



CITY OF LONG BEACH

CITY PLANNING COMMISSION

H-1

333 W. OCEAN BOULEVARD LONG BEACH, CALIFORNIA 90802 PHONE (562) 570-6005 FAX (562) 570-6068

COMPREHENSIVE PLANNING DIVISION

December 19, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

1. Adopt a resolution initiating proceedings and requesting the Local Agency Formation Commission approve an annexation of the Will Johnson Reservoir;
2. Adopt a resolution initiating proceedings and requesting the Local Agency Formation Commission approve an annexation of the Rancho Dominguez/Alameda Industrial Area;
3. Adopt a resolution amending the Land Use Element of the General Plan to include policies for the area and designate Land Use Districts therein; and,
4. Adopt an ordinance pre-zoning the area for General Industrial and Public Right-of-Way uses. (Citywide)

DISCUSSION

In March of 2006, when the Los Angeles Local Agency Formation Commission (LA LAFCO) placed the unincorporated territories of Rancho Dominguez into a Joint Sphere of Influence (SOI) shared by the cities of Compton, Carson and Long Beach, the Long Beach City Council requested staff pursue an annexation of a portion of Rancho Dominguez territory. Lands the City would like to annex include 880 acres of industrially developed properties situated east of Alameda Street, south of the Compton city limits, adjacent to the western Long Beach city limits, and north of the Carson city limits at Del Amo Boulevard; and, a nine (9) acre City of Long Beach water tank reservoir located on a hill at 2200 University Drive, Rancho Dominguez. The background and detailed information about the proposal is included in the attached Planning Commission staff report.

The City is interested in incorporating these properties in order to:

- Promulgate the orderly development of governmental boundaries in the area;
- Promote the preservation and further development of this important employment opportunity area;
- Protect the interests of the Longwood and College Square residential neighborhoods adjacent to the area; and,
- Implement the City's rights with regard to adoption of this Sphere of Influence Area.

As a large, full-service municipal government, the City can provide high quality, cost-effective municipal services to the Rancho Dominguez industrial area, including an opportunity for the businesses within to participate in the City's award-winning economic development program.

As part of the LAFCO application it is necessary that the City submit a plan for the continuation of government services to the area. The City's proposal is that Long Beach provide police, fire and emergency, and public rights-of-way services. Trash collection would be offered by the City with the option of property owners to self-select another provider if desired. Water services would remain with the present provider (California Water Service Company) and sewer and flood control services would remain with Los Angeles County.

Over the last few months the City has undertaken a cost/benefit analysis pertaining to the provision of these services. The major sources of revenue would stem from estimated annual property tax revenue of \$1,485,000 and estimated sales tax revenue of \$2,392,000. Adding in estimated utility user taxes for electric, telephone, gas and water services, business license fees, pipeline and electric franchise fees with the \$3.877 million in property and sales tax collections; total estimated annual revenue from the 880 acre industrial territory would be \$4.7 million.

Major ongoing costs associated with providing municipal services to the area for police, fire and emergency services, and street maintenance are estimated to be \$600,000 annually. There are some significant one-time costs associated with annexing this area as well. The Department of Public Works has identified nearly 10 million dollars in street and traffic improvements that are necessary in order to bring the major streets in the area to an acceptable condition.

The Planning Commission conducted a public hearing dealing with the amendment to the General Plan and the Pre-zoning on December 7, 2006. Several residents of the nearby mobile home parks (that are not part of the proposed Long Beach annexation area) provided testimony that they generally felt that the entire unincorporated area should be annexed by the City of Carson along with their mobile home parks. One businessperson in the industrial area testified that he opposed the annexation of his property into either city and would prefer that the area remain unincorporated. After considering this testimony, the Planning Commission voted 4-0 (Commissioner Greenberg was absent and Commissioner Stuhlberg recused himself due to the fact that his business is located in the area) to certify the Negative Declaration and recommend that the City Council approve the General Plan Amendment and Pre-zoning.

Assistant City Attorney Michael Mais reviewed this item on December 7, 2006.

TIMING CONSIDERATIONS

The City of Carson is moving forward with an application to LAFCO to annex all of the 1,710 acres in unincorporated Rancho Dominguez. They have announced their intent to file for LAFCO's consideration of an annexation in January of 2007. To have the Long Beach annexation application considered concurrently with Carson's, LAFCO staff has advised Long Beach planners to submit an annexation application within 30 days of the City of Carson's submittal. Hence, staff is recommending that the City Council adopt the resolutions and pre-zoning ordinance expeditiously.

FISCAL IMPACT

The fiscal impact of annexing this area into the City includes evaluating not only the cost/benefit analysis described above, but moreover the employment opportunities generated within this large industrial area for nearby Long Beach residents. Overall, staff believes that incorporating these Rancho Dominguez acres into the City will have a net positive result.

The actual direct costs (not including staff time) associated with filing this application with LAFCO equate to approximately \$30,000. The Department of Planning and Building expects to submit a 4th quarter budget adjustment request to return these costs to the Planning and Building special revenue fund.

SUGGESTED ACTION:

Approve recommendations.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION



By: SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

SF/GC/PG
CCletRanchoDom121906.doc

Attachments: Planning Commission Report 12/07/06
 Resolution to Annex Will Johnson Reservoir
 Resolution to Annex Rancho Dominguez/Alameda Industrial Area
 Resolution to Amend General Plan LUE
 Ordinance to Pre-zone



#4

GP LUE Amd. 3-06
Pre-zoning 0611-01

CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 Phone: (562) 570-6005 FAX: (562) 570-6068

COMPREHENSIVE PLANNING DIVISION

December 7, 2006

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for City Council to adopt an Amendment to the Land Use Element of the General Plan and Pre-zoning for portions of the unincorporated Rancho Dominguez Sphere of Influence Area

LOCATION: A portion of the Rancho Dominguez Sphere of Influence Area located east of Alameda Street, south of the Compton corporate limits, west of the Long Beach corporate limits, and north of Del Amo Boulevard; and, the Will Johnson Long Beach Water Department Reservoir at 2200 University Drive, Rancho Dominguez. (Exhibit A)

SUBMITTED BY: Suzanne Frick, Director of Planning and Building

RECOMMENDATION

It is recommended that the Planning Commission:

1. Certify Negative Declaration ND 18-06;
2. Recommend the City Council adopt a resolution amending the Land Use Element (LUE) of the General Plan to:
 - include these properties in the City's corporate limits (Exhibit A);
 - add the area to the Activity Centers section of the LUE – calling it Rancho Dominguez Industrial Area and outlining the intent for future development of the area;
 - designate Land Use Districts 9G-General Industrial, 13-Public Right-of-Way, and 11-Open Space/Park, defining allowable uses in the area (Exhibits B); and,
3. Recommend the City Council adopt an ordinance pre-zoning the area for IG-General Industrial and PR-Public Right-of-Way uses (Exhibit C).

REASONS FOR RECOMMENDATION

1. In March of 2006, when the Los Angeles Local Agency Formation Commission (LA LAFCO) placed the unincorporated territories of Rancho Dominguez into a Joint Sphere of Influence shared by the cities of Compton, Carson and Long Beach, the Long Beach City Council requested staff pursue an annexation of portions of Rancho Dominguez;
2. The City is interested in incorporating the 9 acre City-owned and operated water tank farm (Will Johnson Reservoir) into City boundaries because this important facility serves as a water storage facility for a large portion of the City's water supply; and, to avoid liability for the payment of property taxes on this property as allowed by State law; and,
3. The City is interested in incorporating approximately 880 acres of industrially-developed land in unincorporated Rancho Dominguez into the City of Long Beach in order to:
 - Promulgate the orderly development of governmental boundaries in the area;
 - Promote the preservation and further development of this important employment opportunity area;
 - Protect the interests of the Longwood and College Square residential neighborhoods adjacent to the area; and,
 - Implement the City's rights with regard to adoption of this Sphere of Influence Area.

BACKGROUND

The City of Long Beach has historically (since 1973) had a Sphere of Influence (SOI) over the 640-acre easternmost portion of the Rancho Dominguez industrial area between Del Amo Boulevard, Alameda Street, Victoria Street and the City's western limits (Figure 1). Shortly after Long Beach was assigned this unincorporated SOI Area the City began annexation procedures; however, a poll taken at the time indicated that more than 50% of the property owners in the area were opposed to the annexation so City did not pursue it.

In 2000, new California Government Code Section 56425 mandated that Local Agency Formation Commissions throughout the State perform Sphere of Influence (SOI) Update Studies and associated Municipal Service Reviews of local jurisdictions every five years. The results of these reviews are to be used by local LAFCO's now for processing municipal boundary changes.

In October of 2005, the City of Long Beach responded to the findings in the *Gateway (Cities) Draft Municipal Service Review* report pointing out errors and omissions therein, and objecting to the report's recommendation that the Rancho Dominguez SOI Area (640 industrial acres – Figure 1) be reassigned to the City of Carson.

On February 7, 2006, the City Council adopted and submitted to Los Angeles LAFCO a resolution supporting the retention of the City's existing SOI Area and the addition of a Joint Long Beach-Compton SOI Area.

In March of 2006, Los Angeles LAFCO met and placed all of the Rancho Dominguez unincorporated area into a Joint SOI Area shared by all three cities, Long Beach, Carson and Compton – effectively initiating an annexation application invitation to all three cities.

On March 7, 2006 the Carson City Council announced its plan to move forward with an application to LAFCO to annex of all 1,710 acres of unincorporated Rancho Dominguez lands. On October 2, 2006, the City of Carson held a community meeting and has since expressed intent to file for LA LAFCO's consideration of an annexation in January of 2007. The City of Compton has expressed an interest in moving forward with an annexation application as well. To have the Long Beach annexation application considered concurrently with Carson's, LA LAFCO staff has advised Long Beach planners that the City of Long Beach should submit its annexation application within 30 days of the City of Carson's submittal.

Long Beach Community Meeting

On November 1, 2006, the City of Long Beach held a community meeting at Colin Powell Elementary School to discuss the proposed annexation. Approximately 60 people attended the meeting including City officials from both Long Beach and Carson. Property owners within the area expressed concerns about: business fees; non-conforming uses; the City regulations pertaining to transportation and container storage operations; access to the City's economic development programs; the annexation process and opportunities for public involvement therein. At the conclusion of this community meeting the City stated its intent to move forward with an application and to keep all known interested parties advised of the process.

Provision of Municipal Services

Pursuant to Government Code 56653 any local agency submitting an application for a change in organization or annexation must also submit a plan for providing services to the subject territory. The following plan for the provision for municipal services is proposed:

- Fire and Emergency Services – provided by the Long Beach Fire Department
- Police Services – provided by the Long Beach Police Department
- Road Maintenance Services – provided by the Long Beach Public Works Department
- Trash Collection – provided by the City of Long Beach with the option of property owners to continue to self-select service providers
- Sewer Services – to remain with Los Angeles County
- Water and Services – to remain with present provider
- Flood Control – to remain with Los Angeles County

As a large, full-service municipal government, the City of Long Beach will provide high quality, cost-effective municipal services to the Rancho Dominguez industrial area, including an opportunity for the businesses within to participate in the City's award-winning economic development program.

CURRENT PROPOSAL

The actions recommended by staff today are necessary components of a complete application for Los Angeles LAFCO's consideration of the City's proposed annexation of a portion of the unincorporated Rancho Dominguez SOI Area (Exhibit A). There are two separate areas under consideration. One is approximately 880 acres of industrially developed land bounded by Alameda Street on the west, the Compton corporate limits on the north, Long Beach city limits on the east and Del Amo Boulevard on the south. The other area is a 9-acre water tank farm, owned by the City of Long Beach, located at 2200 University Drive, Rancho Dominguez.

The Rancho Dominguez industrial area the City is seeking to annex serves as a critical transportation link with the Port of Long Beach and the City of Long Beach due to the proximity of the I-710 Long Beach Freeway, the Metro Blue Line light rail train and the Alameda Corridor. The City holds joint ownership of the Alameda Corridor railroad right-of-way, which connects the Port to the region and beyond. The operation of this important facility has a direct relationship to the areas that it traverses in the arenas of security, traffic control and land use. Additionally, the area provides important manufacturing and service industries that are related to and support Port of Long Beach operations as well as Long Beach residents, who serve as the employment base for the area. The City of Long Beach is uniquely positioned and prepared to assume responsibility for providing civic and municipal services to the area and it is best suited to provide coordination of all the considerations mentioned above.

Among the requirements of filing an annexation with LAFCO is that the area have both a General Plan land use designation and that it be pre-zoned. Section 65859 of the Government Code allows cities to pre-zone unincorporated areas in their Sphere of Influence in order to establish the zoning to be applied to the territory upon annexation. The current Los Angeles County General Plan designations in the area are I-Industry, O-Open Space and TC-Transportation Corridor. The General Plan Land Use Districts (LUD) proposed for the 880 acre industrial area by the City are: LUD 9G – General Industrial, LUD 11- Open Space/Parks, and LUD 13 – Public Right-of-Way (Exhibit B). In this case, there is virtually no difference between the County's General Plan designations and those employed by the City of Long Beach.

The current County zoning in the area is a combination of M 1.5 – Restricted Heavy Manufacturing and M 2 – Heavy Manufacturing, with a B-1 Buffer Overlay zone for properties along Susana Road. These designations permit a broad range of manufacturing and service uses with fairly flexible development standards. A comparison of the parking standards used by the County and the City has found them to be nearly identical.

The proposed rezoning designations would place the industrial area and water tank farm in the IG-General Industrial district and the freeway in the PR-Public Right-of-Way district (Exhibit C). These zones were determined by staff to be those most consistent with existing LA County zoning and would support the ongoing operation and expansion of the businesses that exist in the area.

The General Plan Land Use District for the water tank farm would be 9G-General Industrial (Exhibit B) and the rezoning designation would be IG-General Industrial (Exhibit C), designations that will allow for the continued operation of the tank farm as it exists today.

New General Plan Text

In addition to including the proposed annexation area on a General Plan map in the Land Use Element, the following text (to be inserted in the Activity Centers section of the plan), is also proposed to describe the area and the intent for its future development.

RANCHO DOMINGUEZ INDUSTRIAL AREA

ANALYSIS

This fully developed industrial area comprises approximately 880 acres of land containing approximately 189 buildings on 279 parcels of land. The area is generally bounded by Alameda

Street on the west, the City of Compton to the north, Susana Road and the I-710 Freeway on the east, and Del Amo Boulevard to the south. There are now approximately 250 businesses operating within the area involved in transport, manufacturing, logistics, wholesaling, warehousing, machining, research and design, and more. Compton Creek serves as a major drainage for the area and the Metro BlueLine passenger train runs through the area with a station located at Del Amo Boulevard and Santa Fe Avenue. The area is across Susana Road from the Longwood and College Square single-family residential neighborhoods of north Long Beach and directly adjacent to Long Beach's Colin Powell Elementary School. Long Beach residents who work in the area are very interested in maintaining their jobs while protecting their neighborhoods next door. Balancing industrial operations with residential needs will continue to be a focus of attention in improving this area in the future.

POLICIES

This area is intended to continue to be a healthy, employment-generating activity center. Preservation of the industrial activities herein is a top priority. Continuous improvement of the area's infrastructure should be made so that the area is able to maintain its competitive edge. Upon annexation, the City will seek to include this area in the Enterprise Zone it was recently reawarded in order to create more jobs and make the area even more economically successful.

Furthermore, the City will continue to work with adjacent residential neighborhoods to ensure that industrial operations within the Rancho Dominguez area are handled in a sensitive and responsible manner.

A map outlining the location of the Rancho Dominguez Industrial Area will follow this text.

PUBLIC HEARING NOTICE

A 1/8 page public notice of this hearing ran in the Press-Telegram Newspaper on Saturday, November 25, 2006, and 304 notices were mailed directly to know interested parties on Wednesday, November 22, 2006.

REDEVELOPMENT REVIEW

This is not in a Redevelopment Area in Long Beach.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act Negative Declaration ND 18-06 has been prepared and is presented today for Planning Commission consideration and certification.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

1. Certify Negative Declaration ND 18-06;
2. Recommend the City Council adopt a resolution amending the Land Use Element of the General Plan to:

- include these properties in the City's corporate limits (Exhibit A);
 - add the area to the Activity Centers section plan – calling it Rancho Dominguez Industrial Area and outlining the intent for future development of the area;
 - designate Land Use Districts 9G-General Industrial, 13-Public Right-of-Way, and 11-Open Space/Park, defining allowable uses in the area (Exhibits B); and,
3. Recommend the City Council adopt an ordinance pre-zoning the area for IG-General Industrial and PR-Public Right-of-Way uses (Exhibit C).

Respectfully submitted,

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

BY: 
PATRICIA GARROW
PLANNER

APPROVED: 
GREG CARPENTER
PLANNING BUREAU MANAGER

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ANNEXtoPC120706.doc

ATTACHMENTS:

- Negative Declaration No. 18-06
- Exhibit A – Proposed Annexation Areas Map
- Figure 1 – Historic SOI Area Map
- Exhibit B – General Plan LUD Map
- Exhibit C – Prezoning Map

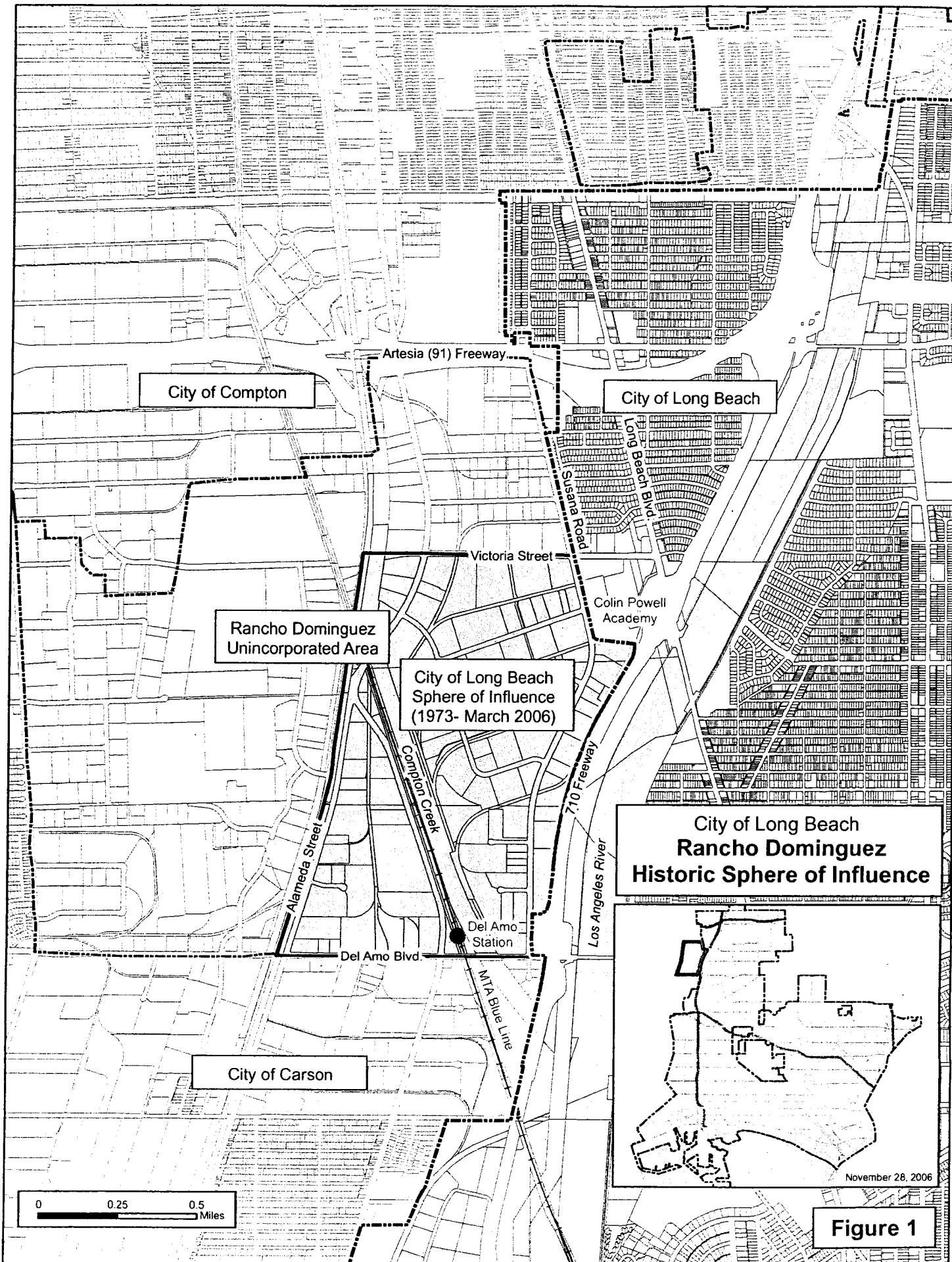
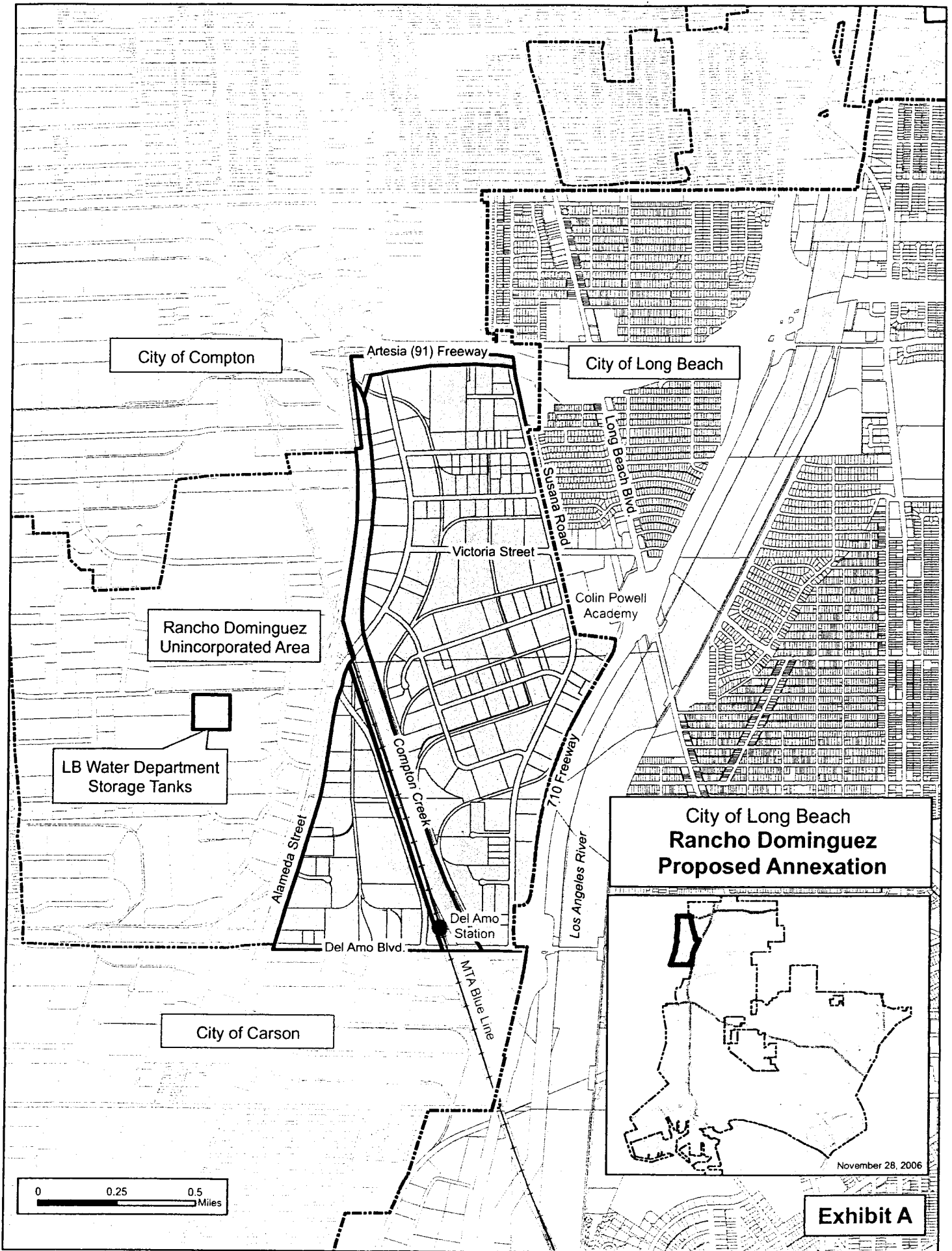


Figure 1



City of Compton

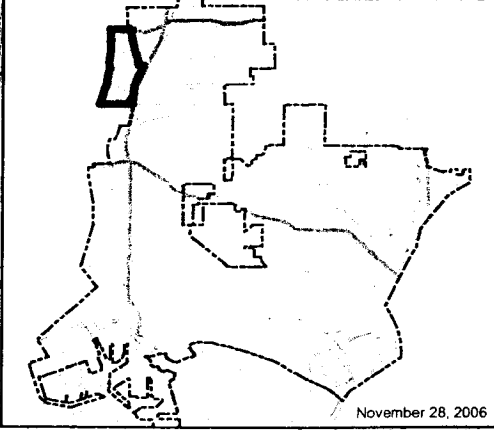
City of Long Beach

Rancho Dominguez Unincorporated Area

LB Water Department Storage Tanks

City of Carson

City of Long Beach
Rancho Dominguez
Proposed Annexation



November 28, 2006

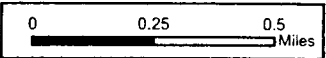



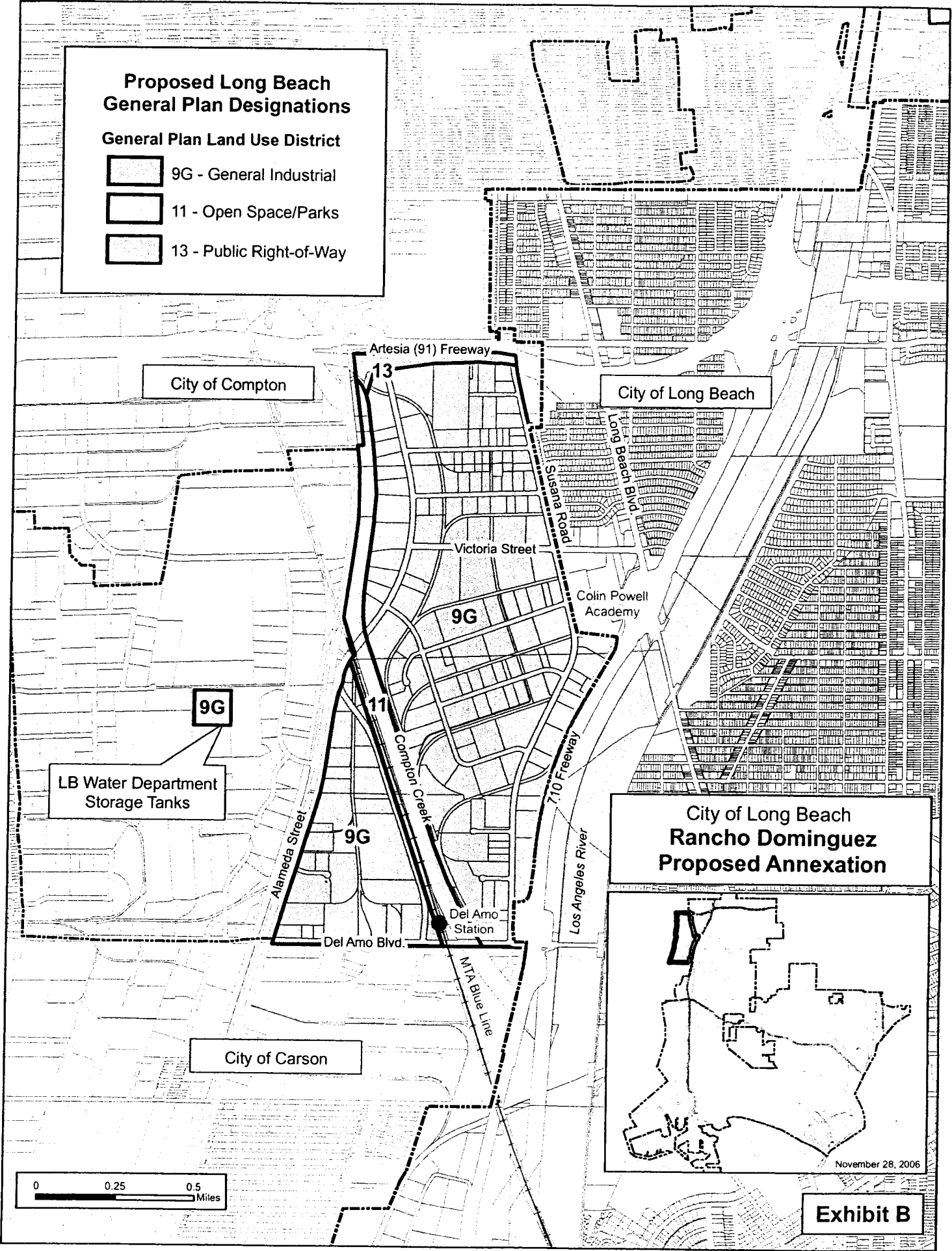


Exhibit A

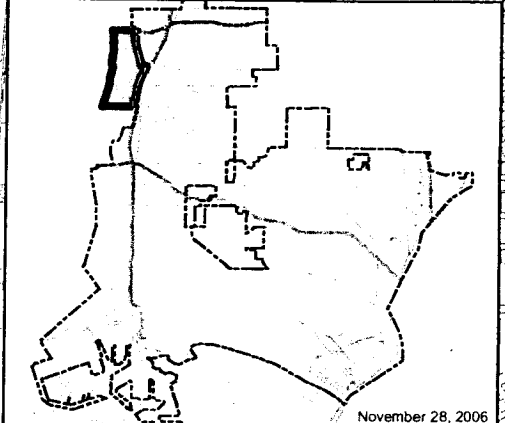
**Proposed Long Beach
General Plan Designations**

General Plan Land Use District

-  9G - General Industrial
-  11 - Open Space/Parks
-  13 - Public Right-of-Way



**City of Long Beach
Rancho Dominguez
Proposed Annexation**



November 28, 2006

Exhibit B



ND 18-06

CITY OF LONG BEACH

Planning Commission

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6610

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Negative Declaration for the project listed below:

1. Project Location:

Rancho Dominguez Industrial Area

2. Project Title:

Rancho Dominguez Annexation

3. Project Description:

Annexation of approximately 880 acres of the unincorporated Los Angeles County Rancho Dominguez area, which is generally bounded by Alameda Street on the west, the 91 Freeway on the north, the City of Long Beach corporate boundary on the east and Del Amo Boulevard on the south. The industrially developed acreage contains approximately 189 structures on 279 parcels of land.

4. Review period during which the Lead Agency will receive comments on the proposed Negative Declaration:

Starting Date: November 15, 2006

Ending Date: December 5, 2006

5. Public Meeting of the Planning Commission for ND-18-06:

Date: December 7, 2006

Time: 1:30 p.m.

Location: City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:
No resource area requires mitigation. A Negative Declaration has been completed.

For additional information contact:

Jill Griffiths
Senior Planner
Long Beach, CA 90802
333 West Ocean Blvd 5th Floor

CITY OF LONG BEACH
PLANNING COMMISSION

NEGATIVE DECLARATION

PROJECT:

I. TITLE:

Rancho Dominguez Annexation

II. PROPONENT

Suzanne Frick
Director of Planning & Building
City of Long Beach

III. DESCRIPTION

Annexation of approximately 880 acres of the unincorporated Los Angeles County Rancho Dominguez area, which is generally bounded by Alameda Street on the west, the 91 Freeway on the north, the City of Long Beach corporate boundary on the east and Del Amo Boulevard on the south. The industrially developed acreage contains approximately 189 structures on 279 parcels of land.

IV. LOCATION

Rancho Dominguez Industrial Area

V. HEARING DATE & TIME

December 7, 2006 1:30 p.m.

VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: _____

Jill Griffiths Date: *Nov. 14, 2006*

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

Rancho Dominguez Annexation

INITIAL STUDY



Prepared by

City of Long Beach
Department of Planning and Building
Community and Environmental Planning

INITIAL STUDY

1. **Project title:**
Rancho Dominguez Annexation
2. **Lead agency name and address:**
Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802
3. **Contact person and phone number:**
Jill Griffiths
333 West Ocean Blvd 5th Floor
Long Beach, CA 90802
4. **Project location:**
Rancho Dominguez Industrial Area
5. **Project sponsor's name and address:**
Suzanne Frick
Director of Planning & Building
City of Long Beach
6. **General Plan:**
Land Use District (LUD) 9G
According to the Land Use Element of the General Plan, LUD 9G "is established in order to maintain a strong industrial employment component in the City's economic base by accommodating a diverse range of businesses". The district "is intended to provide areas for any business to conduct legitimate industrial activities, indoors or outdoors, provided such business conducts its operations in a manner consistent with all applicable safety, environmental and zoning regulations."
7. **Zoning:**
General Industrial (IG)
According to Title 21 Zoning Regulations, "the IG district is intended to promote an 'industrial sanctuary' where land is preserved for industry and manufacturing, and where existing industries are protected from non-industrial users that may object to the operating characteristics of industry. Performance standards still must be met, but the development standards are the minimum necessary to assure safe, functional, and environmentally-sound activities."

8. Description of project:

The proposed project is the annexation of approximately 880 acres of unincorporated land in the joint sphere of influence shared by the cities of Long Beach, Compton and Carson. The Rancho Dominguez acreage to be annexed is generally bounded by the Long Beach corporate boundary on the east, Del Amo Boulevard on the south, Alameda Street on the west and the 91 Freeway on the north. The existing Los Angeles County zoning for the area is Heavy Manufacturing (M-2).

The annexation will apply to two areas. Area 1 is a 9.32-acre site that houses Long Beach Water Department Storage Tanks. Area 2 is 870 acres that are developed with mostly industrial land uses, including approximately 189 structures on 279 parcels of land. Area 1 is not contiguous to Long Beach but is permitted to be annexed because it is a public utility land use. Area 2 is contiguous to Long Beach along the entire eastern edge of the project area (Susana Road and the 710 Freeway).

The required discretionary permits for the project include: an Annexation, a General Plan Amendment to Land Use District 9G - General Industrial and a Rezoning to General Industrial (IG). The project area is generally built out with supporting infrastructure, road improvements and signalizations in place. Compton Creek runs through the project area, as does the MTA Blue Line. The Del Amo Blue Line Station is located near the southern edge of the project area. Please refer to the aerial photo following page 14.

9. Surrounding land uses and setting:

The project area is surrounded by a mixture of land uses. Properties to the south and west are mostly industrial land uses. The 9.32-acre Long Beach Water Department site (Area 1) is located west of the primary project area (Area 2), as are two mobile home parks, Dominguez Hills Mobile Homes and Del Amo Estates. The historic Dominguez Ranch Adobe is located on the west side of Alameda Street outside of the project boundary. North of the project area and the 91 Freeway, the land uses include institutional (Compton Community College) and single family residential. East of the project area, the land uses include industrial properties, institutional (Colin Powell Academy), single family residential, the 710 Freeway and the Los Angeles River.

10. Other public agencies whose approval is required:

City Council
Los Angeles Local Agency Formation Commission (LALAFCO)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	National Pollution Discharge Elimination System	Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

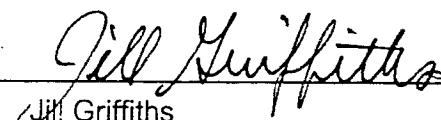
✓ I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

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

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

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

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



Jill Griffiths
Senior Planner

November 14, 2006

EVALUATION OF ENVIRONMENT IMPACTS:

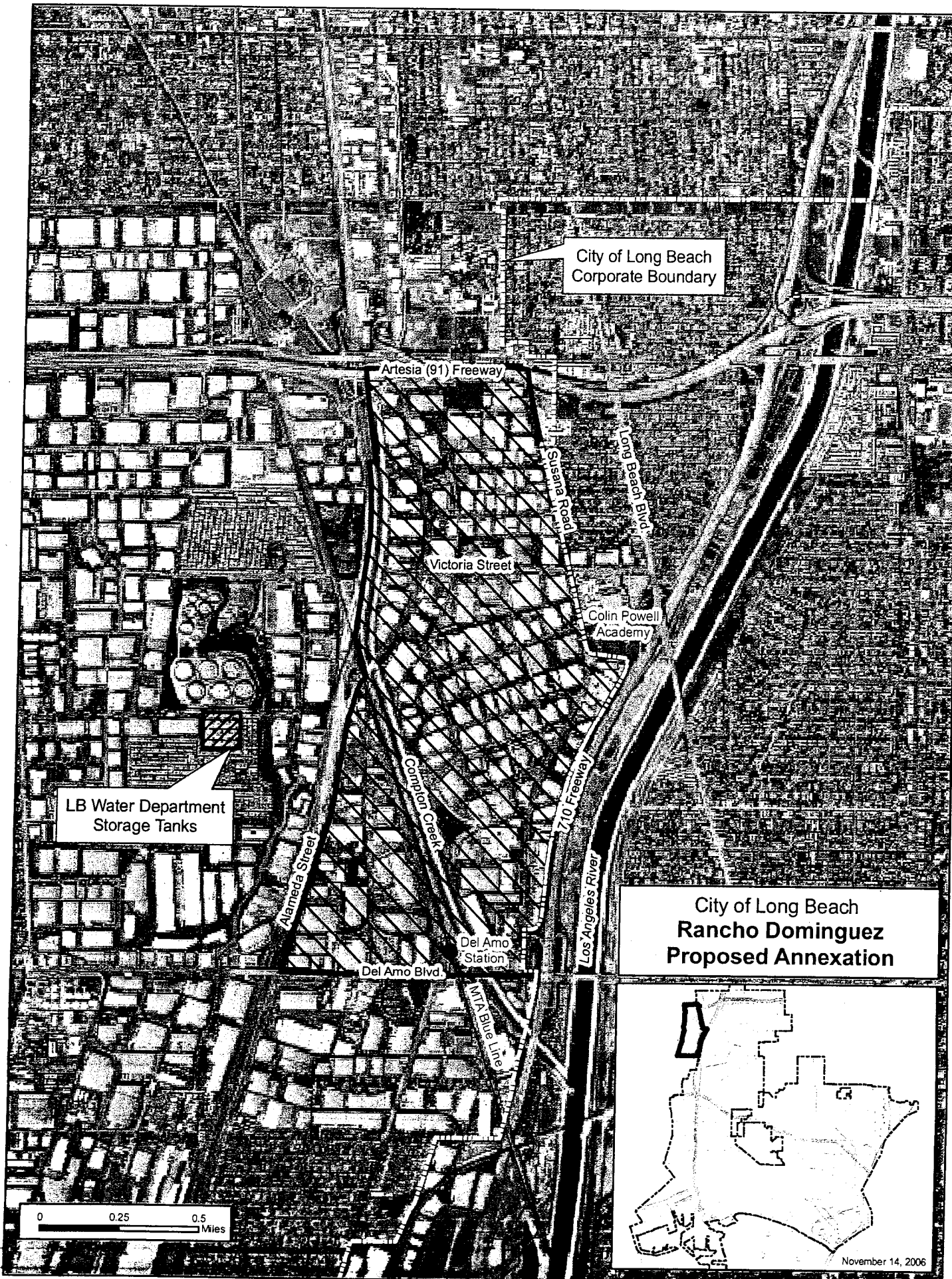
- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the score of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



City of Long Beach
Corporate Boundary

Artesia (91) Freeway

Long Beach Blvd.

Susana Road

Victoria Street

Colin Powell
Academy

LB Water Department
Storage Tanks

Alameda Street

Compton Creek

710 Freeway

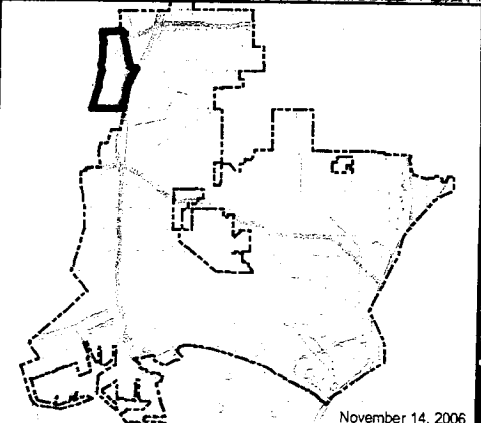
Los Angeles River

Del Amo
Station

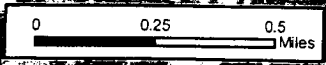
Del Amo Blvd.

MTA Blue Line

City of Long Beach
Rancho Dominguez
Proposed Annexation



November 14, 2006



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS –				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES – Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS –				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

No Impact.

The project area is located at the City's northwest corporate boundary. The project area and its surroundings are built out. No new construction is proposed as a part of the project. As a result, there will be no impact on any scenic vista.

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

No Impact.

The project area is located in an urbanized area and is not located on a State Scenic Highway. There will be no impact.

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

No Impact.

The project area and its surroundings are an urbanized setting. The proposed annexation will not result in any change to the existing visual character or quality of the project area and its surroundings. Therefore, there will be no impact.

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

No Impact.

As stated, the project area is an existing urbanized setting. No changes in lighting are proposed as a part of the project. There will be no impact with regard to new sources of light or glare.

II. AGRICULTURE RESOURCES

- a. **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b. **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c. **Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?**

No Impact. (for a, b and c)

The project area is located at the northwest corner of the City contiguous to the corporate boundary. There are no Los Angeles County agricultural zones within the proposed annexation area and no City agricultural zone is planned. The project area is developed with primarily industrial land uses and supporting infrastructure. Annexation of the project area will have no effect upon any existing agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

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

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

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability

between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

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

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

No Impact.

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

The proposed project, the annexation of approximately 880 acres of developed land, would not involve any new construction. The project is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

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

Less than Significant Impact.

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

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

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
SO _x	150	150

For a proposed project, construction emissions and operational emissions are typically estimated for ROC, NO_x, CO and PM₁₀. However, in this instance, the project area is already developed and the proposed project is considered a government action that will not generate new construction or operational emissions. The response is Less Than Significant Impact rather than No Impact because the entire southern California basin is an area of non-attainment.

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

Less than Significant Impact.

Please see III (b) above for discussion.

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

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the

effects of air pollution than the population at large. The project area is mostly industrial land uses. Institutional land uses exist north and east of the project area. However, the proposed project, annexation of developed land, will have no impact upon sensitive receptors.

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

No Impact.

The proposed project will not be one that will create objectionable odors. Therefore, there will be no impact.

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The project area is located northwest of the City in an urbanized setting. Compton Creek runs northwest to southeast through the area. The vegetation in the area consists of landscape species common to southern California. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

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

V. CULTURAL RESOURCES

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

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

No Impact.

With regard to historical resources, the project area is located near the historic Dominguez Ranch Adobe, which is on the west side of Alameda Street. The proposed annexation, however, will have no impact upon the Adobe or its significance as a historical resource.

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

No Impact.

The project area will be located outside of the part of the City expected to have the higher probability of latent artifacts. The proposed project will involve no excavation and will not be expected to affect or destroy any archaeological resource due its geographic location.

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

No Impact.

The proposed project, an annexation of unincorporated acreage, will not destroy any unique paleontological resource or a geologic feature. There will be no impact.

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

No Impact.

The proposed project will not involve the disturbance of any designated cemetery or other burial ground or place of interment. There will be no impact.

VI. GEOLOGY AND SOILS

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

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence

of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including Liquefaction?

iv) Landslides?

Less Than Significant Impact. (for i, ii and iii)

The most significant fault systems in the vicinity of the project area are the Newport-Inglewood Fault Zone and the Alquist-Priolo Fault Zone. Both zones are approximately a mile from the project boundary. The proposed project, an annexation, will not expose people or structures to substantial adverse effects due to these earthquake zones.

Because the project area is in close proximity to these earthquake zones, existing developments in the area could experience impacts related to fault rupture, seismic ground shaking, etc, if a seismic event should occur along either fault zone. There are numerous variables that determine the level of damage to any specific location. Given these variables, it is not possible to determine the level of damage that may occur in the project area during a seismic event. A less than significant impact could be anticipated for developments constructed in compliance with current seismic building code requirements.

With regard to liquefaction, Plate 7 of the City's Seismic Safety Element indicates that the incorporated land contiguous to the project area is considered to have Moderate Liquefaction Potential.

No Impact. (for iv)

Landslides are not anticipated to occur in the project area. Therefore, no impact is to be expected.

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

No Impact.

The project area is mostly built out and is generally covered with structures, associated landscaping and hardscape. The proposed annexation, a government action, will not result in the loss of any topsoil. No impact is anticipated.

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

No Impact.

The proposed project, an annexation of unincorporated acreage, will have no impact on any geologic aspect of the project area.

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

No Impact.

The project is a government action that will not involve any changes to soil within the project area. No impact is anticipated.

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

No Impact.

Supporting infrastructure, including a sewer system, is in place within the project area to serve existing and future developments. The use of septic tanks or an alternative waste water disposal system will not be necessary. Therefore, no impact will be anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS

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

No Impact.

The proposed project, the annexation of unincorporated acreage, will not alter the existing transport, use or disposal of hazardous materials within the project area. The project will not create a significant hazard and there will be no impact.

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

No Impact.

Please see VII (a) above for explanation.

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

No Impact.

The project will be a government action that will not involve the release of any emissions or the handling of any materials, substances or waste. It should be noted that the Colin Powell Academy is an existing institutional land use located contiguous to the eastern boundary of the project area. The proposed annexation, however, will have no impact upon this land use or in regard to this issue.

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

No Impact.

The project area encompasses approximately 880 acres. No properties within the project area appear to be designated hazardous materials sites based upon a review of the current Department of Toxic Substances Control Hazardous Waste and Substances Sites (Cortese) List. As a result, the proposed project is anticipated to have no impact with regard to this issue.

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

No Impact.

The project area is not located within an airport land use plan and the proposed project is not anticipated to result in a safety hazard for people

residing or working in the project area. There will be no impact for this issue.

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

No Impact.

Please see VII (e) above for explanation.

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

No Impact.

The proposed project will result in the existing properties in the project area being served by the Long Beach Fire Department, Health Department and Police Department. Any new construction in the project area will be required to comply with all current Fire, Health and Safety codes and will be required by code to have posted evacuation routes to be utilized in the event of an emergency. The proposed annexation will not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from any building or any adopted emergency response plan. No impact is anticipated.

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

No Impact.

The project area is located within an urbanized setting. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires. No impact is anticipated.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

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

Less Than Significant Impact.

The project area is built out with mostly industrial land uses that discharge water into the existing system. The proposed project, an annexation, will not involve any new discharge of water into the system. The project will not be expected to violate any wastewater discharge standards. Future development within the project area will be required to comply with all state and federal requirements pertaining to preservation of water quality. Any impact is anticipated to be less than significant.

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

No Impact.

The project area is built out acreage in an urban setting with water systems in place that have been designed to accommodate the existing development. The proposed project is not expected to deplete or interfere with the recharge of groundwater supplies. No impact is anticipated.

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

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

No Impact. (for c and d)

The project area is in an urban setting and is built out with mostly industrial land uses and has an established drainage pattern. While Compton Creek runs through the project area, the proposed project is not expected to alter any stream or river. The proposed project is a

government action and is not anticipated to have any impact upon the existing drainage pattern of the project area.

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

No Impact.

The proposed project will not create or contribute additional runoff beyond that which currently exists in the project area. The project will be a government action and will not involve any construction or alterations to the storm water drainage system. There will be no impact.

f. Would the project otherwise degrade water quality?

Less Than Significant Impact.

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

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

No Impact.

The proposed project, the annexation of unincorporated land, will not involve the development of any new residential units. Therefore, there would be no impact.

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

No Impact.

The proposed project will not involve the development of any new structures nor will it impede or redirect flood flows. There will be no impact.

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

No Impact.

The project area is not located within proximity of a levee or dam or where flooding will be a likely occurrence. There will be no impact with regard to this issue.

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

No Impact.

The project will not result in an inundation by seiche, tsunami, or mudflow. Therefore, there will be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

No Impact.

The project will be the annexation of approximately 880 acres of unincorporated land. The project area will include Area 1, a 9.32-acre site that houses Long Beach Water Department storage tanks and Area 2, 870 acres of mostly industrial land uses that are contiguous to the City along the northwestern corporate boundary. As proposed, the project will not be anticipated to physically divide an established community.

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

No Impact.

The project area is in the joint sphere of influence shared by the cities of Long Beach, Compton and Carson. The proposed project will require the following discretionary permits: an Annexation to the City, a General Plan Amendment to Land Use District No. 9G - General Industrial and a Rezoning to General Industrial (IG). The proposed General Plan Land Use District and Zoning category are closest in definition and character to the Los Angeles County General Plan and Zoning designations that exist in the project area. As proposed, the project is expected to not have an impact upon any applicable land use plans and policies.

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

No Impact:

The project area is a built out, urban environment consisting of mostly industrial land uses. No habitat conservation plan or natural communities conservation plan would be impacted by the project. There will be no impact.

X. MINERAL RESOURCES

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

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

No Impact.

The project area is located in an urbanized setting. There have been no identified mineral resources in the area that would be of value to the region or to the residents of the State. There will be no impact.

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

No Impact.

Minimal oil extraction operations continue in proximity to the project area today. The proposed annexation will not have a negative impact upon this resource. No impact is anticipated.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project will be the annexation of approximately 880 acres of unincorporated land in an urban setting. The project area consists of mostly industrial land uses with supporting infrastructure in place.

a. Would the project result in a significant lose of pervious surface?

No Impact.

The project area is covered by structures, hardscape and associated landscaping on multiple developed parcels. The proposed annexation will not result in a loss of pervious surface in any one location. There will be no impact.

b. Would the project create a significant discharge of pollutants into the storm drain or water way?

No Impact.

The proposed project will be the annexation of unincorporated land into a municipal jurisdiction. The annexation of the project area will not result in any new or increased discharges of pollutants into the storm drain or water ways. There will be no impact.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

No Impact.

The project area includes businesses in an urban setting that are in operation and are bound by current codes to be following best management practices with regard to NPDES. No impact is anticipated.

XII. NOISE

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

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

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

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

No Impact.

The project is the proposed annexation of approximately 880 acres of developed land. The project is not expected to result in the generation of noise levels in excess of those established by the Long Beach City Ordinance. There will be no impact.

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

No Impact.

The proposed project, the annexation of land, will not result in people being exposed to excessive ground born vibration or noise levels. No impact is expected related to this issue.

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

No Impact.

The proposed project, the annexation of land, will not involve any activity that will create a substantial permanent increase in ambient noise levels above existing levels without the project. There will be no impact related to this issue.

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

No Impact.

The proposed project, the annexation of land, will not involve any activity that will create temporary or periodic increases in ambient noise levels above existing levels without the project. There will be no impact related to this issue.

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

No Impact.

The Compton / Woodley Airport is located approximately two miles northwest of the project area. The proposed project will not involve any action that will expose people to excessive noise levels from the airport. Therefore, there will be no impact.

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

No Impact.

The project area is not located within the vicinity of a private airstrip. There will be no impact.

XIII. POPULATION AND HOUSING

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

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

No Impact.

The proposed project, the annexation of acreage with existing industrial development, will have no impact upon population growth. There will be no impact.

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

No Impact.

The proposed annexation will not displace any existing housing. The project area consists of mostly industrial land uses. There will be no impact.

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

No Impact.

Please see XIII (b) above for explanation.

XIV. PUBLIC SERVICES

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

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

Less Than Significant Impact.

The project area will be served by the Long Beach Fire Department. Because the project area is built out, service will consist of comprehensive day-to-day Fire support. Any new construction within the project area in the future will be plan checked and inspected by the Fire Department to ensure compliance with all applicable Fire code requirements. The proposed annexation will be expected to have a less than significant impact upon Fire services.

b. Police protection?

Less Than Significant Impact.

The Long Beach Police Department's North Division will serve the project area. Because the area is generally built out, service will consist of comprehensive day-to-day Police support in the field. For any new construction within the project area in the future, the Police Department will also provide written input to the applicant through the design review process with regard to issues such as defensible design, security lighting, locks, and other related issues. The proposed annexation will be anticipated to have a less than significant impact upon Police services.

c. Schools?

No Impact.

The Colin Powell Academy, a LBUSD facility developed directly east of the project area, serves existing residential neighborhoods. The proposed project will not involve the development of new residential units that would house school-age children. There will be no impact to the local schools as a result of the proposed project.

d. Parks?

No Impact.

The proposed project will not involve the development of any new residential units. There will be no impact to the City's parks as a result of the proposed annexation.

e. Other public facilities?

No Impact.

No other public facilities have been identified that will be adversely impacted by the proposed project.

XV. RECREATION

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

No Impact.

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

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

No Impact.

The proposed project will not require the construction or expansion of any recreational facilities. The project area is built out with mostly industrial land uses and supporting infrastructure in place. The annexation will not be anticipated to have any impact upon any recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

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

No Impact.

The project is a proposal to annex approximately 880 acres of mostly industrial land uses. The project area is generally built out and the proposed project is not anticipated to have any impact upon the traffic load or the street capacity. There will be no impact with regard to this issue.

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

No Impact.

The proposed project will not be expected to alter, either individually or cumulatively, the level of service standard established for roads or highways in and around the project area. Therefore, there will be no impact.

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

No Impact.

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

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

No Impact.

The proposed project will have no affect upon any design feature. There will be no impact related to this issue.

e. Would the project result in inadequate emergency access?

No Impact.

The proposed project is not expected to result in inadequate emergency access within the project area. The area is generally built out with mostly industrial land uses. Any new construction will be reviewed to ensure adequate emergency access. There will be no impact related to this issue.

f. Would the project result in inadequate parking capacity?

No Impact.

The proposed annexation will set new General Plan and Zoning designations for the project area. Existing parking in the project area will not be affected. Any new construction will be in compliance with City code requirements. An inadequate parking capacity is not anticipated as a result of the project. There will be no impact.

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

No Impact.

The proposed project will not conflict with any adopted policies supporting alternative forms of transportation. No impact is anticipated.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) **Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The project area is an urbanized setting with all utilities and services in place. The acreage consists of Area 1, the Long Beach Water Department tank site, and Area 2, which is primarily industrial development. Such development was taken into account when the surrounding utility and service systems were planned. The proposed project is not expected to place an undue burden on any utility or service system.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

No Impact.

The project area is located within an established urbanized setting. The project, the annexation of unincorporated land, is not an activity that is anticipated to cause negative impacts to any known fish or wildlife habitat or species. There will be no impact.

- b. **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact.

The project area has existing businesses that were analyzed for their potential impacts before they became operational. The proposed project is not anticipated to have impacts that will have a cumulative considerable effect upon the environment.

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

No Impact.

The project area consists of acreage that, in general, is fully developed and operational. The proposed project does not propose new land uses or construction that will cause substantial adverse environmental effects to human life, either directly or indirectly related to the project. As a result, there will be no impact.

1 RESOLUTION NO.

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH INITIATING PROCEEDINGS AND
5 REQUESTING THE LOCAL AGENCY FORMATION
6 COMMISSION TO APPROVE AN ANNEXATION OF
7 TERRITORY (WILL JOHNSON RESERVOIR PROPERTY)

8
9 WHEREAS, the City Council of the City of Long Beach desires to initiate
10 proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization
11 Act of 2000, commencing with Section 56000 of the California Government Code, to annex
12 territory to the City of Long Beach; and

13 WHEREAS, the area to be annexed, the Will Johnson Reservoir, 2200
14 University Drive, Rancho Dominguez is owned by the City and is a portion of the City's
15 water supply system; and

16 WHEREAS, the reasons for this proposal are to provide municipal services
17 to this industrial area, promote orderly governmental boundaries and annex land in the
18 City's adopted Sphere of Influence; and

19 WHEREAS, the annexation area is not contiguous to the current City
20 boundaries but is within the City's Sphere of Influence as determined by LAFCO, is owned
21 by the City and is being used for municipal purposes, thereby qualifying the land for
22 annexation; and

23 WHEREAS, notice of intent to adopt this resolution of application has been
24 given, and this Council has conducted a public hearing based upon this notification; and,

25 WHEREAS, on December 19, 2006 the City Council, after due study and
26 deliberation, found that the proposed land use designation of 9G (General Industrial) is
27 appropriate for the subject area and is compatible with the existing land use designation
28 for the annexation area; and

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City Attorney of Long Beach
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Telephone (562) 570-2200

Robert E. Shannon
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Telephone (562) 570-2200

1 WHEREAS, in accordance with the California Environmental Quality Act, the
2 City has prepared and approved Negative Declaration 18-06 that evaluates the
3 environmental impacts and issues related to the annexation of this territory to the City; and

4 WHEREAS, the City Council held a duly noticed public hearing to receive
5 input on the proposed project and environmental document; and found, after due study and
6 deliberation that no change in land use will occur as a result of the annexation and has
7 rezoned the territory as IG (General Industrial); and

8 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
9 follows:

10 Section 1. The City Council of the City of Long Beach hereby initiates the
11 annexation of the Will Johnson Reservoir property shown on Exhibit A, attached hereto
12 and made a part hereof, and requests the Local Agency Formation Commission of Los
13 Angeles County to take proceedings as authorized and in the manner provided by the
14 Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

15 Sec. 2. This resolution shall take effect immediately upon its adoption by the
16 City Council, and the City Clerk shall certify to 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 _____, 2006, by the
following vote:

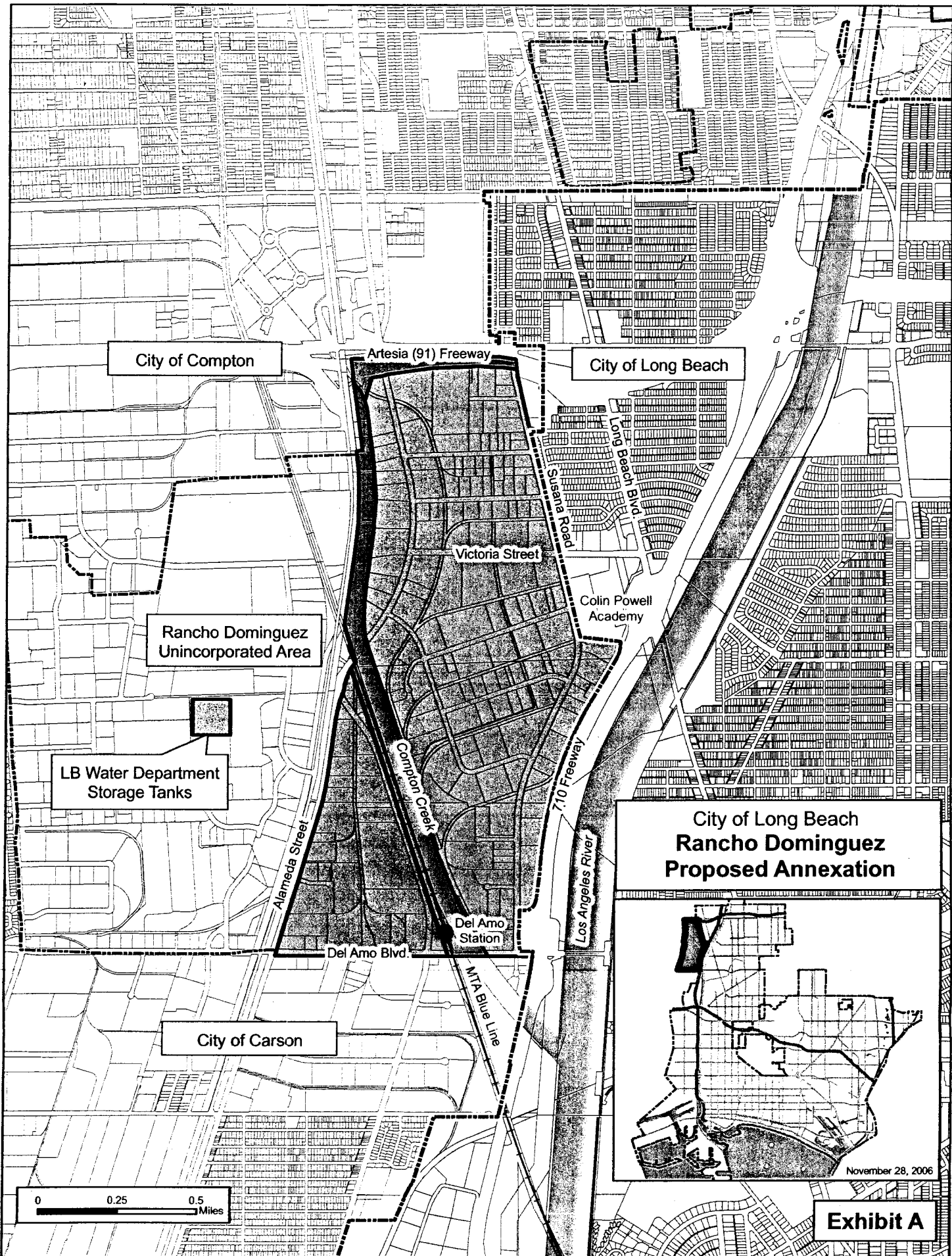
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

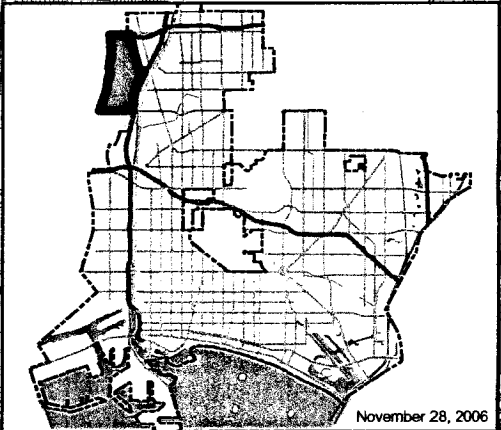
Absent: Councilmembers: _____

City Clerk

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**City of Long Beach
Rancho Dominguez
Proposed Annexation**



November 28, 2006

1 RESOLUTION NO.

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH INITIATING PROCEEDINGS AND
5 REQUESTING THE LOCAL AGENCY FORMATION
6 COMMISSION TO APPROVE AN ANNEXATION OF
7 TERRITORY (RANCHO DOMINGUEZ/ALAMEDA
8 INDUSTRIAL AREA)

9
10 WHEREAS, the City Council of the City of Long Beach desires to initiate
11 proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization
12 Act of 2000, commencing with Section 56000 of the California Government Code, to annex
13 territory to the City of Long Beach; and

14 WHEREAS, the area to be annexed, the Rancho Dominguez/Alameda
15 Industrial Area is contiguous to the City boundaries and is within the City's Sphere of
16 Influence as determined by LAFCO; and

17 WHEREAS, the reasons for this proposal are to provide municipal services
18 to this industrial area, promote orderly governmental boundaries and annex land in the
19 City's adopted Sphere of Influence; and

20 WHEREAS, notice of intent to adopt this resolution of application has been
21 given, and this Council has conducted a public hearing based upon this notification; and,

22 WHEREAS, on December 19, 2006 the City Council, after due study and
23 deliberation, found that the proposed land use designations of LUD 9G (General
24 Industrial), LUD 11 (Open Space/Parks) and LUD 13 (Public Rights-of-Way) are
25 appropriate for the subject area and are compatible with the existing land use designations
26 for the annexation area; and

27 WHEREAS, in accordance with the California Environmental Quality Act, the
28 City has prepared and approved Negative Declaration 18-06 that evaluates the

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1 environmental impacts and issues related to the annexation of this territory to the City; and
2 WHEREAS, the City Council held a duly noticed public hearing to receive
3 input on the proposed project and environmental document; and found, after due study and
4 deliberation that no change in land use will occur as a result of the annexation and has
5 rezoned the territory as IG (General Industrial) and PR (Public Right-of-Way); and

6 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
7 follows:

8 Section 1. The City Council of the City of Long Beach hereby initiates the
9 annexation of the Rancho Dominguez/Alameda Industrial Area shown on Exhibit A,
10 attached hereto and made a part hereof, and requests the Local Agency Formation
11 Commission of Los Angeles County to take proceedings as authorized and in the manner
12 provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

13 Sec. 2. This resolution shall take effect immediately upon its adoption by the
14 City Council, and the City Clerk shall certify to the vote adopting this resolution.

15 I hereby certify that the foregoing resolution was adopted by the City Council
16 of the City of Long Beach at its meeting of _____, 2006, by the
17 following vote:

18 Ayes: Councilmembers: _____

19 _____

20 _____

21 _____

22 Noes: Councilmembers: _____

23 _____

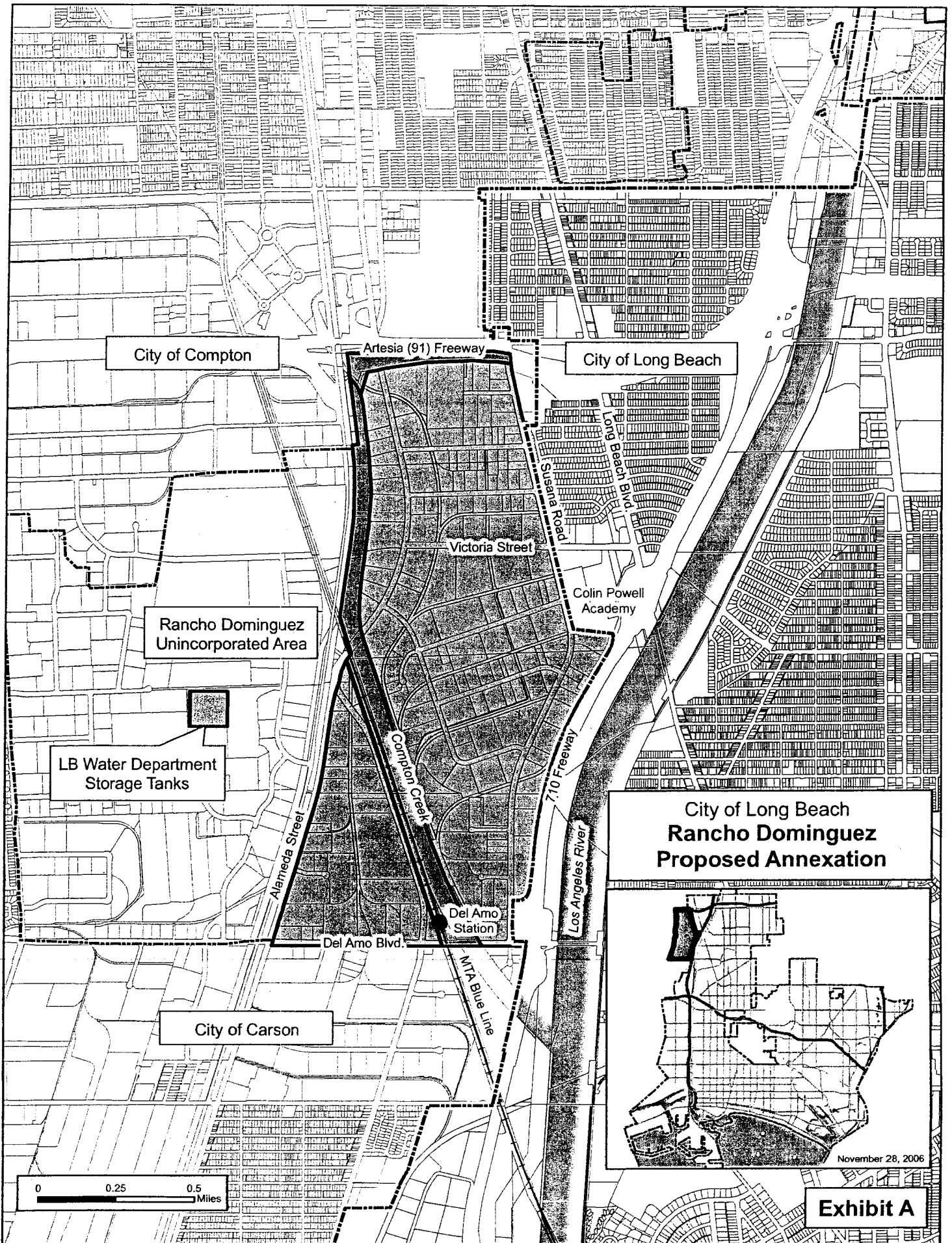
24 Absent: Councilmembers: _____

25 _____

26 _____

27 _____

City Clerk



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ADOPTING, AFTER PUBLIC HEARING, AMENDMENTS TO THE TEXT AND MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN OF THE CITY OF LONG BEACH TO INCLUDE THE RANCHO DOMINGUEZ SPHERE OF INFLUENCE AREA IN LUD 9G, LUD 13 AND LUD 11, AND INCLUDE WATER TANKS IN LUD 9G

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

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

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

B. The City Council desires to amend the text and map of the Land Use Element of the City of Long Beach as set forth in this Resolution;

C. The City Planning Commission held a public hearing on December 7, 2006, on an amendment to the text and map of the Land Use Element of the General Plan of the City of Long Beach;

D. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, views, proposals, environmental documentation and recommendations respecting all parts of the amendment to the text and maps of the Land Use Element of the General Plan and afforded full opportunity for public input and participation;

E. On December 7, 2006, following the public hearing, the Planning

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1 Commission certified Negative Declaration ND 18-06 on the basis of the initial study and
2 any comments received regarding the Negative Declaration and found that there is no
3 substantial evidence that the project will have a significant effect on the environment;

4 F. Following receipt of all appropriate environmental documentation,
5 full hearings and deliberation, the City Planning Commission recommended approval of
6 the amendment to the text and map of the Land Use Element of the General Plan and
7 further directed that said recommendation be forwarded to the City Council for
8 consideration;

9 G. That on December 19, 2006, the City Council conducted a duly
10 noticed public hearing at which it gave full consideration to all pertinent facts, information,
11 views, proposals, environmental documentation and recommendations respecting all parts
12 of the amendment to the text and maps of the Land Use Element of the General Plan and
13 afforded full opportunity for public input and participation.

14 H. Following receipt of all appropriate environmental documentation,
15 full hearings and deliberation, the City Council did concur with the recommendations of the
16 Planning Commission and did approve and adopt the environmental documentation and
17 the amendment to the text and maps of the Land Use Element of the General Plan relating
18 to LUD 9G, LUD 13 and LUD 11. Said map amendments are depicted in Exhibit "B", which
19 is attached hereto and incorporated herein by this reference.

20 Sec. 2. The City Council of the City of Long Beach hereby formally approves
21 and adopts the amendments to the map and text of the Land Use Element of the General
22 Plan of the City of Long Beach, as certified and recommended by the Planning
23 Commission of the City of Long Beach. Such map amendments are depicted in
24 Exhibit "A", which is attached hereto and incorporated herein by this reference.

25 Sec. 3. The City Council of the City of Long Beach hereby formally approves
26 and adopts the amendments to the text of the Land Use Element of the General Plan of
27 the City of Long Beach (to be inserted in the Activity Centers section of the plan) to
28 describe the area and the intent for its future development, as certified and recommended

1 by the Planning Commission of the City of Long Beach as follows:

2 RANCHO DOMINGUEZ INDUSTRIAL AREA

3 ANALYSIS

4 This fully developed industrial area comprises approximately 880 acres of
5 land containing approximately 189 buildings on 279 parcels of land. The
6 area is generally bounded by Alameda Street on the west, the City of
7 Compton to the north, Suzanna Road and the I-710 Freeway on the east,
8 and Del Amo Boulevard to the south. There are now approximately 250
9 businesses operating within the area in transport, manufacturing, logistics,
10 wholesaling, warehousing, machining, research and design, and more.
11 Compton Creek serves as a major drainage for the area and the Metro
12 Blueline passenger train runs through the area with a station located at Del
13 Amo Boulevard and Santa Fe Avenue. The area is across Suzanna Road
14 from the Longwood and College Square single-family residential
15 neighborhoods of north Long Beach and directly adjacent to Long Beach's
16 Colin Powell Elementary School. Long Beach residents who work in the area
17 are very interested in maintaining their jobs while protecting their
18 neighborhoods next door. Balancing industrial operations with residential
19 needs will continue to be a focus of attention in improving this area in the
20 future.

21
22 POLICIES

23 This area is intended to continue to be a healthy, employment-generating
24 activity center. Preservation of the industrial activities herein is a top priority.
25 Continuous improvement of the area's infrastructure should be a made so
26 that the area is able to maintain it's competitive edge. Upon annexation, the
27 City will seek to include this area in the Enterprise Zone it was recently
28 reawarded in order to create more jobs and make the area even more

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economically successful.

Furthermore, the City will continue to work with adjacent residential neighborhoods to ensure that industrial operations within the Rancho Dominguez area are handled in a sensitive and responsible manner.

Sec. 4. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

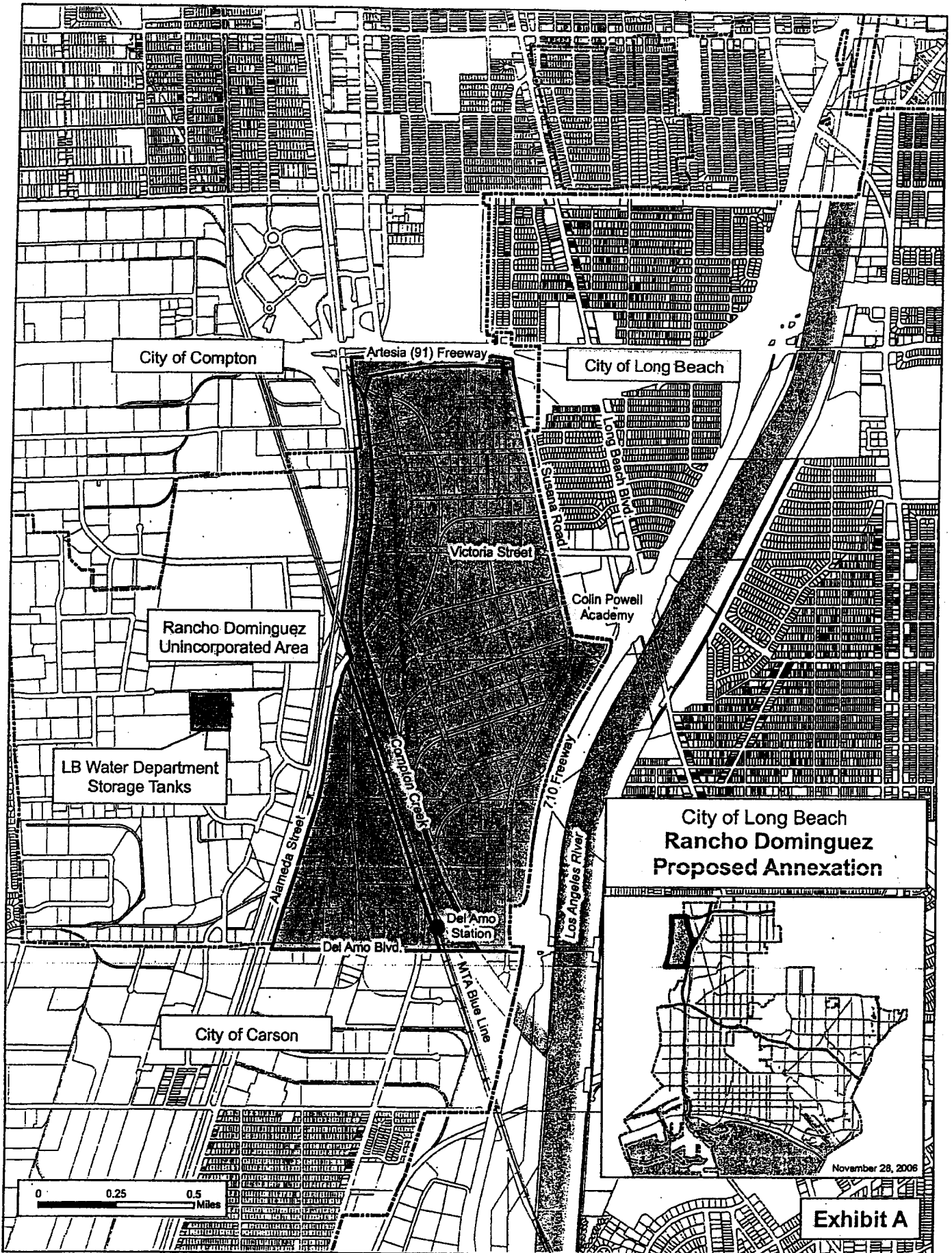
I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2006, by the following vote:

Ayes: Councilmembers: _____

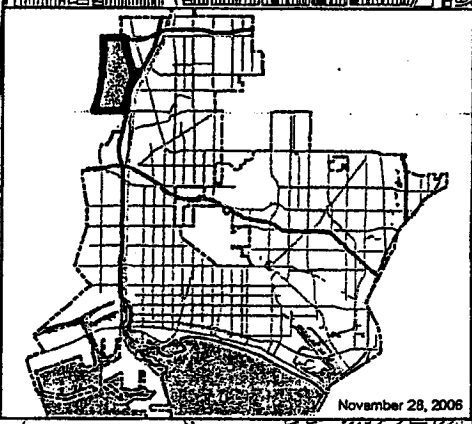
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk



**City of Long Beach
Rancho Dominguez
Proposed Annexation**



November 28, 2006

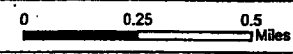



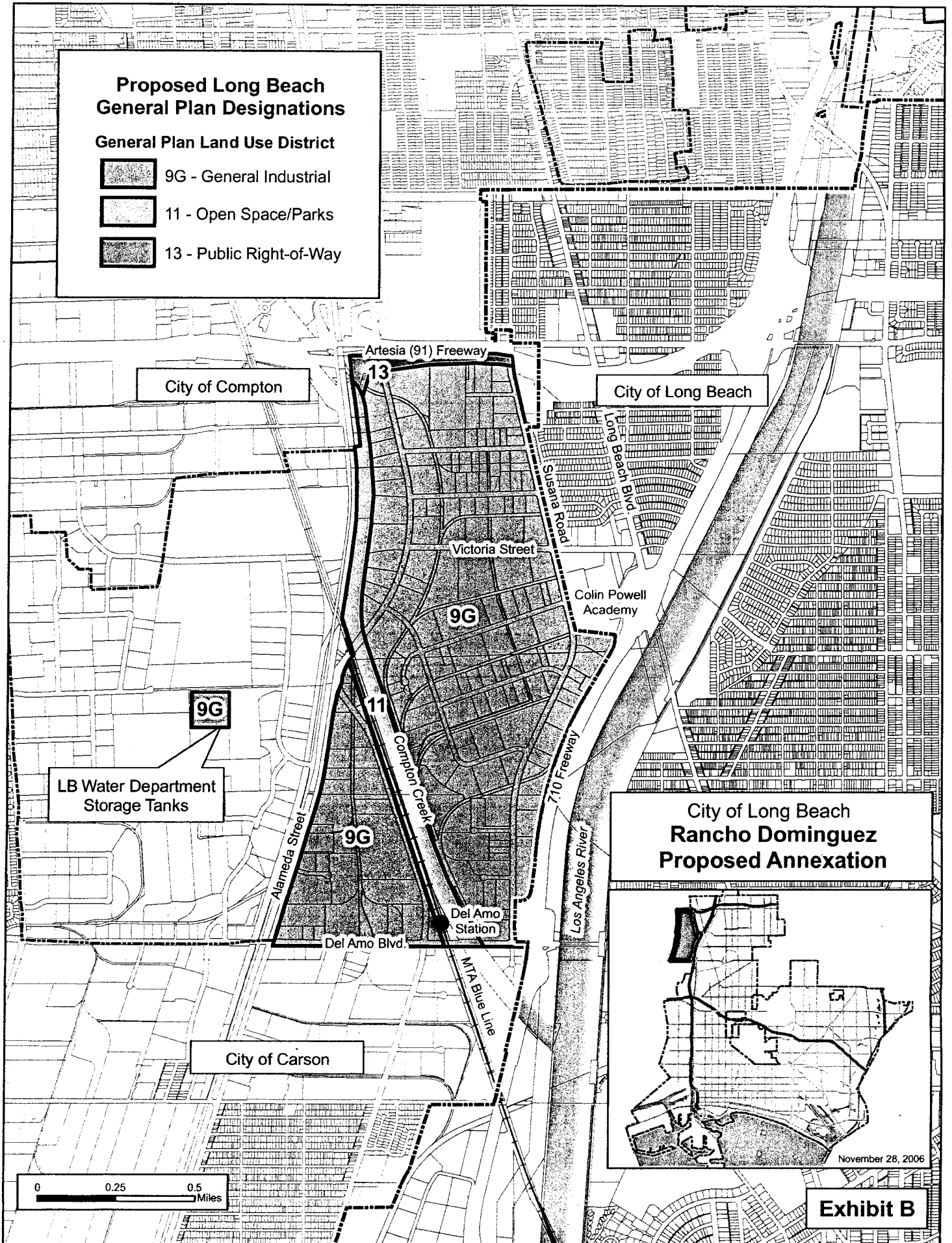


Exhibit A

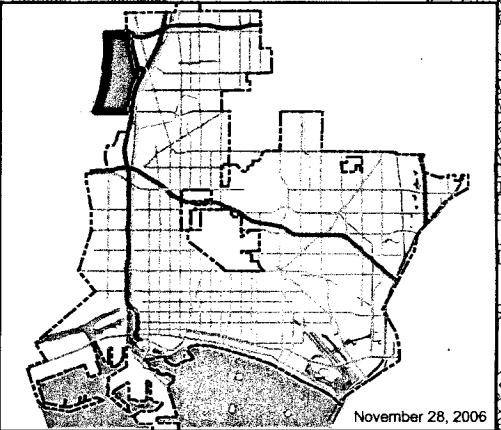
Proposed Long Beach General Plan Designations

General Plan Land Use District

-  9G - General Industrial
-  11 - Open Space/Parks
-  13 - Public Right-of-Way

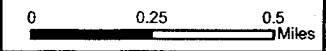


City of Long Beach Rancho Dominguez Proposed Annexation



November 28, 2006

Exhibit B

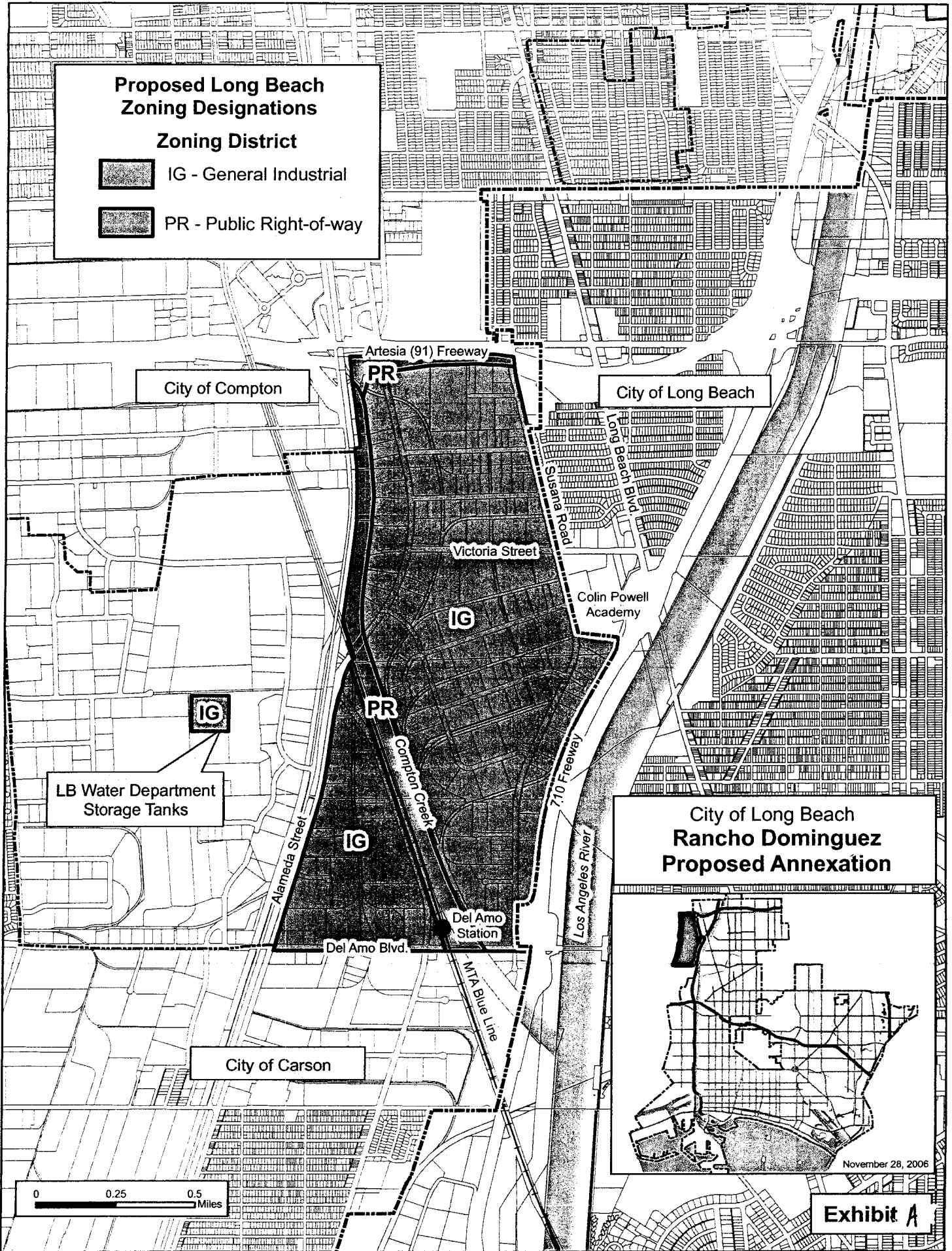


**Proposed Long Beach
Zoning Designations**

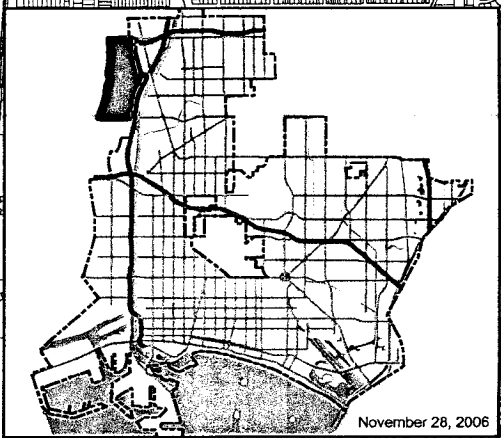
Zoning District

 IG - General Industrial

 PR - Public Right-of-way



**City of Long Beach
Rancho Dominguez
Proposed Annexation**



November 28, 2006

Exhibit A

