



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

August 21, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to Certify Mitigated Negative Declaration No. ND-15-06 for North Long Beach Village Center land site clearing of 5821, 5833, 5837, 5841, 5853, 5873, and 5881 Lime Avenue, 5878 Linden Avenue and 501 E. South Street for the purposes of blight removal and predevelopment site assembly. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

Several properties within this area have been acquired and vacated (Exhibit A – Site Map) and are now ready for demolition.

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include the elimination of blighting influences and correction of environmental deficiencies in the Project Area. This includes buildings that are unsafe and unhealthy for persons to live or work, small and irregular lots, obsolete and aged building types, shifting uses or vacancies and incompatible or uneconomic land uses.

Pursuant to the California Environmental Quality Act, an Initial Study and Negative Declaration have been prepared to study and determine whether demolition of the blighted Site may have a significant adverse impact on the environment.

As described in the Initial Study, the proposed project involves the demolition of all structures on nine parcels in the North Long Beach Redevelopment Project Area. The parcels will be cleared and assembled for future development by the Redevelopment

REDEVELOPMENT AGENCY BOARD MEMBERS

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Agency. Parcel addresses are 5821, 5833, 5837, 5841, 5853, 5873 and 5881 Lime Avenue, 5878 Linden Avenue and 501 E. South Street. The scope of the project is currently limited to demolition activities only. Any future construction on this site will be subject to a separate environmental review process under the California Environmental Quality Act (CEQA).

The initial study found 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 were made or agreed to by Redevelopment Agency staff and a Mitigated Negative Declaration was prepared (Exhibit B – Mitigated Negative Declaration No. ND-15-06).

The Redevelopment Agency, then, can find the following:

- Pursuant to California Environmental Quality Act Guidelines, an Initial Study has been conducted to determine whether the project may have a significant adverse effect on the environment. On the basis of that study, it has been determined that the project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report. The project will not create a significant adverse effect on the environment because the Mitigation Measures described in the Initial Study were added to the project. As a result, preparation of a Mitigated Negative Declaration was appropriate.
- Pursuant to California Environmental Quality Act, the Notice of Preparation, and the draft Mitigated Negative Declaration were released for circulation on July 28, 2006. The circulation period for comments started on July 28, 2006, and ended on August 17, 2006. To date, no comments have been received.
- Pursuant to California Environmental Quality Act Guidelines, Agency staff and the Agency Board have independently analyzed the Initial Study and the Mitigated Negative Declaration, and the Mitigated Negative Declaration represents the independent judgment and analysis of the Redevelopment Agency of the City of Long Beach as lead agency with respect to the project.
- Based upon the Mitigated Negative Declaration, public comments and the record before the Agency, the Agency finds that the following environmental impact areas will have less than significant impacts and will not require mitigation: Aesthetics, Agricultural Resources, Biological, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Utilities/Service Systems.
- Based upon the Mitigated Negative Declaration, public comments and the record before the Agency, the Agency finds that the following environmental impact areas will have less than significant impacts on the environment with mitigation: Air Quality, Cultural Resources, Hazards and Hazardous Materials, National Pollution Discharge Elimination System and Noise.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

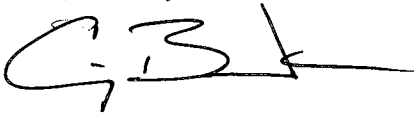
Page 3

Funds are available for demolition of these properties in the FY 2006 budget for North Long Beach.

SUGGESTED ACTION:

Approve recommendation.

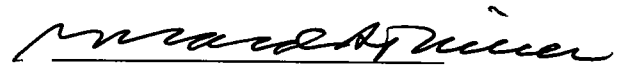
Respectfully submitted,



PK
PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

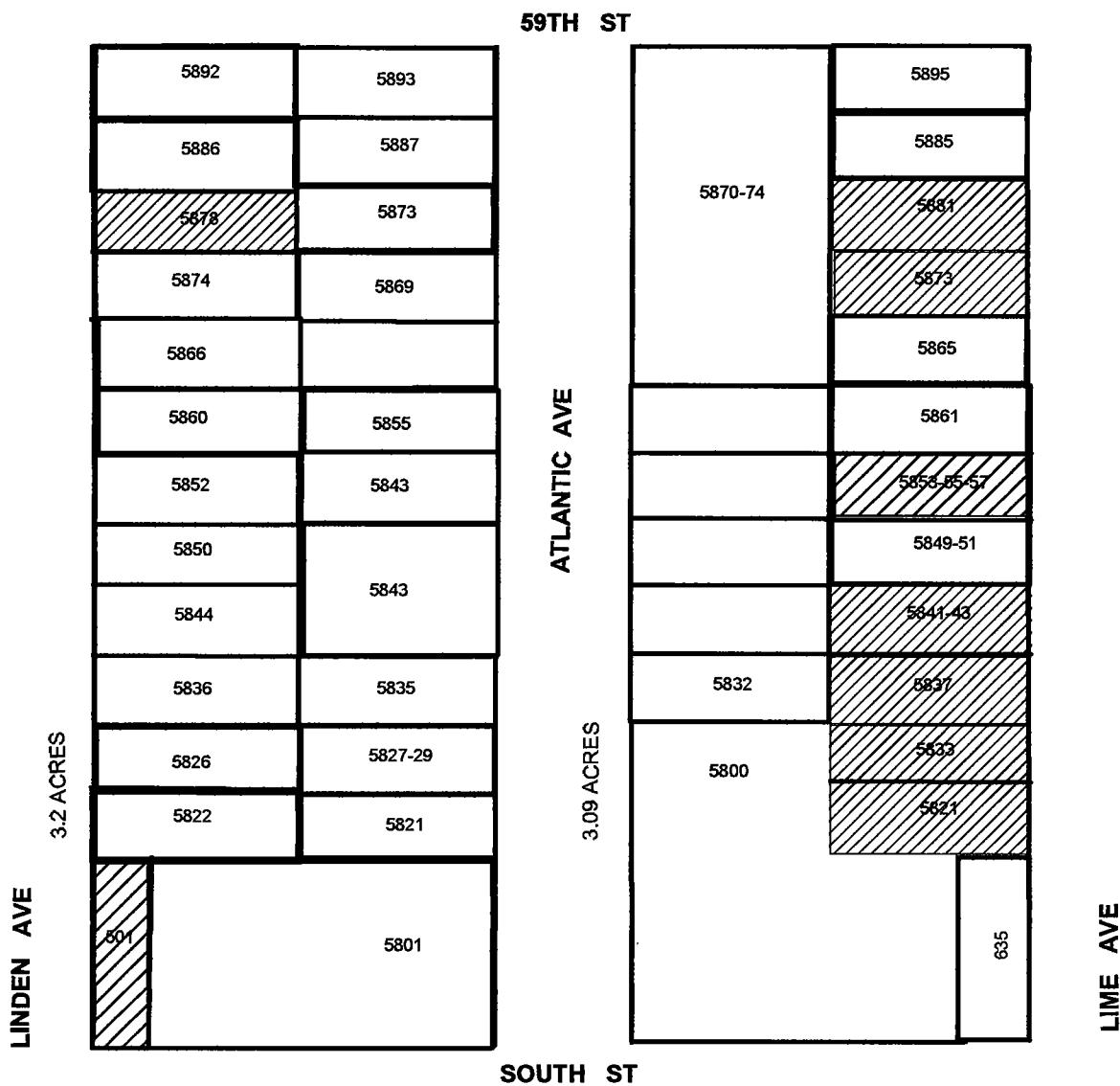
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GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Mitigated Negative Declaration

Exhibit A
VILLAGE CENTER
Site Map



- 5878 Linden - Single-family residence; 4,800 sq. ft.
- 501 E. South - 2 story-mixed use; 4,400 sq. ft.
- 5881 Lime - 2 Single-family homes; 4,796 sq. ft.
- 5873 Lime - Single-family home; 4,800 sq. ft.
- 5853-55-57 - Multiple-family property; 4,796 sq. ft.
- 5841-43 Lime - Single-family home; 4,800 sq. ft.
- 5837 Lime - Single-family home; 4,800 sq. ft.
- 5833 Lime - Single-family home; 5,000 sq. ft.
- 5821 Lime - Single-family home; 4,800 sq. ft.



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 Redevelopment Agency Board, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. **Project Location:**

Multiple Addresses

2. **Project Title:**

North Long Beach Village Center Land Clearing

3. **Project Description:**

The proposed project would be the demolition of structures on nine parcels in the North Long Beach Redevelopment Project Area. The parcels would be cleared and assembled for future development by the Long Beach Redevelopment Agency. Parcel addresses include 5821, 5833, 5837, 5841, 5853, 5873 and 5881 Lime Avenue, 5878 Linden Avenue and 501 E. South Street.

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

Starting Date: July 28, 2006

Ending Date: August 17, 2006

5. Public Meeting of the Redevelopment Agency Board for ND-15-06:

Date: August 21, 2006

Time: 9:00 a.m.

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

CITY OF LONG BEACH
REDEVELOPMENT AGENCY

MITIGATED NEGATIVE DECLARATION

PROJECT:

I. TITLE:

North Long Beach Village Center Land Clearing

II. PROPONENT

Lee Mayfield
Long Beach Redevelopment Agency
333 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

III. DESCRIPTION

The proposed project would be the demolition of structures on nine parcels in the North Long Beach Redevelopment Project Area. The parcels would be cleared and assembled for future development by the Long Beach Redevelopment Agency. Parcel addresses include 5821, 5833, 5837, 5841, 5853, 5873 and 5881 Lime Avenue, 5878 Linden Avenue and 501 E. South Street

IV. LOCATION

Multiple Addresses

V. HEARING DATE & TIME

August 21, 2006 9:00 a.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: _____

July 28, 2006

North Long Beach Village Center Land Clearing

INITIAL STUDY



Prepared by

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

8. Description of project:

The proposed project would be the demolition of structures on nine parcels that have been acquired by the Long Beach Redevelopment Agency. The nine parcels are part of a 6.29-acre area in North Long Beach that the Redevelopment Agency has designated for new development. The parcels are:

5821-23 Lime Avenue	APN 7124-032-909
5833 Lime Avenue	APN 7124-032-910
5837 Lime Avenue	APN 7124-032-018
5841-43 Lime Avenue	APN 7124-032-017
5853-57 Lime Avenue	APN 7124-032-908
5873 Lime Avenue	APN 7124-032-911
5881 Lime Avenue	APN 7124-032-011
5878 Linden Avenue	APN 7125-033-003
501 E. South Street	APN 7125-033-013

The Agency and the surrounding community, including the North Project Area Committee, have a vision for the area that has grown out of a community effort that began in 2002. The agency currently has a Request for Proposals (RFP) in circulation, seeking a plan for a mixed-use development that will incorporate all of the goals outlined in the RFP. Please see Attachments 1, 2 and 3 for more information.

9. Surrounding land uses and setting:

All nine parcels are located near the intersection of Atlantic Avenue and South Street in North Long Beach. Both Atlantic Avenue and South Street are commercial-oriented and the intersection is considered to be the hub of a future village center. The surrounding neighborhood consists of mostly modest residential properties located on a grid system of residential streets. The majority of the residential structures were built in the late 1920s and 1930s. The neighborhood is within the North Long Beach Redevelopment Project Area.

10. Other public agencies whose approval is required:

N/A

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 scope 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.

	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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION <input type="checkbox"/>				
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 <input type="checkbox"/> 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 <input type="checkbox"/> 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"/>

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

Less Than Significant Impact.

The project would involve the demolition of structures on eight residential parcels and one commercial parcel. The demolition would greatly alter the appearance of the parcels. For some people, the change in appearance of the parcels could be adverse. Because the project would alter the appearance of the parcels, the response to the question cannot be "No Impact." The change in the appearance of the parcels would be necessary in order for the future redevelopment of the parcels to take place. Overall, the proposed project would be less than significant in its impact upon the surrounding area.

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

Less Than Significant Impact.

The project area is not located near a state scenic highway. However, the project would involve the demolition of older structures on eight residential parcels and one commercial parcel. The residential structures were built in the late 1920s or 1930s. The commercial structures were built in the 1940s. The City's Historic Preservation Officer recommended an architectural historian, Peter Moruzzi, to conduct an historic resources assessment of each parcel. Please see **V. Cultural Resources** for more information regarding the assessments. Although the structures would be removed, there would be a permanent record of what had existed on each parcel.

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

Less Than Significant Impact.

The project could degrade the visual character or quality of the site and its surroundings if the newly vacant parcels are not maintained and if a lengthy period of time passes before there is new development. The Redevelopment Agency would be responsible for securing and

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 would be the demolition of structures on nine parcels. While not generating new permanent trips, the project would generate temporary trips for vehicles demolishing the structures and hauling away the debris. The eventual redevelopment of the parcels project would be within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project would be 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 with Mitigation Incorporated.

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.

generating fugitive dust are required to implement dust control measures during each phase of demolition to reduce the amount of particulate matter released into the ambient air. The measures shall be printed on any project plans. They include the following:

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

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

No Impact.

The project would be the demolition of structures, a temporary activity that would not result in a cumulatively considerable net increase of any pollutant. There would be no permanent impact.

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 proposed project would not be anticipated to produce substantial levels of any pollutant concentration that could affect sensitive receptors.

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

the State of California Resources Agency format, each Recordation Document provides:

- (1) a Primary Record
- (2) a Building, Structure and Object Record
- (3) a Photograph Record
- (4) a Sketch Map.

The Recordation Documents will be on permanent file in the Community Development and Planning and Building Departments at City Hall. With a permanent record of what existed on each of the nine parcels, the demolition of the structures would be anticipated to have a less than significant impact on any perceived 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 area of the proposed project is located outside the part of the City expected to have the higher probability of latent artifacts. Although the project would include some minor excavation to remove structural footings, the project would 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.

Please see V. (b) above for explanation.

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

No Impact.

Please see V. (b) above for explanation.

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:

Less Than Significant Impact.

The proposed project would be the demolition of structures on nine parcels. Although the parcels are relatively flat, erosion control of the vacant parcels would be necessary and would be an on-going effort implemented by the Redevelopment Agency. A less than significant impact would be 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.

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

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

No Impact.

Please see VI. (c) above for discussion.

- 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.

Sewers are in place in the vicinity of the project site. The proposed project would be the demolition of structures. Any subsequent new development would utilize the existing sewer system or be required to make improvements to the system, as needed, in order to develop.

Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact.

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

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

No Impact.

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

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

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 would not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from the building or any adopted emergency response plan.

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

No Impact.

The project site is in an urban setting and is not near any stream or river. The nine parcels would be vacant following demolition. The parcels would be maintained by the Redevelopment Agency in such a manner that erosion or siltation would be minimal.

- 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.

The proposed project would be the demolition of structures on nine parcels. The parcels would then be pervious surfaces until future development occurs. Drainage would be altered in that there would be less hardscape and less runoff. No impact would be anticipated.

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

No Impact.

Please see VIII. (c) and (d) above for explanation.

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

No Impact.

During demolition, 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.

According to the Plate 10 of the Seismic Safety Element, the project site is located outside of the 100-year flood hazard area. Therefore, there would be no impact.

coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The parcels affected by the proposed project have multiple General Plan land use designations and multiple Zoning designations (refer to page 2 of the Initial Study). What ultimately is developed on the parcels will depend upon the proposals that are received in response to the Request For Proposals that the Long Beach Redevelopment Agency issued for the Village Center on June 9, 2006. A "No Impact" response would be inappropriate given the clarification of land uses that would be necessary prior to any future development. Also, any future development of the project site would be subject to a separate environmental review under CEQA. That document would assess any potential conflicts or impacts of the proposed land use and project.

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

No Impact:

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

X. MINERAL RESOURCES

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The project site does not contain any oil extraction operations and the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

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?

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

Less Than Significant Impact With Mitigation Incorporated. (for b and c)

Due to the urban setting and the number of parcels being vacated, the following mitigation measure shall apply to ensure that best management practices are followed during demolition:

XI-1 During all phases of demolition, the following measures shall be adhered to:

- Erosion control methods conforming to NPDES requirements shall be used for all soils disturbed or exposed due to demolition activities;
- Entries to all nearby storm drains shall be temporarily blocked to reduce the opportunity for water borne pollutants to enter the storm drain system;
- All wastewater on the nine parcels resulting from demolition activities and cleanup shall be pumped and removed to a legally designated disposal facility in accordance with NPDES requirements; and
- All streets and alleys contiguous to any of the nine parcels shall be dry swept to minimize mud, along with all applicable NPDES requirements for pollutant reduction techniques when flushing paved surfaces.

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

No Impact.

The proposed project would not create a permanent increase in any ambient noise levels in the vicinity of the nine parcels. Any development proposed for the vacated parcels that could create an increase in noise levels in the project vicinity would have a subsequent environmental review in accordance with CEQA.

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?

Less than Significant Impact With Mitigation Incorporated.

The proposed project would likely result in a temporary increase in the ambient noise level with noise typically associated with the demolition of structures. The mitigation measure set forth in XII. (a) above would reduce potential impacts to a less than significant level. Once the demolition was finished, the nine parcels would be vacant and the on-site noise levels would be low to non-existent.

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

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

No Impact:

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

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

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. The District has been operating at or over capacity during the past decade.

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

a. Fire protection?

No Impact.

The proposed project would be the demolition of structures on nine parcels. However, The project would not be expected to have an adverse impact upon Fire services.

b. Police protection?

No Impact.

The proposed project would be served by the Police Department's North Division. Because the project is demolition only, it would not be anticipated to have an adverse impact upon Police services.

c. Schools?

No Impact.

The proposed project would involve the demolition of structures, an activity that would not generate any new K-12 students. Therefore, the project would have no impact upon the schools.

d. Parks?

No Impact.

The proposed project, the demolition of structures on nine parcels, would not generate the need for any new park facilities. There would be no impact.

e. Other public facilities?

Less than Significant Impact.

The proposed project, the demolition of structures on eight residential parcels and one commercial parcel, would not be expected to have an impact upon the streets and intersections in the area that would be substantial to the point of congestion. The trips would be attributed to demolition workers, demolition equipment, debris containers and trucks hauling debris away from the project site. The increased impact would be expected to be less than significant.

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

Less than Significant Impact.

Please see **XV. (a)** for discussion. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

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

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

No Impact.

The proposed project would not permanently alter any existing public streets. There would be no impact.

Access to the proposed project would be from Regal Way, a 20' wide alley that runs west to east along the northern edge of the project site. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any design issues relating to access prior to the issuance of building permits to ensure that any impact would be less than significant.

- e) **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 proposed project would not be expected to place an undue burden on any utility or service system. The project would occur in the North Long Beach Redevelopment Project Area, an urbanized setting with all utilities and services in place. With regard to "g.", the proposed project would be required to comply with all statutes and regulations related to solid waste.

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 proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

- 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)?**

**MITIGATION MEASURES FOR
MITIGATED NEGATIVE DECLARATION ND-15-06
NORTH LONG BEACH VILLAGE CENTER LAND CLEARING**

II. AIR QUALITY

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

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

TIMING: During all phases of demolition.

ENFORCEMENT: Building Bureau; Planning & Building Dept.

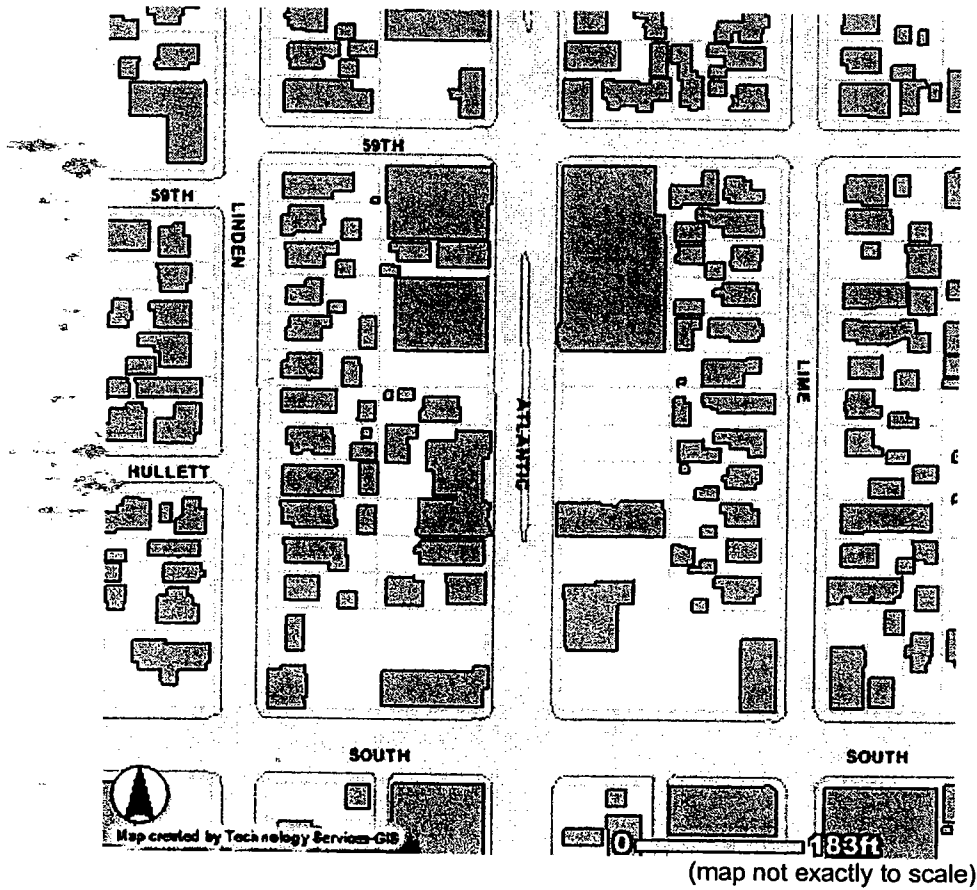
VII. HAZARDS AND HAZARDOUS MATERIALS

VII-1 Prior to any demolition activities, testing for asbestos and lead paint shall be conducted for each structure to be demolished. Following testing, where necessary and appropriate, safety measures relating to the handling and removal of the hazardous material shall be applied in accordance with industry standards.

TIMING: During all phases of demolition.

ENFORCEMENT: Building Bureau; Planning & Building Dept.

VICINITY MAP FOR ND-15-06



Project Site:	5821 - 23 Lime Avenue	7124-032-909
	5833 Lime Avenue	7124-032-910
	5837 Lime Avenue	7124-032-018
	5841 - 43 Lime Avenue	7124-032-017
	5853 - 57 Lime Avenue	7124-032-908
	5873 Lime Avenue	7124-032-911
	5881 Lime Avenue	7124-032-011
	5878 Linden Avenue	7125-033-003
	501 E. South Street	7125-033-013

Project: Demolition of structures on eight residential parcels and one commercial parcel for future development by the Long Beach Redevelopment Agency.

ATTACHMENT 1

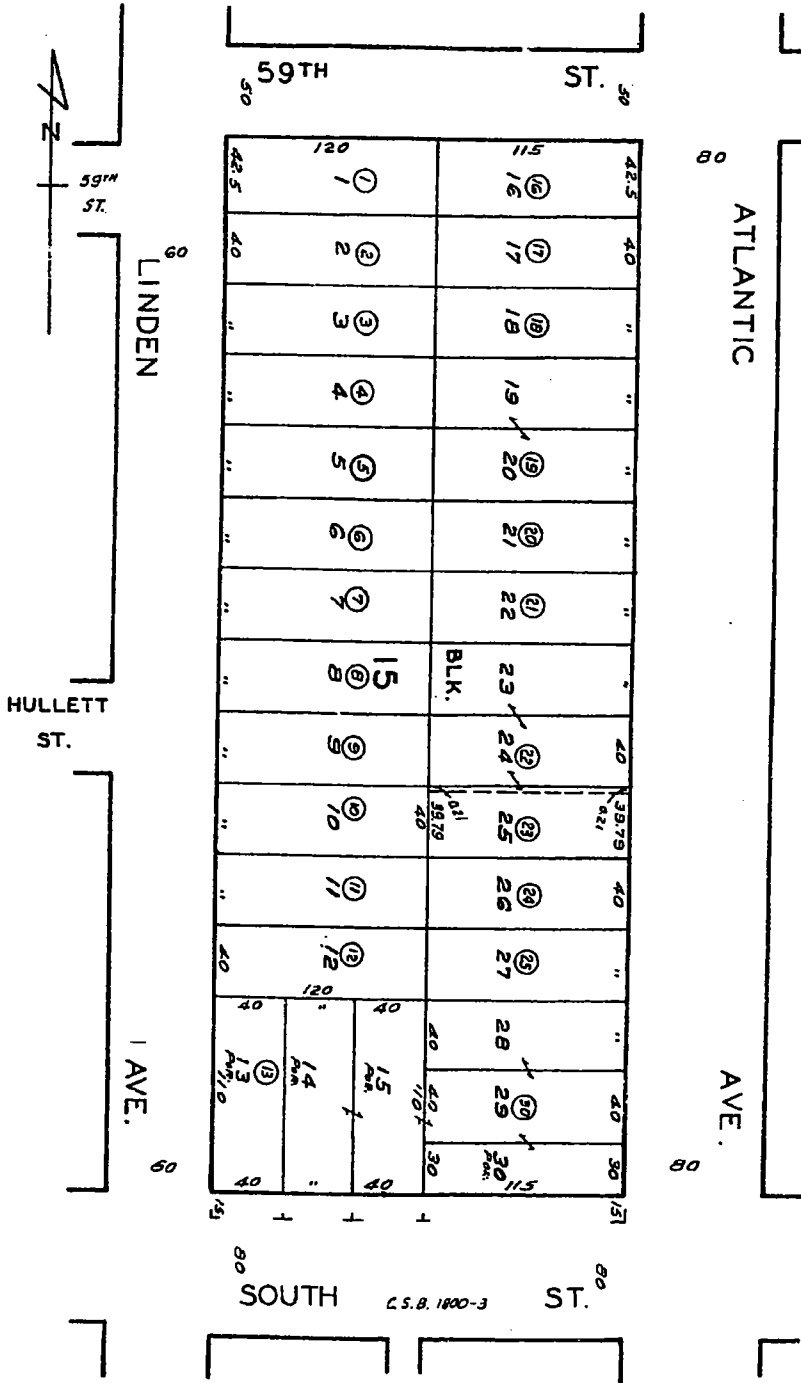
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1997



SCALE IN 1/10 OF AN INCH

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11-13-58
MADONNA



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASHMT. SEE: 1867-33

OCT 17 1986
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

ATTACHMENT 3