Fire Station Location Made Permanent) would result in less significant impacts than those of the proposed project in regard to air quality, cultural resources, energy, GHG emissions, noise, transportation, and tribal cultural resources. Given that the No Project Alternative (Temporary Fire Station Location Made Permanent) would not reestablish a permanent fire station in Fire Department Service Area 9, it would not be consistent with the City’s goals, including providing response times compatible with the LBFD’s goals and providing the maximum feasible level of public safety protection services. Therefore, the No Project Alternative (Temporary Fire Station Location Made Permanent) would have a less than significant impact on land use and planning similar to the proposed project.

Ability to Achieve Project Objectives: Under the No Project Alternative (Temporary Fire Station Location Made Permanent), the proposed project would not achieve any of the seven project objectives. The project site would not be redeveloped with a fire station. The project site would not be redeveloped

with a fire station that would provide adequate fire services to the Fire Station No. 9 service area. This alternative would not help the City achieve its goal of providing response times compatible with the LBFD's goals, and no new facilities for Fire Station No. 9 crew members would be developed. With the No Project Alternative (Temporary Fire Station Location Made Permanent), the City would not be able to provide enhanced emergency response services.

Finding: The City Council finds, pursuant to PRC Section 21081(a)(3), that specific legal, economic, social, technical, or other considerations make the No Project Alternative - Temporary Fire Station Location Made Permanent, infeasible.

Facts in Support of the Finding: As described in this section and in Section 5.6 of the Draft EIR, the No Project Alternative (Temporary Fire Station Location Made Permanent) would reduce many of the project's impacts that are less than significant or less than significant with mitigation, but it would not meet any of the Project Objectives. Therefore, this alternative would deny the proposed project's beneficial uses of providing quality fire protection services to the neighborhoods in Fire Department Service Area 9. As a result, the No Project Alternative (Temporary Fire Station Location Made Permanent) is less desirable to the City than the proposed project and is considered to be infeasible.

VI. GENERAL FINDINGS

1. The plans for the project have been prepared and analyzed so as to provide for public involvement in the planning and CEQA processes.
2. To the degree that any impacts described in the Final EIR are perceived to have a less than significant effect on the environment or that such impacts appear ambiguous as to their effect on the environment as discussed in the Final EIR, the City has responded to key environmental issues and has incorporated mitigation measures to reduce or minimize potential environmental effects of the proposed project to the maximum extent feasible.
3. Comments regarding the Draft EIR received during the public review period have been adequately responded to in written Responses to Comments attached to the Final EIR. Any significant effects described in such comments were avoided or substantially lessened by the standard conditions and mitigation measures described in the Final EIR.
4. The analysis of the environmental effects and mitigation measures contained in the Final EIR represents the independent judgment and analysis of the City.

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that where significant effects have been identified, the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval 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 that 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.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide 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 that 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.
- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that 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 (2) 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 that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the 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 PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Long

Beach (City) to ensure that all mitigation measures adopted as part of the proposed Fire Station No. 9 at 4101 Long Beach Boulevard Project (proposed project) will be carried out as described in the Final EIR.

Table 1.A lists each of the mitigation measures specified in the Draft EIR and identifies the party or parties responsible for implementation and monitoring of each measure. Table 1.A only includes resources which were evaluated in the Draft EIR, air quality, cultural, energy, greenhouse gases, cultural, land use and planning, noise, transportation, and tribal cultural resources,

COMPLIANCE MEASURES MONITORING PROCEDURES

Table 1.B lists all compliance measures associated with the proposed project as specified in the Initial Study (please refer to Appendix A of the Draft EIR) or the Draft EIR prepared for the proposed project. Table 1.B describes the requirements and procedures to be followed by the City to ensure that all compliance measures adopted as part of the proposed project will be carried out as described in the Final EIR.

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|---|--|--|
| 4.1: Air Quality | | |
| The proposed project would not result in any significant adverse impacts related to air quality. No mitigation is required. | | |
| 4.2 Cultural Resources | | |
| MM CUL-1 Archaeological Site Monitoring. An archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards for archaeology shall oversee archaeological monitoring of construction-related ground disturbance. Monitoring shall continue until the archaeologist determines that there is a low potential for encountering subsurface archaeological, cultural, or tribal cultural resources. In the event that archaeological cultural resources are identified by the archaeological monitor during ground-disturbing project activities, the nature of the find shall be assessed, and the project archaeologist shall determine if additional cultural resources work is appropriate. Additional cultural resources work may include, but is not limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation (DPR) Series 523 forms, or subsurface testing. Upon completion of any cultural resources work for the project, the archaeologist shall prepare a report to document the methods and results of the work. This report shall be submitted to any descendant community involved in the investigation(s) and the South Central Coastal Information Center (SCCIC). | Project Applicant/ City of Long Beach Director of Development Department, or designee | During construction activities |
| 4.3 Energy | | |
| The proposed project would not result in any significant adverse impacts related to energy. No mitigation is required. | | |
| 4.4: Greenhouse Gas Emissions | | |
| The proposed project would not result in any significant adverse impacts related to greenhouse gas emissions. No mitigation is required. | | |
| 4.5: Land Use and Planning | | |
| The proposed project would not result in any significant adverse impacts related to land use and planning. No mitigation is required. | | |
| 4.6: Noise | | |
| MM NOI-1 HVAC Equipment. Prior to issuance of construction permits, the City of Long Beach (City) Director of Development Services, or designee, shall verify that that the approved plans indicate that mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC]) shall have a combined sound rating of less than 76 A-weighted decibels (dBA) when measured at 5 feet (ft) to assure compliance with the City’s Noise Ordinance. | Director of the City of Long Beach Department of Development Services, or designee | Prior to issuance of construction permits |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|---|---|--|
| <p>MM NOI-2 Construction Vibration Damage. Due to the close proximity to surrounding structures, the construction contractor shall implement the following mitigation measures during project construction activities to ensure that damage does not occur at surrounding structures:</p> <ul style="list-style-type: none"> ● Identify structures that are located within 12 ft of heavy construction activities and that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City’s Director of Community Development or designee. ● Develop a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approached the limits. ● At a minimum, monitor vibration during initial demolition activities. Monitoring results may indicate the need for more or less intensive measurements. ● When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. ● Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made. | <p>Project Contractor/ Director of the City of Long Beach Department of Development Services, or designee</p> | <p>During construction activities</p> |
| <p>4.7: Transportation</p> | | |
| <p>The proposed project would not result in any significant adverse impacts related to transportation. No mitigation is required.</p> | | |
| <p>4.8: Tribal Cultural Resources</p> | | |
| <p>MM TCR-1 Gabrieleño Band of Mission Indians—Kizh Nation (Kizh Nation) Tribal Consultation. Prior to issuance of a grading permit for the project, the City of Long Beach (City) shall retain a Gabrieleño Band of Mission Indians—Kizh Nation (Kizh Nation) tribal monitor to provide Native American tribal monitoring of ground-disturbing activities. Ground-disturbing work requiring Native American tribal monitoring shall adhere to the following requirements established by the consulting Tribe:</p> <ol style="list-style-type: none"> 1. Retain a Gabrieleño Band of Mission Indians—Kizh Nation Monitor Prior to Commencement of Ground-Disturbing Activities <ol style="list-style-type: none"> A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be | <p>Director of the City of Long Beach Department of Development Services, or designee</p> | <p>During ground-disturbing activities</p> |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|--|--|----------------------------------|
| <p>retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to whichever is earlier: the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>C. The monitor shall complete daily monitoring logs that provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Kizh Nation. Monitoring logs shall identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitoring logs shall be provided to the project applicant/lead agency upon written request to the Kizh Nation.</p> <p>D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh Nation from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh Nation to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh Nation TCRs.</p> <p>E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh Nation monitor and/or the Kizh Nation archaeologist. The Kizh Nation shall recover and retain all discovered TCRs in the form and/or manner the Kizh Nation deems appropriate, in the Kizh Nation’s sole discretion, and for any purpose the Kizh Nation deems appropriate, including for</p> | | |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|--|--|----------------------------------|
| <p>educational, cultural, and/or historic purposes.</p> <p>2. Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the Coroner has determined the nature of the remains. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Sections 5097.98(d)(1) and (2).</p> <p>D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh Nation determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh Nation monitors and/or archaeologist deems necessary) (<i>State CEQA Guidelines</i> Section 15064.5(f)).</p> <p>E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent</p> | | |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|--|--|----------------------------------|
| <p>further disturbance.</p> <p>3. Procedures for Burials and Funerary Remains:</p> <p>A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Kizh Nation, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.</p> <p>B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>C. The prepared soil and cremation soils shall be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations shall either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. The Kizh Nation shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the project applicant/ developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>F. Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on site if possible. These</p> | | |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
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| <p>items shall be retained and reburied within 6 months of recovery. The site of reburial/ repatriation shall be on the project site but at a location agreed upon between the Kizh Nation and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p> <p>G. The Kizh Nation shall work closely with the project’s qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Kizh Nation, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery-related forms of documentation shall be approved in advance by the Kizh Nation. If any data recovery is performed, once complete, a final report shall be submitted to the Kizh Nation and the NAHC. The Kizh Nation does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p> | | |
| <p>MM TCR-2 Gabrieliño Tongva Indians of California (GTIOC) Tribal Consultation. Prior to issuance of a grading permit for the project, the City shall retain a Gabrieliño Tongva Indians of California (GTIOC) tribal monitor to provide Native American tribal monitoring of ground-disturbing activities. Ground-disturbing work requiring Native American tribal monitoring shall adhere to the following requirements established by the consulting Tribes:</p> <ol style="list-style-type: none"> 1. Gabrieliño Tongva Indians of California (GTIOC) Native American Monitor <ol style="list-style-type: none"> A. A qualified and certified indigenous tribal member of the Gabrieliño Tongva Indians of California (GTIOC) shall provide professional Native American Monitoring required for the ground-disturbing activity on the site. Ground disturbances including but not limited to the removal of asphalt/cement/slurry, trenching, boring, excavation, auguring, grubbing, tree removal, grading and drilling shall be monitored. The Tribal Monitor shall only be required on site when these ground-disturbing activities occur. B. The GTIOC monitor shall be responsible for observing all mechanical and hand labor excavations to include paddle scrapers, blade machines, front-end loaders, backhoe, boring and drill operations as well as hydraulic and electric chisels. Associated work using tools such as picks and other non-electric or gasoline tools that are not regarded as mechanical shall be monitored for their soil disturbances. C. Soils that are removed from the work site are considered culturally sensitive and are subject to inspection. These soils whether placed in a dump truck or spots piles are to be inspected. The monitor shall temporarily hold excavations until a determination is made on the sensitivity of the of the soil. If the soils are sensitive, an archaeological | <p>Director of the City of Long Beach Department of Development Services, or designee</p> | <p>During ground-disturbing activities</p> |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|--|--|----------------------------------|
| <p>monitor shall verify the find and notify the site supervisor.</p> <p>D. The GTIOC monitor may make recommendations during the course of the project when a cultural area has been impacted. The GTIOC monitor shall be authorized to halt or redirect excavation activities to another area as an assessment is made. Both archaeological and GTIOC shall work together to ensure that the area is warranted as being culturally sensitive before a determination is made. Avoidance and directing an alternative route from this culturally sensitive area is highly recommended.</p> <p>E. Any artifacts associated within the site that are not associated with any burials are subject to collection by the designated archaeologist for purposes of data and information vital for their final report. The GTIOC monitor does not collect artifacts for any reason. Unauthorized removal of artifacts will jeopardize sites orientation and successful data recovery. Only a qualified archaeologist shall remove artifacts for their reports. The landowner shall work with the GTIOC monitor to ensure that a proper repository is established. A final report shall be issued to the cultural consultant by the archaeological company.</p> <p>F. It is the sole responsibility of the GTIOC monitor to provide the client with a written daily field report that includes photos of his/her accounting of the soil disturbances of the daily activities. This perspective of the daily activities by the GTIOC monitor shall enhance the information gathered by the field archaeologist. The daily report shall include observations the GTIOC visually observed on the project site at the beginning of each workday (i.e., weather conditions, overnight disturbances).</p> <p>2. Archaeological Survey</p> <p>A. If a culturally sensitive area is identified, an archaeological survey must be completed before any movement of soil (to include hand shoveling, grading or excavation) takes place. The survey must be conducted by a qualified archaeologist who is knowledgeable and experienced in working in the Gabrieliño Tongva geographical area. If an archaeologist has little or no experience in the Gabrieliño Tongva territory, a qualified, experienced Gabrieliño Tongva cultural consultant shall assist in the archaeological survey.</p> <p>3. Treatment Plan for Human Discovery</p> <p>A. If any archaeological or paleontological, or cultural deposits, are discovered, including</p> | | |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|--|--|-------------------------------|
| <p>but not limited to skeletal remains and grave related artifacts, artifacts of traditional cultural, religious, or spiritual sites, or any other artifacts relating to the use or habitation sites, all construction shall cease within at least 50 feet of the discovery and halted until the proper authorities are contacted. Authorities, to include the county corner and law enforcement, shall evaluate and make a determination and a formal review of the find. The county coroner has the legal responsibility for determining whether or not the remains are native indigenous people.</p> <p>B. If it is established that the remains are of native indigenous people, the Native American Heritage Commission (NAHC) shall be contacted by the coroner under the California Health and Safety Code (Senate Bill 297, Chapter 1492, Statutes of 1982 and Section 7050.50). A Most Likely Descendant (MLD) shall be assigned by the NAHC to ensure the ancestor(s) is treated with dignity and respect (Public Resources Code Section 5097.98). A certified osteologist shall be retained to verify the human remains' authenticity and work to help remove the ancestor(s) from the site area with the discretion and advice of the MLD. The GTIOC monitor(s) assigned to the project shall assist the osteologist and archaeological monitors in the recovery process. The MLD shall determine where the ancestors shall be housed pending a final decision for the reinterment of the ancestor(s).</p> <p>4. Recovery and Reburial Procedures</p> <p>A. Specific methods of recovery and reburial procedures have been developed and adopted by the Gabrieliño Tongva Indians of California and are required to adhere to when recovering Gabrieliño Tongva remains. Conditions may arise where altering some of these guidelines shall be considered. Consultation with the MLD and the GTIOC monitor(s) assigned to the site should then be scheduled to determine other procedures that may be acceptable to the Gabrieliño Tongva Nation.</p> <p>Excavation:</p> <ol style="list-style-type: none"> 1. Consultation between the MLD and the archaeological firm must take place before the recovery of the remains and during the process of extraction. 2. A 50-foot perimeter for each uncovered burial shall be required to safeguard further destruction until the area is examined for additional remains and associated grave goods. 3. In the event blade machines are operating in an adjacent area, a maximum of 2-inch cuts or less shall be permitted in all cultural areas. | | |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
|--|--|----------------------------------|
| <p>4. If more than one area is being excavated for extraction of remains simultaneously, an additional GTIOC must be required. Each excavated burial shall be monitored exclusively.</p> <p>5. Wooden tools are preferred for the process of recovery; electric chisels and other power tools should be avoided.</p> <p>6. If remains are pedestaled, they shall be placed on plywood for removal. If remains cannot be pedestaled due to soil conditions, remains shall be carefully placed in cloth bags.</p> <p>7. Soils adjacent to burials shall be saved for reburial in plastic containers.</p> <p>8. No photography (both film and digital) or video is allowed to be taken of the remains or the site. Drawings of remains are permitted to retain the orientation of the ancestors for reinterment purposes only. Coroner photographs of the remains may not be published for any purpose.</p> <p>Testing:</p> <ol style="list-style-type: none"> 1. DNA testing cannot be undertaken. 2. No invasive testing which would compromise the integrity of the remains is permitted. 3. Macroscopic analysis is permitted. 4. Any associated grave goods (such as shell) may be used for dating purposes of each burial. 5. When remains are unearthed, 1-foot X 1-foot test pits will be allowed to establish the extent of the burial area when necessary. 6. All windrows within a 50-foot area must be screened (either wet or dry). <p>Storage:</p> <ol style="list-style-type: none"> 1. Natural cotton bags and sheeting or cotton drop cloths shall be used to store remains until the time of reinterment. Deer or other native hides may be used to cover the bagged and wrapped remains until the reburial and may become the burial wrapping. 2. Bone fragments are also subject to be bagged in cotton. 3. Until the scope of the project is completed, storage of ancestors shall be done in close proximity to the location of excavation or a protected area must be provided by the landowner or archaeologist. | | |

Table 1.A: Mitigation and Monitoring Reporting Program

| Draft EIR Mitigation Measures | Responsible Party/ Approving Agency | Timing for Mitigation Measure |
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| <p>Reburial:</p> <ol style="list-style-type: none"> 1. Efforts shall be made to keep the remains within the same location or in close proximity to the removal site as possible. It is preferable to repatriate the remains within a 0.50-mile radius of the original grave site. If it is not possible to identify a proper location within the 0.50-mile radius, a secure location will be valued over distance. 2. If the preponderance of remains is uncovered in or excavated from one area, the reinterment should be in that area. 3. The reburial site should offer the best long-term protection against any additional disturbances. 4. Each reburial requires approximately 4 feet X 5.5 feet when fully articulated and should be at a depth of 6–10 feet. The purpose of this depth is to ensure difficulty in disturbing the reburial and to allow adequate room for capping if necessary. 5. Any isolated bone fragments uncovered on site may be buried together in an individual burial pit with indigenous animal skins, seaweed, or the cotton cloth used for all bagged fragments. 6. All associated grave goods and artifacts along with soils shall be buried together with the ancestors. 7. No drawings of any other images of ancestral remains may be used for publication without consultation and the approval of the GTIOC monitors and appointed MLD for the site. <p>Costs:</p> <ol style="list-style-type: none"> 1. The landowner(s) shall be responsible for all costs related to the proper storage and reburial of remains excavated on their property to include all burial materials as required in these procedure guidelines. 2. The landowner(s) shall be financially responsible for providing reburial plots that are acceptable by the MLD. | | |

Table 1.B: Compliance Measures

| Compliance Measures | | Responsible Party/ Approving Agency | Timing for Compliance Measure |
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| Aesthetics | | | |
| The proposed project would not require any compliance measures related to aesthetics. | | | |
| Agriculture and Forestry | | | |
| The proposed project would not require any compliance measures related to agriculture and forestry. | | | |
| Air Quality | | | |
| CM AQ-1 | <p>SCAQMD Rule 403. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows:</p> <ul style="list-style-type: none"> ● 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 shall be thoroughly watered prior to earthmoving). ● Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. ● Pave construction access roads at least 100 feet (30 meters) onto the site from the main road. ● Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. | Construction Contractor/Director of the City of Long Beach Department of Development Services, or designee | During construction activities |
| CM AQ-2 | All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. | Construction Contractor/Director of the City of Long Beach Department of Development Services, or designee | During construction activities |
| CM AQ-3 | <p>Prior to approval of the project plans and specifications, the City shall confirm that the construction bid packages specify:</p> <ul style="list-style-type: none"> ● Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent; ● Coatings and solvents that will be utilized have a volatile organic compound content lower | Director of the City of Long Beach Department of Development Services, or designee | Prior to approval of the project plans and specifications. |

Table 1.B: Compliance Measures

| Compliance Measures | Responsible Party/ Approving Agency | Timing for Compliance Measure |
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| <p>than required under SCAQMD Rule 1113; and</p> <ul style="list-style-type: none"> To the extent feasible, construction/building materials shall be composed of pre-painted materials. | | |
| <p>CM AQ-4 The project shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.</p> | <p>Construction Contractor/Director of the City of Long Beach Department of Development Services, or designee</p> | <p>During construction activities and operations</p> |
| <p>Biological Resources</p> | | |
| <p>CM BIO-1 Compliance with Migratory Bird Treaty Act (MBTA). Tree and vegetation removal shall be restricted to outside the active nesting season (January 1 through September 30). If construction is proposed between January 1 and September 30, a qualified biologist familiar with local avian species and the requirements of the MBTA and the California Fish and Game Code shall conduct a pre-construction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Director of Development Services, or designee, within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.</p> | <p>Qualified Biologist/Director of the City of Long Beach Department of Development Services, or designee</p> | <p>Prior to and during construction</p> |
| <p>Cultural Resources</p> | | |
| <p>CM CUL-1 Human Remains. In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). 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 (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the City of Long Beach (City), the MLD may inspect the site of the discovery. The MLD shall complete the</p> | <p>Construction Contractor and County Coroner/Director of the City of Long Beach Department of Development Services, or designee</p> | <p>During construction activities</p> |

Table 1.B: Compliance Measures

| Compliance Measures | Responsible Party/ Approving Agency | Timing for Compliance Measure |
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| inspection within 48 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. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City Development Services Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above. | | |
| Energy | | |
| The proposed project would not require any compliance measures related to energy resources. | | |
| Geology and Soils | | |
| CM GEO-1 Compliance with the Recommendations in the Project Geotechnical Investigation Report. The City's Construction Contractor shall implement the recommendations of the <i>Geotechnical Investigation Report</i> prepared for this project (Twining 2021) and applicable sections of the most current California Building Code (CBC). Prior to the issuance of building permits for planned structures, the Project Soils Engineer shall review building plans to verify that the structural design conforms to the requirements of the <i>Geotechnical Investigation Report</i> and the City of Long Beach Municipal Code. In accordance with the <i>Geotechnical Investigation Report</i> , overexcavation beneath the proposed building foundations would be required and, if necessary, the placement of engineered fill. | Construction Contractor/Director of the City of Long Beach Department of Development Services, or designee | Prior to issuance of building permits/ During construction activities |
| CM GEO-2 Discovery of Paleontological Resources. In the event that Paleontological Resources are encountered during construction, in accordance with Society of Vertebrate Paleontology (SVP) 2010 guidelines, no further disturbance shall occur until a qualified professional paleontologist is notified and retained to evaluate the discovery. The retained paleontologist shall determine the significance of the discovery and determine if additional mitigation or treatment is warranted. Development in the area of discovery shall resume when the discovered resource is properly documented, and authorization is given to resume construction work. Any significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed and permanently curated in an approved regional museum repository. | Construction Contractor and Qualified Paleontologist/Director of the City of Long Beach Department of Development Services, or designee | During construction activities |
| Greenhouse Gas Emissions | | |
| The proposed project would not require any compliance measures related to greenhouse gas emissions. | | |

Table 1.B: Compliance Measures

| Compliance Measures | | Responsible Party/ Approving Agency | Timing for Compliance Measure |
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| Hazards and Hazardous Materials | | | |
| CM HAZ-1 | Federal Aviation Regulation Title 14 Part 77. The City of Long Beach (City) shall notify the Federal Aviation Administration (FAA) 45 days prior to construction activities of any proposed structure(s) that would be located within 10,000 feet of the nearest runway at the Long Beach Airport and which exceeds a 50:1 imaginary surface slope. Prior to issuance of a building permit, the City Director of Development Services, or designee, shall confirm that a copy of all written findings from the FAA regarding compliance with the Part 77, height limit regulations, has been received by the City. | Director of the City of Long Beach Department of Development Services, or designee | Prior to construction |
| Hydrology and Water Quality | | | |
| CM HYD-1 | Prior to issuance of a grading permit, the City of Long Beach's (City) Director of Development Services, or designee, shall confirm that Best Management Practices (BMPs) associated with construction activities have been developed to ensure that the potential for soil erosion and sedimentation is minimized and to reduce pollutant discharges to the City MS4 as a result of construction activities in compliance with Long Beach Municipal Code (LBMC) Section 8.96.120. These BMPs shall be included in the project plan specifications and implemented by the project contractor. | Construction Contractor/Director of the City of Long Beach Department of Development Services, or designee | Prior to issuance of grading permit |
| CM HYD-2 | Prior to issuance of a grading permit, the City's Director of Development Services, or designee, shall confirm that structural and nonstructural BMPs have been developed to be implemented on a post-construction basis along with an associated maintenance agreement in compliance with the requirements of LBMC Section 8.96.130. In addition, the City's Director of Development Services, or designee, shall confirm that a Low Impact Development (LID) Plan has been prepared. The LID Plan shall specify the BMPs to be incorporated into the project design to target pollutants of concern in stormwater runoff from the project site in compliance with LBMC Section 18.74. | Director of the City of Long Beach Department of Development Services, or designee | Prior to issuance of grading permit |
| Land Use and Planning | | | |
| The proposed project would not require any compliance measures related to land use and planning. | | | |
| Mineral Resources | | | |
| The proposed project would not require any compliance measures related to mineral resources. | | | |
| Noise | | | |
| CM NOI-1 | Construction Noise and Vibration. Prior to issuance of building permits, the City of Long Beach (City) Director of Community Development Department, or designee, shall verify that grading and construction plans include the following requirements: <ul style="list-style-type: none"> • Ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved. | Construction Contractor/Director of the City of Long Beach Department of Development Services, or designee | Prior to issuance of building permits |

Table 1.B: Compliance Measures

| Compliance Measures | Responsible Party/ Approving Agency | Timing for Compliance Measure |
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| <ul style="list-style-type: none"> ● Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers’ standards. ● Construction staging areas shall be located away from off-site sensitive uses during the later phases of project development. ● The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible. ● The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible. | | |
| Population and Housing | | |
| The proposed project would not require any compliance measures related to population and housing. | | |
| Public Services | | |
| <p>CM PS-1 Construction Staging and Traffic Management Plan. A Construction Staging and Traffic Management Plan (CSTMP) shall be prepared for approval by the City of Long Beach Traffic Engineer, or designee, and implemented during proposed project construction. The CSTMP shall also include the name and phone number of a contact person who can be reached 24 hours per day regarding construction traffic complaints or emergency situations. In addition, the CSTMP shall take into account and coordinate with other construction staging and traffic management plans that are in effect or have been proposed for other projects in the City of Long Beach. The CSTMP may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> ● Construction activities shall be scheduled to reduce the effect on traffic flow on arterial streets. ● Construction trucks shall be rerouted to reduce travel on congested streets. ● The Construction Contractor shall keep haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Construction Contractor shall clean adjacent streets, as directed by the City Traffic Engineer, or designee, of any material which may have been spilled, tracked, or blown onto adjacent streets or areas. ● Construction vehicles, including construction personnel vehicles, shall not park on public streets. ● Construction vehicles shall not stage or queue where they interfere with pedestrian and | Construction Contractor/City of Long Beach Traffic Engineer, or designee | Prior to construction activities |

Table 1.B: Compliance Measures

| Compliance Measures | Responsible Party/ Approving Agency | Timing for Compliance Measure |
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| vehicular traffic or block access to nearby businesses. <ul style="list-style-type: none"> ● If feasible, any traffic lane closures will be limited to off-peak traffic periods, as approved by the City of Long Beach Public Works Department. ● The general public shall be notified in advance of any traffic lane closures so that motorists can plan accordingly. ● The Long Beach Police Department and the Long Beach Fire Department shall be notified a minimum of 24 hours in advance of any lane closures or other roadway work. ● The Long Beach Unified School District shall be notified in advance of any lane closures on Long Beach Boulevard. | | |
| Recreation | | |
| The proposed project would not require any compliance measures related to recreation. | | |
| Transportation | | |
| The proposed project would not require any compliance measures related to transportation. | | |
| Tribal Cultural Resources | | |
| The proposed project would not require any compliance measures related to tribal cultural resources. | | |
| Utilities and Service Systems | | |
| The proposed project would not require any compliance measures related to utilities and service systems. | | |
| Wildfire | | |
| The proposed project would not require any compliance measures related to wildfire. | | |