liquefaction evaluation performed as part of the Draft Geotechnical Study determined there is potential for liquefaction in the loose- to medium-dense sandy silt, silty sand, and sand at the Project site. As a result, the Project site and the development proposed for the Project site would be subject to impacts related to liquefaction of the on-site soils as a result of seismic shaking, and mitigation is required. Mitigation Measure 4.5.1 requires the City to comply with the recommendations of the Project Geotechnical Study, which stipulates appropriate seismic design provisions that shall be implemented with Project design and construction. With implementation of Mitigation Measure 4.5.1, potential Project impacts related to seismic-related ground failure, including liquefaction, would be reduced to a less than significant level.

Mitigation Measure 4.5.1: **Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project,* prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization,* prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project

geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to seismic-related ground failure including liquefaction to a less than significant level for the reasons set forth in the Final EIR.

Impact: Result in substantial soil erosion or the loss of topsoil. During construction of the proposed Project, there is a potential for disruption of the soils on the entire Project site. Construction activities could potentially result in erosion and loss of topsoil. However, all excavation, trenching, and compaction activities would be performed under the observation of a qualified engineer and the Project would be required to adhere to all applicable construction standards with regard to erosion control. Standard Condition 4.2.2 (Applicable Rules 403 and 402 Measures) and Mitigation Measure 4.8.1 (Construction General Permit) would be implemented to reduce potential significant impacts related to soil erosion. Therefore, with implementation of Standard Condition 4.2.2 and Mitigation Measure 4.8.1, impacts would be considered less than significant.

Standard Condition 4.2.2: **Applicable Rules 403 and 402 Measures.** The Project construction contractor shall develop and implement dust-control methods that shall achieve this control level in a SCAQMD Rule 403 dust control plan, designate personnel to monitor the dust control program, and order increased watering, as necessary, to ensure a 55 percent control level. Those duties shall include holiday and weekend periods when work may not be in progress. Additional control measures to reduce fugitive dust shall include, but are not limited to, the following:

- Apply water twice daily, or nontoxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces or as needed to areas where soil is disturbed.
- Use low-sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.

- During earthmoving or excavation operations, fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures:
    - All material excavated shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
    - All earthmoving or excavation activities shall cease during periods of high winds (i.e., winds greater than 20 miles per hour [mph] averaged over 1 hour).
    - All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
    - The area disturbed by earthmoving or excavation operations shall be minimized at all times.
- After earthmoving or excavation operations, fugitive dust emissions shall be controlled using the following measures:
    - Portions of the construction area to remain inactive longer than a period of 3 months shall be revegetated and watered until cover is grown.
    - All active portions of the construction site shall be watered to prevent excessive amounts of dust.
- At all times, fugitive dust emissions shall be controlled using the following procedures:
    - On-site vehicle speed shall be limited to 15 mph.
    - Road improvements shall be paved as soon as feasible, watered periodically, or chemically stabilized.
- At all times during the construction phase, ozone precursor emissions from mobile equipment shall be controlled using the following procedures:
    - Equipment engines shall be maintained in good condition and in proper tune according to manufacturers' specifications.
    - On-site mobile equipment shall not be left idling for a period longer than 60 seconds.
- Outdoor storage piles of construction materials shall be kept covered, watered, or otherwise chemically stabilized with a chemical wetting agent to minimize fugitive dust emissions and wind erosion.

Mitigation Measure 4.8.1: **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as

amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Finding: The standard conditions and mitigation measure are feasible and would avoid or substantially reduce potentially significant impacts related to the loss of topsoil to a less than significant level for the reasons set forth in the Final EIR.

Impact: Result in a project that is located on a geologic unit or soil that is unstable or that would become unstable as a result of the project.

Landslides and Unstable Slopes. Although the Project site is relatively flat and landslides or other forms of natural slope instability do not represent a significant hazard to the proposed Project, grading activities during construction would produce temporary construction slopes in some areas. Mitigation Measure 4.5.1 requires that planned grading and shoring conform to the recommendations of the Preliminary Geotechnical Investigation (2014), which contains specific recommendations for addressing potential slope instability during construction. With implementation of these recommendations in accordance with Mitigation Measure 4.5.1, potential impacts related to slope instability during construction would be reduced to a less than significant level.

Lateral Spreading and Liquefaction. The Project site is located within a Liquefaction Hazard Zone and the Preliminary Geotechnical Report concluded that the proposed Project would experience a high liquefaction or lateral spreading potential due to its location, historical high groundwater levels, and the presence of soil conditions common to liquefaction areas. Compliance with applicable building codes and the incorporation of the design recommendations in the final geotechnical report into final design plans would reduce potential impacts related to liquefaction to a less than significant level. With implementation of Mitigation Measure 4.5.1, potential Project impacts related to liquefaction would be reduced to a less than significant level.

The Geotechnical Evaluations determined that several feet of lateral spreading toward the Pacific Ocean could occur in the event of earthquake ground motions. However, the Geotechnical Evaluations concluded that the proposed Project is feasible with implementation of the final engineering design recommendations and compliance with the most current CBC. Therefore, Mitigation Measure 4.5.1 requiring compliance with the recommendations contained in the Geotechnical Evaluations and the final geotechnical report would ensure that potential impacts related to lateral spreading are reduced to less than significant levels.

Mitigation Measure 4.5.1: **Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project,* prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization,* prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that

the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

Corrosive Soils. Corrosive soils could potentially create a significant hazard to the proposed Project by weakening the structural integrity of the concrete and metal used to construct the building and potentially lead to structural instability. Laboratory testing indicates that on-site soils could be severely corrosive to ferrous metals. Mitigation Measure 4.5.2 requires protection of ferrous metals and copper against corrosion. Corrosion protection may include, but is not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. With implementation of Mitigation Measure 4.5.2, potential impacts related to corrosive soils would be reduced to a less than significant level.

Mitigation Measure 4.5.2: **Corrosive Soils.** Prior to issuance of any building permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to unstable geologic units or soil to a less than significant level for the reasons set forth in the Final EIR.

Impact: Result in a cumulative impact with respect to geology and soils. New development projects in the project area would also be required to meet similar engineering standards to reduce their own potential geologic impacts to a less than significant level. There are no other known activities or projects with activities that would affect the geology and soils at the Project site. Furthermore, there are no geotechnical conditions on site that would prohibit construction, and no activities associated with the Project that would contribute to any cumulative geological effects in the Project vicinity. Implementation of Mitigation Measure 4.5.1 ensures that the proposed Project complies with recommendations in the Geotechnical Evaluations, and Mitigation Measure 4.5.2 requires protection of ferrous metals and copper against corrosion; adherence to these measures would ensure that the proposed Project would have a less than significant impact on Geology and Soils. Therefore, with implementation of the proposed mitigation, the proposed Project's geological impacts are considered less than cumulatively considerable.

Mitigation Measure 4.5.1: **Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the *Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project,* prepared by MACTEC (April 14, 2009); the *Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization,* prepared by GMU Geotechnical, Inc. (April 3, 2013); the *Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization* prepared by AESCO (April 24, 2014); and *Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project*, prepared by HDR Schiff (April 23, 2014), which together are referred to as the *Geotechnical Evaluations*. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that

the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

Mitigation Measure 4.5.2: **Corrosive Soils.** Prior to issuance of any building permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant cumulative impacts related to geology and soils to a less than significant level for the reasons set forth in the Final EIR.

Hazards and Hazardous Materials

Impacts: The following impacts are discussed together in the Draft EIR and the Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**
- **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.**

Construction activities would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with existing federal, State, and local regulations to ensure that the amounts of these materials present during construction would be limited and would not pose a significant adverse hazard to workers or the environment. Furthermore, the construction contractor would be required to implement standard BMPs regarding hazardous materials storage, handling, and disposal during construction in compliance with the State Construction General Permit to protect water quality (Mitigation Measure 4.8.1). Therefore, potential impacts associated with

the routine transport, use, or disposal of potentially hazardous materials during construction of the proposed Project would be less than significant.

Based on the distance to known oil wells in the vicinity of the Project site, the potential presence of methane at the Project site is low. The low potential for encountering methane during excavation for the pool would be managed through compliance with a Contingency Plan (Mitigation Measure 4.7.1) that addresses the potential to encounter unknown hazards or hazardous substances during construction activities that would be approved by the LBFD. Therefore, with implementation of Mitigation Measure 4.7.1, impacts related to the potential to encounter methane during construction would be less than significant.

A site reconnaissance survey of the site revealed that asbestos-containing materials (ACMs) may be present in subsurface building materials at the site. While the majority of the buildings on the site were previously demolished under an emergency permit (Statutory Exemption SE14-01), several subsurface structures which may contain ACMs are currently present on the site. In addition to the potential to encounter ACMs in subsurface structures present on the site, the site reconnaissance survey indicated that the tile liners of the two outdoor pools to be demolished might contain lead. Mitigation Measure 4.7.2 requires the preparation of predemolition surveys to identify the presence of ACMs and lead in the existing on-site structures and outlines precautions to ensure the materials are properly removed. Therefore, with implementation of Mitigation 4.7.2, potential hazardous impacts associated with ACMs and lead would be reduced to a less than significant level.

There is a potential to encounter dissolved metals levels in groundwater in excess of the allowable limits for discharge to the storm drain system. This will be addressed through compliance with the applicable NPDES permit or the Los Angeles Regional Water Quality Control Board's (RWQCB's) Groundwater Discharge Permit, which would require testing and treatment (as necessary) of groundwater encountered during groundwater dewatering prior to release to the storm drain system. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, groundwater would be disposed of in the sewer system and would have to meet LACSD discharge limits prior to release to the storm drain system.

The potential that groundwater is impacted by petroleum hydrocarbons beneath the site is low. The low potential for encountering petroleum hydrocarbons in groundwater during excavation for the pool would be managed through compliance with a Contingency Plan that addresses the potential to encounter unknown hazards or hazardous substances during construction activities that would be approved by the LBFD. This Contingency Plan requirement is included as Mitigation Measure 4.7.1. Therefore, with implementation of Mitigation Measure 4.7.1, impacts related to the potential to encounter petroleum hydrocarbons in groundwater during construction would be less than significant.

Operation of the proposed Project would not include uses with the potential to generate large quantities of hazardous and/or toxic materials, and would, therefore, have less than significant impacts related to the potential to cause fires or result in serious accidents from hazardous materials and substances. Pool and building maintenance associated with the proposed Project may include the use of chemicals that can be hazardous if not properly used, stored, or disposed. However, the use, storage, and handling of these pool maintenance hazardous materials is regulated by the United States Environmental Protection Agency (EPA), the CBC, the County of Los Angeles Department of Environmental Health, the LBFD, and the California Occupational Safety and Health Administration (Cal/OSHA). Compliance with applicable regulations would ensure that potential hazardous material impacts associated with the operation of the proposed Project would be less than significant.

Mitigation Measure 4.7.1: **Contingency Plan.** Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

Mitigation Measure 4.7.2: **Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

Mitigation Measure 4.8.1: **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as

amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hazards and hazardous materials (routine transport, use, or disposal of hazardous materials) to a less than significant level for the reasons set forth in the Final EIR.

Impact: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Construction activities would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with existing federal, State, and local regulations to ensure that the amounts of these materials present during construction would be limited and would not pose a significant adverse hazard to workers or the environment. Furthermore, with implementation of Mitigation Measure 4.8.1, as well as Mitigation Measure 4.7.2, any associated risk would be adequately reduced to a level that is less than significant through compliance with these mitigation measures and applicable standards and regulations. Therefore, the limited use and storage of hazardous materials during construction of the proposed Project would not pose a significant hazard to the public or the environment, including the Belmont Shore Children's Center.

Operation of the proposed Project would not include uses with the potential to generate large quantities of hazardous and/or toxic materials and, therefore, the potential to cause fires or result in serious accidents from hazardous materials and substances during operations is less than significant. The proposed Project would not produce any significant amounts of hazardous emissions; any hazardous materials on site would be handled in accordance with all applicable regulations, including containment, reporting, and remediation requirements, in the event of a spill or accidental release. Therefore, operation of the proposed Project would not result in a significant impact associated with hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school, and no mitigation is required.

Mitigation Measure 4.8.1: **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water

Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Mitigation Measure 4.7.2: **Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hazardous materials, substances, and waste emitted within 0.25 mile of a school to a less than significant level for the reasons set forth in the Final EIR.

Impact: Result in a cumulatively considerable contribution to a significant hazards and hazardous materials impact. There are no known projects adjacent to or in the vicinity of the Project site that could be affected by on-site handling of hazardous materials or that could result in significant hazards or hazardous materials impacts on site. The contribution of hazardous materials use and hazardous waste disposal with implementation of the proposed Project is minimal, and combined hazardous materials effects from past, present, and reasonably foreseeable projects within the City would not be significant.

Impacts associated with removal of unknown hazardous materials during Project construction and use of hazardous materials on site would be controlled through application of the procedures set forth in Mitigation Measures 4.7.1 and 4.7.2. Accordingly, the proposed Project's contribution to hazardous materials impacts would be less than cumulatively significant with implementation of mitigation.

Mitigation Measure 4.7.1: **Contingency Plan.** Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

Mitigation Measure 4.7.2: **Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable

regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to the proposed Project's contribution to a potentially significant hazards and hazardous materials impact to a less than significant level for the reasons set forth in the Final EIR.

Hydrology and Water Quality

Impacts: The following impacts are discussed together in the Draft EIR and the Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- **Violate any water quality standards or waste discharge requirements.**
- **Otherwise substantially degrade water quality.**

Pollutants of concern during construction include sediments, trash, petroleum products, concrete waste, sanitary waste, and chemicals. The Project site would be graded and/or excavated, resulting in exposed soil which would result in an increased potential for soil erosion compared to existing conditions. In addition, chemicals, liquid products, petroleum products and concrete-related waste may be spilled or leaked and have the potential to be transported via storm runoff into downstream receiving waters (i.e., the beach and, ultimately, the Pacific Ocean). Furthermore, due to the anticipated depth of excavation and the depth of groundwater, groundwater is anticipated to be encountered during excavation, which would require groundwater dewatering. Groundwater may contain high levels of total dissolved solids and other constituents that could be introduced to surface waters. Implementation of Mitigation Measures 4.8.1 and 4.8.2, which require compliance with the General Construction Permit and the Groundwater Discharge Permit, including implementation of BMPs to target pollutants of concern, would reduce potential construction impacts related to violation of water quality standards or waste discharge requirements and degradation of water quality to less than significant levels.

Pollutants of concern during operation of the proposed on-site uses could potentially include pathogens, metals, nutrients, pesticides, organic compounds, sediment, trash and debris, oxygen-demanding substances, and oil and grease. The proposed Project would result in a permanent decrease in impervious surface area of approximately 0.5 acre and an increase in pervious area of approximately 0.5 acre. A decrease in impervious area would decrease the volume of runoff during a storm. As specified in Mitigation Measure 4.8.3, a SUSMP would be developed for the proposed Project, which would include the BMPs that would be consistent with the requirements of the City of Long Beach Low Impact Development (LID) BMP Design Manual and would target pollutants of concern from the Project site. In addition, the SUSMP would include an operations and maintenance plan for the bioswales, drywell, filtration strip, and an underground detention basin to ensure their long-term performance. Implementation of BMPs that target pollutants of concern in runoff from the Project site, as required by

Mitigation Measure 4.8.3, would reduce potential operational impacts related to violation of water quality standards or waste discharge requirements and degradation of water quality to less than significant levels.

Mitigation Measure 4.8.1: **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Mitigation Measure 4.8.2: **Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.

Mitigation Measure 4.8.3: **Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall

be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (water quality standards, waste discharge requirements, and degradation of water quality) to a less than significant level for the reasons set forth in the Final EIR.

Impacts: The following impacts are discussed together in the Draft EIR and the Final EIR; each bullet point represents a potential environmental impact that is discussed below.

- **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 that would result in substantial erosion or siltation on- or off-site.**
- **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 that would result in flooding on- or off-site.**

There are no on-site streams or rivers. Therefore, the proposed Project would not alter the course of a stream or river.

During construction, there is the potential for the drainage pattern on the Project site to be altered temporarily. During a storm event, soil erosion and sedimentation could occur at an accelerated rate. In addition, grading and construction activities would compact soil, which can increase runoff during construction. Implementation of Mitigation Measure 4.8.1, which requires compliance with the requirements of the Construction General Permit and implementation of BMPs during construction, would reduce potential construction impacts related to erosion, siltation, and flooding to less than significant levels.

The proposed Project would decrease the overall impervious area by 0.5 acre and increase the pervious area by 0.5 acre, resulting in an increase in on-site percolation. The proposed Project would also include a comprehensive drainage system to convey on-site storm flows, including on-site detention and infiltration BMPs. In the proposed condition, the impervious surface areas would not be prone to erosion or siltation. With implementation of Mitigation Measure 4.8.3, which requires the implementation of Treatment BMPs to control runoff, and Mitigation Measure 4.8.4, which requires the development of a hydrology report to ensure flows would not exceed the capacity of existing storm drain facilities, the proposed Project would not contribute to an increase in downstream erosion, siltation, or flooding.

Mitigation Measure 4.8.1: **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ

(Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Mitigation Measure 4.8.3: **Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

Mitigation Measure 4.8.4: **Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (off-site or downstream flooding, erosion, or siltation) to a less than significant level for the reasons set forth in the Final EIR.

Impact: Create or contribute to runoff water that would exceed the capacity of the storm drain system.

The proposed Project has the potential to introduce pollutants into the storm water drainage system through erosion, siltation, and accidental spills. Furthermore, due to the depth of groundwater (i.e., 6 to 9 ft below existing grades) and the anticipated depth of excavation (up to 13 ft below existing grade), groundwater dewatering is anticipated to be required during the removal of the remaining wooden piles

and construction of the pools. With implementation of Mitigation Measures 4.8.1 and 4.8.2, which require compliance with the General Construction Permit and the Groundwater Discharge Permit, construction impacts related to exceeding the capacity of, and providing additional sources of polluted runoff to, storm water drainage systems would be reduced to less than significant levels.

The proposed Project would decrease impervious surface area by 0.5 acre and increase the pervious area by approximately 0.5 acre, which would decrease the volume and velocity of runoff on the site. The proposed Project would also include a comprehensive drainage system to convey on-site storm flows. With implementation of Mitigation Measure 4.8.3, which requires the implementation of Treatment BMPs to control runoff, and Mitigation Measure 4.8.4, which requires the development of a hydrology report to ensure flows would not exceed the capacity of existing storm drain facilities, operational impacts related to exceedance of the capacity of, and providing additional sources of polluted runoff to, storm water drainage systems would be reduced to a less than significant level.

Mitigation Measure 4.8.1: **Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

Mitigation Measure 4.8.2: **Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered

groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.

Mitigation Measure 4.8.3: **Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

Mitigation Measure 4.8.4: **Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (exceed capacity of existing or planned storm drain system) to a less than significant level for the reasons set forth in the Final EIR.

Impact: Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

The eastern half of the Project site is located within Zone A, a Special Flood Hazard Area (SFHA) subject to inundation by the 1-percent annual chance of flood, and the western half of the Project site is located within Zone X, areas determined to be outside the 0.2-percent chance (500-year) floodplain. The City is a participant in the National Flood Insurance Program (NFIP), which allows City property owners to obtain federally backed flood insurance. FEMA requires that all projects within Zone A enforce NFIP floodplain management regulations and purchase mandatory flood insurance. Implementation of Mitigation Measure 4.8.5 would require a floodplain report to be prepared in order to reduce impacts related to flood hazards. Compliance with City and FEMA regulations and implementation of Mitigation Measure 4.8.5 would ensure that the proposed Project would not expose people or structures to the risk of flooding, create floodplains, or result in an increase in the base flood elevation. Therefore, impacts associated with flood hazard areas would be less than significant.

Mitigation Measure 4.8.5: **Floodplain Report.** During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to hydrology and water quality (placement of structures within a 100-year flood zone which would impede or redirect flood flows) to a less than significant level for the reasons set forth in the Final EIR.

Noise

Impact: Expose persons to or generate noise levels in excess of standards established by the City of Long Beach.

Crowd, Spectator, and Public Address System Noise. Noise levels generated from the outdoor pool during special events would have the potential to impact nearby noise-sensitive uses because these events would involve a substantial number of spectators, whistles from officiating water polo games, starting horns, and the use of a public address sound system.

Exterior Noise. Spectator noise levels from the temporary outdoor seating would not exceed any of the City's daytime exterior noise levels at the Belmont Shores Children's Center or the closest residences; therefore, no violation of the City's daytime noise standards would occur. However, the playground associated with the Belmont Shores Children's Center, outdoor living areas associated with residences to the northeast (across from Ocean Boulevard), and residences to the northwest (across from Termino Avenue) may be subject to exterior noise levels from speaker noise and combined noise levels from the crowd and speaker noise. Speaker noise levels would potentially exceed the City's daytime exterior standard at the playground of the Belmont Shores Children's Center, and at the two residential locations. Implementation of Mitigation Measure 4.10.1, which requires measures to reduce noise levels from the speakers, would reduce the combined noise level to below the City's exterior noise standards. Therefore, this impact would be less than significant after mitigation.

Mitigation Measure 4.10.1: Prior to issuance of the occupancy permit, the City of Long Beach's (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City's exterior noise standards (daytime exterior noise level of 50 dBA L_{50}) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to:

- Reducing the source levels;
- Reducing the speaker elevations;

- Directing the speakers away from adjacent noise-sensitive land uses; and
- Using highly directional speakers.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to noise (complying with City noise standards) to a less than significant level for the reasons set forth in the Final EIR.

Impact: Result in a substantial temporary or periodic increase in ambient noise levels. The closest existing sensitive receptors would be subject to short-term construction noise levels that would be higher than existing ambient noise levels in the Project area but would no longer occur once construction of the proposed Project is completed. In addition, noise generated from construction activities would be intermittent and temporary. Section 8.80.202 of the City's Municipal Code allows elevated construction-related noise levels as long as the construction activities are limited to the hours specified. Adherence to the City's noise regulations and implementation of Mitigation Measures 4.10.2 and 4.10.3, which require standard conditions for construction and conducting a preconstruction community meeting, would reduce construction noise impacts to sensitive receptors. Therefore, temporary increases in ambient noise levels in the proposed Project vicinity associated with Project construction would be reduced to less than significant levels.

Mitigation Measure 4.10.2: Prior to issuance of demolition or grading permits, the City of Long Beach's (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:

- During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
- The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site;
- The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction;
- The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and
- The construction contractor shall ensure that all construction activities are scheduled to avoid operating several pieces of heavy equipment simultaneously.
- Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In

accordance with City standards, no construction activities are permitted outside of these hours.

Mitigation Measure 4.10.3: Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.

Finding: The mitigation measures are feasible and would avoid or substantially reduce potentially significant impacts related to noise (temporary or periodic increase in ambient noise levels) to a less than significant level for the reasons set forth in the Final EIR.

Recreation

Impact: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Although the proposed Project would enhance the City's existing recreational facilities and open space uses, the proposed Project could potentially result in significant impacts related to interference with the public's ability to access open space and recreational areas adjacent to the Project site. Specifically, access to the Belmont Veteran's Memorial Pier, parking lots, beach areas, and the pedestrian/bicycle path may be subject to disruption during construction of the proposed Project, Mitigation Measure 4.12.2 (see Section 4.12, Traffic and Circulation, of this Draft EIR) requires that a Construction Traffic Management Plan be implemented to ensure that construction activities do not prevent access to the Belmont Veteran's Memorial Pier, beach access, and nearby pedestrian/bicycle path facilities in the Project vicinity. With implementation of the Construction Traffic Management Plan, construction activities are expected to have less than significant impacts on access to the surrounding off-site recreational facilities. Therefore, with implementation of Mitigation Measure 4.12.2, short-term construction-related impacts on recreational resources would be less than significant.

Mitigation Measure 4.12.2: **Construction Traffic Management Plan.** Prior to the issuance of any demolition permits, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The

Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to recreation to a less than significant level for the reasons set forth in the Final EIR.

Traffic and Circulation

Impact: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

The proposed Project would not result in a significant impact related to construction traffic with implementation of mitigation measures and all study area intersections are also anticipated to operate at Level-of-Service (LOS) C or better in the future with new traffic generated as a result of the proposed Project. However, in the event that a large special event (i.e., any event with more than 450 spectators) is held at Belmont Pool, an Event Traffic Management Plan would need to be developed that addresses potential impacts to traffic circulation and the steps necessary to avoid potential significant traffic congestion and parking impacts. Mitigation Measure 4.12.1 requires the City to prepare and implement an Event Traffic Management Plan that requires traffic and control measures for special events to be reviewed and approved by the City Traffic Engineer. Implementation of Mitigation Measure 4.12.1 would reduce event-related traffic impacts to the surrounding residences and businesses to less than significant levels.

Mitigation Measure 4.12.1: **Event Traffic Management Plan.** In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation to a less than significant level for the reasons set forth in the Final EIR.

Impact: Result in inadequate emergency access.

While the proposed Project would be designed to allow for emergency access to/from the site, potential temporary lane closures during Project construction could restrict access for emergency vehicles. Mitigation Measure 4.12.2 requires that a Construction Traffic Management Plan be prepared for the proposed Project, which would ensure that emergency vehicles would be able to navigate through streets adjacent to the Project site that may experience congestion due to construction activities. With implementation of Mitigation Measure 4.12.2, potential impacts related to emergency access during construction would be less than significant.

Mitigation Measure 4.12.2: **Construction Traffic Management Plan.** Prior to the issuance of any demolition permits, the City Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to emergency access to a less than significant level for the reasons set forth in the Final EIR.

Utilities

Impact: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).

Wastewater from the Project site would be treated at the LACSD Joint Water Pollution Control Plant (JWPCP). Due to the depth to groundwater (between 6 and 9 ft below ground surface) and the anticipated depth of excavation (up to 13 ft below existing grade), there is a potential for the groundwater table to be encountered during excavation, which may require groundwater dewatering. As specified in Mitigation Measure 4.8.2, any groundwater dewatering during excavation would be conducted in accordance with the Los Angeles RWQCB's Groundwater Discharge Permit, which would require testing and treatment (as necessary) of groundwater encountered during groundwater dewatering prior to release to a storm drain. If groundwater used during construction of the proposed Project cannot meet discharge limitations specified in the Ground Water Discharge Permit, a permit would be obtained from LACSD to dispose of the groundwater in the sewer system. The groundwater would have to meet LACSD discharge limitations prior to discharge to the sewer system. In addition, LACSD would ensure they have adequate capacity to accommodate the discharged groundwater prior to issuing a permit. Therefore, since the capacity and discharge limitations of the treatment facility that serve the proposed Project would not be exceeded, impacts regarding the ability of the treatment facility to treat and dispose of wastewater would be less than significant.

Mitigation Measure 4.8.2: **Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and

Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the exceedance of wastewater treatment requirements to a less than significant level for the reasons set forth in the Final EIR.

Impact: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, which could cause significant environmental effects.

The proposed Project would result in a permanent decrease in impervious surface area which would decrease the volume of runoff during a storm. The proposed Project would also include a comprehensive drainage system to convey on-site storm flows, including on-site detention and infiltration systems. A detailed hydrology report would be prepared for the proposed Project to ensure that the on-site storm drain facilities are designed in accordance with the requirement of the County of Los Angeles Department of Public Works Hydrology Manual to ensure that the runoff from the Project site does not exceed existing conditions (Mitigation Measure 4.8.4). With implementation of Mitigation Measure 4.8.4, runoff from the Project site would not exceed the capacity of the existing storm water drainage system and the proposed Project would not 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. Therefore, impacts related to new or expanded storm water facilities would be less than significant with implementation of Mitigation Measure 4.8.4.

Mitigation Measure 4.8.4: **Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the construction of new storm water drainage facilities or expansion of existing facilities to a less than significant level for the reasons set forth in the Final EIR.

Impact: Include a new or retrofitted storm water treatment control Best Management Practice (BMP), the operation of which could result in significant environmental effects.

The proposed project will include treatment BMPs, such as biofiltration swales (bioswales), a filtration strip, an underground detention basin, and a drywell. As specified in Mitigation Measure 4.8.3, an SUSMP would be prepared for the proposed Project. The SUSMP would include an operations and maintenance plan for the bioswales, drywell, filtration strip, and an underground detention basin to ensure their long-term performance and prevent odor and vector issues from developing. Because the BMPs would be designed, inspected, and maintained as specified in Mitigation Measure 4.8.3 to prevent vectors and odors, impacts related to operation of storm water BMPs would be reduced to a less than significant level.

Mitigation Measure 4.8.3: **Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the Low Impact Development (LID) Best Management Practices (BMP) Design Manual. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.

Finding: The mitigation measure is feasible and would avoid or substantially reduce potentially significant impacts related to the inclusion of storm water treatment control BMPs to a less than significant level for the reasons set forth in the Final EIR.

D. SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The proposed Project would not result in significant environmental impacts that cannot be mitigated to a less than significant level.

III. ALTERNATIVES TO THE PROPOSED PROJECT

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

The Final EIR identified five alternatives as follows:

- Alternative 1: No Project/No Development

- Alternative 2: Maintain Temporary Pool with Ancillary Uses
- Alternative 3: Outdoor Diving Well
- Alternative 4: Reduced Project – No Outdoor Components
- Alternative 5: Reduced Project – No Diving Well and No Outdoor Components

The City's findings and facts in support of findings with respect to each of the alternatives considered are provided below. In making these findings, the City certifies that it has independently reviewed and considered the information on alternatives provided in the Final EIR, including the information provided in comments on the Draft EIR and the responses to those comments in the Final EIR. The Final EIR's discussion and analysis of these alternatives considered in the Final EIR is not repeated in total in these findings, but the discussion and analysis of the alternatives in the Final EIR are incorporated in these findings by reference to supplement the analysis here. The City also certifies that it has independently reviewed and considered all other information in the administrative record.

No Project/No Development Alternative

Description: This alternative, which is required by CEQA, assumes that the Project site would remain in the same condition as it was at the time the NOP was published (April 2014). The setting of the site, at the time the NOP was published, is described throughout Chapter 4.0 of the EIR with respect to individual environmental issues, and forms the baseline of the impact assessment of the proposed Project.

This alternative would involve no changes to the existing land uses and conditions on the Project site. No new development on the Project site would occur. The temporary pool located in the parking area would continue to operate but no new pool facilities or open space would be constructed. The existing backfilled sand area where the previous building was located would remain unchanged.

Environmental Effects: The No Project/No Development Alternative assumes that the on-site conditions, including the backfilled sand area where the former building stood, the existing open space areas, and the temporary pool would remain unchanged except for reasonably foreseeable pool and park maintenance activities. All required permits and standard conditions related to demolition were addressed in the emergency permit processed as a separate project. As this alternative would not include the construction or operation of a new pool facility, it would eliminate all construction activities and any increase in operations, resulting in reduced environmental impacts when compared to the proposed Project.

Existing views of and from the site and the visual character of the area would not be altered. No new air pollutant emissions or GHG emissions would be generated by new visitors, and no short-term construction emissions would occur since no new construction is proposed. The existing vegetation and wildlife on site would not be disturbed compared with existing conditions. Unknown potential subsurface archaeological and paleontological resources would remain undisturbed. There would be no impacts related to geology, soils, or hazardous materials. No short-term construction noise impacts or new long-term operational noise impacts would occur to the surrounding area. The No Project/No Development Alternative would enhance views in comparison to the proposed Project because the site where the former Belmont Pool facility stood would remain vacant and no new structures would be constructed. No additional requirements for fire or police services would occur. No additional vehicle trips would be generated by the site, no new sources of solid waste would be created by this alternative, and no increase in demand for energy would occur as a result of development.

However, under the No Project/No Development Alternative, the temporary pool would remain in place and would continue to degrade until it reaches the end of its operational lifespan, increasing the maintenance costs associated with operation of the facilities. There would be no change to the proposed Project site with regard to the percentage of the site that would remain pervious or the volume of runoff during a storm event, and runoff treatment from BMPs that are included in the proposed Project would not be implemented, resulting in incrementally greater hydrology/water quality impacts as compared to the proposed Project. In addition, the land use goals of the PD-2 designation (regulations specific to the use of the site for the Belmont Pool and Pier) would not be implemented and, therefore, the No Project/No Development Alternative would be in conflict with the City's land use plans for the site and have greater land use impacts as compared to the proposed Project. The foreseeable impacts of the No Project/No Development Alternative include the permanent loss of parking where the temporary pool is located, and the inadequacy of the temporary facilities to replace the former aquatic facilities and serve the community/public recreational needs. Therefore, the No Project alternative would have greater impacts to Recreation than the proposed Project.

Ability to Achieve Project Objectives: The No Project/No Development Alternative achieves two of the Project Objectives; this alternative would minimize view disruptions and maintain the amount of open space compared to the former Belmont Pool facility because no new structures would be constructed on the site. The No Project/No Development Alternative would not develop the site with a revitalized Belmont Pool facility that better meets the needs of the aquatics community. The No Project/No Development Alternative would not achieve or further a majority of the Project Objectives.

Findings: On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the No Project/No Development Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

Facts in Support of the Finding: Because this alternative would not provide the new outdoor pool components associated with the proposed Project, it would reduce potentially significant noise impacts. However, the No Project/No Development Alternative would not satisfy a majority of the Project objectives nor would it realize the Project benefits of providing a revitalized modern facility that better meets the needs of the aquatics community. Furthermore, under this alternative, the City would not be able to operate a pool facility that would generate revenue to help offset the ongoing operation and maintenance costs of the facility. On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve any of the Project Objectives. In light of these considerations, this alternative has been rejected in favor of the proposed Project.

Maintain Temporary Pool with Ancillary Uses

Description: This alternative would include the conversion of the temporary pool (approximately 13,450 sf) into a permanent aquatic facility, and would retain the existing two outdoor pools (4,400 sf). The Temporary Pool with Ancillary Uses Alternative would include the construction of a permanent foundation for the pool along with construction of new administrative and support facilities (lockers, restrooms, snack bar). The site plan for this alternative would be consistent with the temporary pool configuration, with administrative and support facilities placed adjacent to the pool. The existing backfilled sand area would be removed and the park area would be expanded.

Environmental Effects: The Temporary Pool with Ancillary Uses Alternative would eliminate the indoor pool facility component and reduce the total pool surface area by approximately 49 percent. The

reduced project footprint would result in an increase in open space. Although the indoor pool component would be eliminated with the Temporary Pool with Ancillary Uses Alternative, impacts related to cultural resources, geology and soils, hazardous materials, and noise (operations) would be similar to the proposed Project for this alternative.

Construction-related biological resources, hydrology and water quality, air quality, global climate change, noise, and traffic impacts would be fewer than those under the proposed Project because construction activities would be reduced.

Operational-related impacts associated with aesthetics, air quality, global climate change, hydrology and water quality, noise, traffic and circulation, and utilities and service systems impacts would be reduced when compared to the proposed Project. These impacts were determined to be less than significant for the proposed Project, and would remain less than significant for this alternative.

Compared to the proposed Project, land use and recreational impacts are greater for the Temporary Pool with Ancillary Uses Alternative due to the permanent loss of public beach parking and the reduction in available recreational opportunities and programmable water area as compared to the proposed Project. A variance could be required if the replacement parking cannot be relocated as provided in the land use requirements outlined in PD-2.

Similar to the proposed Project, the Temporary Pool with Ancillary Uses Alternative would not result in any significant unavoidable impacts. However, due to the elimination of the indoor pool component under the Temporary Pool with Ancillary Uses Alternative, overall impacts would be incrementally less than the proposed Project with the exception of land use and recreational impacts, which would be greater.

Ability to Achieve Project Objectives: The Temporary Pool with Ancillary Uses Alternative would achieve some (Project Objectives 3, 10, 11, 12, 13, 14, and 15), but not all, of the Project Objectives. This alternative would not achieve two Project Objectives. The Temporary Pool with Ancillary Uses Alternative would eliminate the indoor pools and convert the temporary pool to a permanent facility, which would not maximize the potential of the site as an aquatic recreational complex. Although the Temporary Pool with Ancillary Uses Alternative would meet Project Objectives 3, 10, 11, 12, 13, 14, and 15, it would not meet these objectives to the same degrees as the proposed Project. This alternative would also not meet any of the Project Objectives related to the provision of a new pool complex that would serve the recreation needs of the general public, as well as the needs of the established aquatic community served by the former Belmont Pool facility.

Finding: On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the Temporary Pool with Ancillary Uses Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

Facts in Support of the Finding: A fundamental objective of the proposed Project is to redevelop, modernize, and expand the former Belmont Pool complex with a modern pool complex to better serve the needs of the established aquatic community. The Temporary Pool with Ancillary Uses Alternative would convert the existing temporary pool to a permanent facility, which would represent a 49 percent reduction in the total pool surface area provided as part of the proposed Project. As such, this alternative would not be able to meet the full demand for recreation and competition pool use, would not include permanent seating, and would not be able to host events to the same degree as the proposed Project. For this reason, this alternative would not maximize the potential of the site as an aquatic recreational complex and would

not meet the needs of the aquatic community. The Temporary Pool with Ancillary Uses Alternative would generate significantly less revenue to cover operation and maintenance costs. Therefore, the reduction of aquatic facilities under this alternative would result in a less positive contribution to the City for operation and maintenance costs associated with this alternative. This alternative would be inconsistent with some of the Project Objectives, would not fully meet other Project Objectives, and would overall not provide the same benefits as the proposed Project. On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the Temporary Pool with Ancillary Uses Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

Outdoor Diving Well/Revised Site Plan

Description: This alternative would be similar to the proposed Project, but would locate the diving well outside the proposed pool facility. Locating the diving well outside the Bubble structure would reduce the height of the building. However, a height variance would still be required as the building would exceed the 30 ft height limit. Due to space constraints in the proposed outdoor aquatic area, the separate 115 sf whirlpool for divers would not be included in the Outdoor Diving Well/Revised Site Plan Alternative.

Environmental Effects: Although the Outdoor Diving Well/Revised Site Plan Alternative would move the diving well outside, reducing the pool square footage area by 115 sf, impacts related to air quality, biological resources, cultural resources, geology and soils, global climate change, hazardous materials, hydrology and water quality, land use, recreation, traffic, and utilities and service systems impacts would be similar to the proposed Project for this alternative. Operational impacts associated with aesthetics would be reduced due to the reduced project height. However, operational noise impacts would be greater when compared to the proposed Project due to the location of additional activities (including the outdoor diving well) to the outdoor pool area. Similar to the proposed Project, this alternative would not result in any significant unavoidable impacts.

Ability to Achieve Project Objectives: The Outdoor Diving Well/Revised Site Plan Alternative would be consistent with many of the Project Objectives (Objectives 1, 4, 5, 6, and 7), but to a lesser extent as the proposed Project. The Outdoor Diving Well/Revised Site Plan Alternative, similar to the proposed Project, would redevelop and replace the former Belmont Pool with a more modern facility comprised of high-performance materials that better meet the needs of recreational and competitive swimmers, divers, aquatic sports participants, and additional pool users (Objectives 1, 2, and 10) and increases programmable water space to minimize scheduling conflicts (Objective 5) that occurred during the operations of the former Belmont Pool facility. This alternative and the proposed Project would locate the pool in an area that serves the existing users (Objective 13). The Outdoor Diving Well/Revised Site Plan Alternative would include a total pool surface area of 36,335 sf, only 115 sf less than the proposed Project (due to the loss of the whirlpool for divers). The increase in pool area would be comparable to the proposed Project and would alleviate the overcrowding and schedule conflicts of the former Belmont Pool. Therefore, the Outdoor Diving Well/Revised Site Plan Alternative would meet the needs of the aquatic community, similar to the proposed Project.

Finding: On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the Outdoor Diving Well/Revised Site Plan Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

Facts in Support of the Finding: A fundamental objective of the proposed Project is to redevelop, modernize, and expand the former Belmont Pool complex with a modern pool complex to better serve the needs of the established aquatic community. While the Outdoor Diving Well/Revised Site Plan Alternative would provide a similar amount of pool surface area as the proposed Project, the placement of the outdoor diving well is not considered desirable by the established aquatic community due to safety and weather concerns. The Outdoor Diving Well/Revised Site Plan Alternative would meet the majority of the Project Objectives, but to a lesser degree than the proposed Project. As a result, the Outdoor Diving Well/Revised Site Plan Alternative is less desirable to the City than the proposed Project.

Reduced Project-No Outdoor Components

Description: The No Outdoor Components Alternative is a Reduced Project Alternative, which would eliminate the outdoor pool component, including the recreation pool, competition pool, and the public address system. The indoor component, facility amenities, and building design components would remain in place; however, the size of the Plinth structure would be reduced and be centralized around the Bubble component of the proposed Project. The removal of the outdoor component would represent an approximately 20–30 percent reduction in the size of the building footprint and an approximately 49 percent reduction in the total pool area as compared to the proposed Project. As part of this alternative, the outdoor cafe would remain. A height variance would still be required under this alternative due to indoor diving well.

Environmental Effects: The No Outdoor Components Alternative would eliminate the outdoor pools and reduce the pool surface area by 49 percent as compared to the proposed Project. The Plinth and structural footprint would also be reduced and would result in an increase in open space. Although the outdoor pool component would be eliminated with the No Outdoor Components Alternative, impacts related to biological resources, cultural resources, geology and soils, hazardous materials, and land use would be similar to the proposed Project for this alternative.

Construction-related aesthetics, hydrology and water quality, air quality, global climate change, noise, and traffic impacts would be fewer than those under the proposed Project because construction activities would be reduced.

Operational-related impacts associated with aesthetics, air quality, global climate change, hydrology and water quality, noise, traffic and circulation, and utilities and service systems impacts would be reduced when compared to the proposed Project. These impacts were determined to be less than significant for the proposed Project, and would remain less than significant for this alternative.

Compared to the proposed Project, recreational impacts are greater for the No Outdoor Components Alternative due to the reduction in available aquatic recreational opportunities as compared to the proposed Project.

Similar to the proposed Project, the No Outdoor Components Alternative would not result in any significant unavoidable impacts. However, due to the elimination of the outdoor pool component under the No Outdoor Components Alternative, overall impacts would be incrementally less than the proposed Project with the exception of recreational impacts, which would be greater.

Ability to Achieve Project Objectives: Similar to the proposed Project, the No Outdoor Components Alternative would replace the former Belmont Pool complex with a modern pool complex. However, because it would not include outdoor pools, this alternative would achieve some, but not all, of the Project Objectives. The No Outdoor Components Alternative would be consistent with Project Objectives 1, 7,

11, 12, 14, and 15 and would not meet them or the remaining Project Objectives to the same degree as the proposed Project.

Finding: On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the No Outdoor Components Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

Facts in Support of the Finding: Similar to the proposed Project, the No Outdoor Components Alternative would not result in any significant impacts. In addition, although the No Outdoor Components Alternative would reduce the pool surface area by 49 percent as compared to the proposed Project, it would not expand the former Belmont Pool complex with more programmable space to better serve the needs of the established aquatic community, as desired by one of the Project objectives. Furthermore, the No Outdoor Components Alternative may generate significantly less revenue, thereby resulting in less positive contribution to the City to cover operation and maintenance costs associated with this alternative, when compared to the proposed Project. As a result, the No Outdoor Components Alternative is less desirable to the City than the proposed Project.

Reduced Project-No Diving Well and No Outdoor Components

Description: This alternative would be similar to No Diving Well and No Outdoor Components Alternative, but would eliminate the outdoor pool components and the indoor diving well component. The open space and park area would be expanded under this alternative as the footprint of the facility would be reduced. Although this alternative would reduce the height of the building, it would still require a height variance due to the height limitation of 30 ft for the Project site.

Environmental Effects: The No Diving Well and No Outdoor Components Alternative would eliminate the outdoor pools and diving well component, and, as a result, reduce the pool surface area by approximately 49 percent. The Plinth and structural footprint would also be reduced and would result in an increase in open space. Although the outdoor pools and diving well component would be eliminated with the No Diving Well and No Outdoor Components Alternative, impacts related to biological resources, cultural resources, geology and soils, hazardous materials, and land use would be similar to the proposed Project for this alternative.

Construction-related hydrology and water quality, air quality, global climate change, noise, and traffic impacts would be fewer than those under the proposed Project because construction activities would be reduced.

Operational-related impacts associated with aesthetics, air quality, global climate change, hydrology and water quality, noise, traffic and circulation, and utilities and service systems impacts would be reduced when compared to the proposed Project. These impacts were determined to be less than significant for the proposed Project, and would remain less than significant for this alternative.

Compared to the proposed Project, recreational impacts are greater for the No Diving Well and No Outdoor Components Alternative due to the reduction in available recreational opportunities as compared to the proposed Project.

Similar to the proposed Project, the No Diving Well and No Outdoor Components Alternative would not result in any significant unavoidable impacts. However, due to the elimination of the outdoor pools and

diving well component under the reduced Project Alternative, overall impacts would be incrementally less than the proposed Project with the exception of recreational impacts, which would be greater.

Ability to Achieve Project Objectives: Similar to the proposed Project, the No Diving Well and No Outdoor Components Alternative would replace the former Belmont Pool complex with a modern pool complex. However, because it would not include outdoor pools or the diving well component, this alternative would achieve some, but not all, of the Project Objectives as the proposed Project. The elimination of the outdoor pools under this alternative would not maximize the potential of the site as an aquatic recreational complex. Although the No Diving Well and No Outdoor Components Alternative would meet Project Objectives 1, 7, 11, 12, 14, and 15, it would not meet these objectives or the remaining Project Objectives to the same degree as the proposed Project.

Finding: On balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the alternative's failure to achieve the Project Objectives to the same degree as the proposed Project. In light of these considerations, the No Diving Well and No Outdoor Components Alternative is less desirable to the City than the proposed Project and is considered to be undesirable.

Facts in Support of the Finding: A fundamental objective of the proposed Project is to redevelop, modernize, and expand the former Belmont Pool complex with a modern pool complex to better serve the needs of the established aquatic community. The No Diving Well and No Outdoor Components Alternative would provide 49 percent less pool area than the proposed Project. As such, while this alternative would redevelop and replace the former Belmont Pool with a more modern facility that better meets the needs of recreational and competitive swimmers, divers, and aquatic sports participants, and increases programmable water space to minimize scheduling conflicts, it does not meet these objectives to the same degree as the proposed Project. While this alternative would result in overall reduction of environmental impacts, on balance, the environmental benefits that might be achieved with this alternative are outweighed, independently and separately, by the failure of this alternative to provide the same level of beneficial attributes as the proposed Project. The No Diving Well and No Outdoor Components Alternative is less desirable than the proposed Project and is considered to be less desirable than the proposed Project. In light of these considerations, this alternative has been rejected in favor of the proposed Project.

IV. GENERAL FINDINGS

1. The plans for the proposed Project have been prepared and analyzed so as to provide for public involvement in the planning and CEQA processes.

2. To the degree that any impacts described in the Final EIR are perceived to have a less than significant effect on the environment or that such impacts appear ambiguous as to their effect on the environment as discussed in the Draft EIR, the City has responded to key environmental issues and has incorporated mitigation measures to reduce or minimize potential environmental effects of the proposed Project to the maximum extent feasible.

3. Comments regarding the Draft EIR received during the public review period have been adequately responded to in written Responses to Comments included in the Final EIR. Any significant effects described in such comments were avoided or substantially lessened by the standard conditions and mitigation measures described in the Final EIR.

4. The analysis of the environmental effects and mitigation measures contained in the Draft EIR and the Final EIR represents the independent judgment and analysis of the City of Long Beach.