

Environmental Compliance Checklist:

**Midtown Specific Plan Program Environmental Impact Report
1900-1940 Long Beach Boulevard
Application No. 1709-32
September 2017**

Introduction

In June of 2016, the City Council certified the Final Environmental Impact Report (FEIR) for the Midtown Specific Plan (State Clearinghouse No. 2015031034). The FEIR was prepared as a Program Environmental Impact Report and referred to as “Program EIR” in this document. The City was the public agency which had the principal responsibility for carrying out or approving the Midtown Specific Plan, and as such was the “Lead Agency” under the California Environmental Quality Act of 1970 (CEQA) (*State CEQA Guidelines*, Section 15367).

This document is a compliance checklist to evaluate the environmental impacts associated with Application No. 1709-32 / SPR 17-044 to construct a five-story mixed-use project with approximately 12,388 square feet of commercial space, 95 dwelling units and 140 parking spaces at 1900-1940 Long Beach Boulevard (Project) within the area of the Midtown Specific Plan area in the City of Long Beach (City).

Purpose

CEQA requires a Lead Agency to consider the information contained in the EIR prior to taking any discretionary action on the proposed project. This document has been prepared in accordance with the California Environmental Quality Act. According to Section 15168 (c)(2) of the State CEQA Guidelines, a Program EIR can be used in compliance with CEQA to address the effects of a subsequent activity so long as the activity of the project is within the scope of the program EIR and no new effects are found and no new mitigation measures are required. As supported by the analysis presented in this document, the Project, would not result in new or substantially more severe significant environmental impacts than was analyzed in the Midtown Specific Plan Program EIR (State Clearinghouse No. 2015031034).

This document has been prepared in accordance with California Environmental Quality Act. According to Section 15162 of the State CEQA Guidelines, a program EIR can be used in compliance with CEQA to address the effects of a subsequent activity so long as the activity of the project is within the scope of the program EIR and no new effects are found and no new mitigation measures are required. As supported by the analysis presented in this document, the Project, would not result in new or substantially more severe significant environmental impacts than was analyzed in the Midtown Specific Plan Program EIR (State Clearinghouse No. 2015031034).

This environmental compliance review is intended to serve as an informational document to be considered by the City during deliberations on the proposed project.

Incorporation by Reference

This Environmental Compliance Checklist may reference all or portions of another document that is a matter of public record or is generally available to the public. Informational details from the documents that have been incorporated by reference are summarized below. These documents include:

- Midtown Specific Plan (June 2016)
- Midtown Specific Plan Environmental Impact Report (March 2016)
- Long Beach Municipal Code
- County Sanitation District of Los Angeles County Letter to Will Sager dated May 30, 2017 (Ref. Doc. No. 4153647)
- Kimley Horn Memorandum to William Sager of LINC Housing Corporation dated September 22, 2017
- EFI Global, Phase II Environmental Site Assessment Performed at 1900-1940 Long Beach Boulevard dated September 6, 2017.

Format of this Environmental Compliance Checklist

The Midtown Specific Plan Program EIR analyzed potential environmental impacts of the implementation of the Midtown Specific Plan by utilizing the Environmental Checklist Form included in Appendix G of the *CEQA Guidelines*. The City determined that an EIR would be required for the Midtown Specific Plan Project and issued a Notice of Preparation (NOP) and Initial Study in March 2015 (Refer to Appendix A of the Midtown Specific Plan Program EIR). The NOP process was used to help determine the scope of the environmental issues to be addressed in the DEIR.

Based on this process and the Initial Study for the Midtown Specific Plan, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant were addressed in the Midtown Specific Plan Draft EIR. Issues identified as Less Than Significant or No Impact were not addressed beyond the discussion contained in the Initial Study.

The analysis in this Environmental Compliance Checklist will include all environmental topics analyzed in the Initial Study and the EIR prepared for the Midtown Specific Plan. For each impact identified in this Environmental Compliance Checklist, a summary of the analysis in the Midtown Specific Plan Program EIR and statement of the level of significance of the impact are provided. Included in the analysis is a determination if the mitigation measures identified in the Midtown Specific Plan Program EIR are applicable to the Project or whether there are any additional impacts not previously identified in the Midtown Specific Plan Program EIR and would therefore require new mitigation measures.

The Environmental Compliance Checklist applies the following determination of impacts:

- Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR
- No Impact/No Change to Midtown Specific Plan Program EIR

1.0 Project Description

The proposed mixed-use project at 1900-1940 Long Beach Boulevard (Project) would develop the existing vacant 5-parcel, 0.93-acre (0.88-acre net site) site of flat topography with a 5-story mixed use building. The development consists of approximately 12,388 square feet of retail on the ground floor and 95 dwelling units located on floors above. The combined commercial and residential floor area totals 121,947 square feet for a Floor Area Ratio of 3.18. All units except for the unit reserved for the on-site management will be affordable.

The project site is located in the block bound by Long Beach Boulevard to the West, Rhea Street to the north, 19th Street to the south, the alley to the East (Figure 1). The project site is surrounded by a mix of land uses including a mortuary and crematorium to the north across Rhea Street; residential uses consisting of several one-to two story duplexes and 4-unit apartments to the east across the alley, and a commercial storage facility to the west across Long Beach Boulevard. At present the site contains no habitable structures. It was previously developed with commercial uses including auto repair facilities

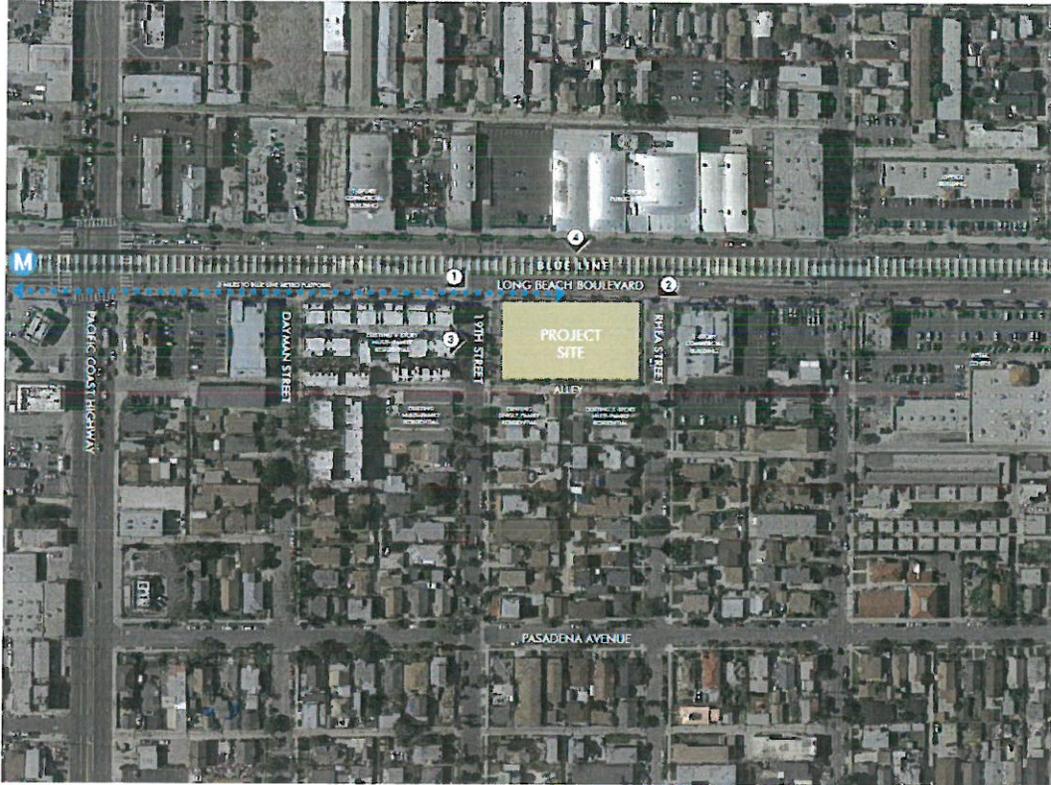


Figure 1: Vicinity Map

Project Approval

The proposed project would require the following approves:

- Site Plan Review (Planning Commission)
- Disposition and Development and Loan Agreement (Long Beach Community Investment Company)

Future Approval

- Master Sign Program (Site Plan Review Committee)
- Lot Merger or Lot Line Adjustment (Zoning Administrator)

Assumptions included in the Midtown Specific Plan Program EIR for the Project Site

The project is located within the area of the Midtown Specific Plan (Figure 2) Specifically, it is within the Subarea 2 of the Midtown Specific Plan Corridor District. The project assumes that at buildout there will be 3,619 dwelling units and 2,997,265 square feet of commercial floor area constructed throughout the entire Specific Plan Area

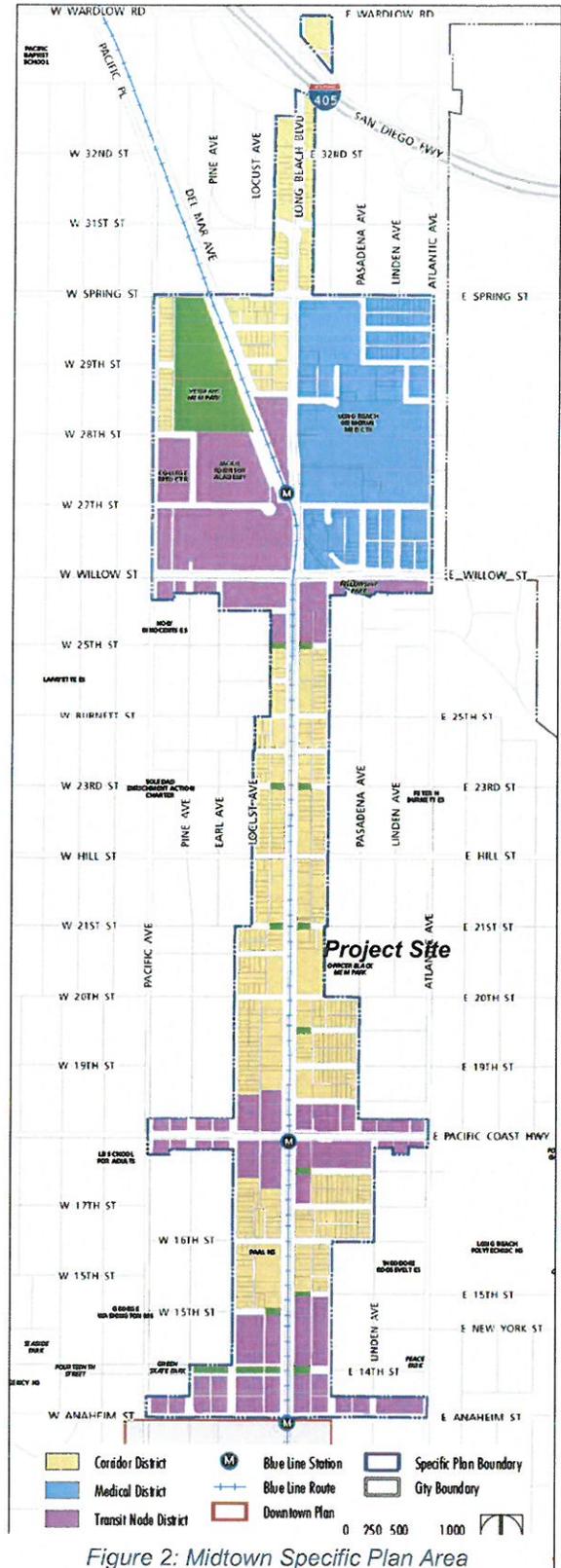


Figure 2: Midtown Specific Plan Area

Environmental Compliance Checklist:

This checklist examines the impact determinations of the Midtown Specific Plan, potential impacts of the proposed project, and mitigation measures included in the Midtown Specific Plan Program EIR. This chapter is divided into sections based on the Environmental Checklist Form included in the Midtown Specific Plan Program EIR.

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
Impact Area: Aesthetics			
-- Would the Project:			
a) Have a substantial adverse effect on a scenic vista?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Less Than Significant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The Midtown Specific Plan Program EIR found that there are no designated scenic vistas located within or adjacent to the plan area. No impacts related to scenic vistas would occur with implementation of the Specific Plan.

Implementation of the proposed project would be subject to the Midtown Specific Plan zoning standards for setbacks, height requirements and building design. Development within the Midtown Specific Plan area would have no impact to scenic vistas. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects on scenic vistas is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

The Midtown Specific Plan Program EIR found that there are no rock outcroppings or other scenic resources on or adjacent to the Specific Plan area. In addition, the Specific Plan area is not within a state scenic highway, nor is it visible from any officially designated scenic highway. No impacts related to scenic resources were identified in the Midtown Specific Plan Program EIR.

The proposed project is within the plan area analyzed in the Midtown Specific Plan Program EIR and no new scenic highways have been designated in the plan area since preparation of the Midtown Specific Plan Program EIR.¹ Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects on scenic resources is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

The Midtown Specific Plan Program EIR found that the greater allowable building heights, building intensity, and allowance of mixed uses in accordance with the uses envisioned and permitted by the Specific Plan would result in a change to the visual character, but would not result in a degradation of visual character or quality. The existing Specific Plan area currently has no consistent architectural theme. Compliance with the development standards of the Midtown Specific Plan would ensure that all new development projects that would be accommodated by the Specific Plan are built to share similar character and style to unify the entire Midtown Specific Plan area. Impacts related to visual character and quality were determined to be less than significant.

The proposed mixed-use project has a maximum building height of approximately 64 feet and is consistent with the development standards for the Corridor District established in the Midtown Specific Plan. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects on visual character or quality of the site and its surroundings is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

The Midtown Specific Plan Program EIR determined that the existing plan area is highly urbanized and built out, and contains many existing sources of nighttime illumination. Future development would alter and intensify land uses and their related lighting sources

¹ California Department of Transportation. California Scenic Highway Mapping System: Los Angeles County. Website: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm (accessed October 3, 2017).

throughout the Midtown Specific Plan area by introducing new building (interior and exterior), open space, security, sign, and parking lights.

The architectural treatments of future development projects accommodated under the Midtown Specific Plan would include style-appropriate architectural building materials. These materials would be similar to the non-reflective building materials on existing land uses throughout the Midtown Specific Plan area. In addition, glare from windows installed on residential and nonresidential development projects would be typical of the surrounding area and would not increase glare beyond what is expected for a highly-urbanized area. The design guidelines in the Midtown Specific Plan prohibit the use of highly reflective or very dark glass.

Future development would be required to adhere to the lighting standards outlined in the City's Municipal Code, which includes provisions to prevent light spillover to adjacent properties, shielding of electronic signed, and the shielding or hooding of floodlights. In addition, the future development projects would be required to comply with California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations, which outlines mandatory provisions for lighting control devices and luminaires. With adherence to the provisions of these lighting regulations, the lighting and glare associated with development accommodated by the Midtown Specific Plan was determined to be less than significant.

A project materials board for the proposed project was filed with the Site Plan Review submittal. Proposed building materials were found to be of high quality, durable and not highly reflective. The lighting for the proposed project is consistent with the provisions of the Midtown Specific Plan, the City's Municipal Code, and California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to light and glare is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area: Agricultural Resources

-- Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</i>			
b) <i>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</i>			

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e) *Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The Midtown Specific Plan Program EIR found no impact to farmland, agricultural land or uses, or with the agricultural zoning of Williamson Act contracts.

The project site is located within an urbanized area with no existing agricultural uses. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to agricultural uses is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
Impact Area: Air Quality			
-- Would the Project:			
a) Conflict with or obstruct implementation of the applicable air quality plan?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant with Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The Midtown Specific Plan was determined to be a regionally significant project that would contribute to an increase in frequency or severity of air quality violations in the South Coast Air Basin and would conflict with the assumptions of the applicable Air Quality Management Plan. Despite the Specific Plan's furthering of regional transportation and planning objectives to reduce per capita VMT and associated emissions, the Midtown Specific Plan would represent a substantial increase in emissions compared to existing conditions and would exceed South Coast Air Quality Management District (SCAQMD) regional operational significance thresholds. Mitigation measures MM AQ-1, AQ-2, AQ-3, AQ-4, AQ-5, and AQ-6 would reduce the Specific Plan's regional construction-related and operational phase criteria air pollutant emissions to the extent feasible. However, given the potential increase in growth and associated increase in criteria air pollutant emissions, the implementation of the Specific Plan would continue to be potentially inconsistent with

the assumptions in the Air Quality Management Plan (AQMP). Therefore, impacts related to conflicts with an air quality plan would remain significant and unavoidable.

The proposed mixed-use project is consistent with the uses and development intensity included in the air quality analysis conducted for the Midtown Specific Plan Program EIR. The conditions of approval for the proposed project require compliance with all mitigation measures applicable to the proposed project. The project applicant shall be required to demonstrate compliance with Mitigation Measures AQ-1, AQ-2, AQ-3, AQ-4, AQ-5, and AQ-6. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to conflicts with an air quality plan is not required.

Mitigation Measures:

AQ-1 Applicants for new development projects within the Midtown Specific Plan area shall require the construction contractor to use equipment that meets the United States Environmental Protection Agency (EPA)-Certified emissions standards. All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's regulations.

Prior to construction, the project engineer shall ensure that all demolition and grading plans clearly show the requirement for EPA Tier 4 or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Long Beach Building Official or their designee. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with California Air Resources Board's Rule 2449.

AQ-2 Applicants for new development projects within the Midtown Specific Plan area shall require the construction contractor to prepare a dust control plan and implement the following measures during ground-disturbing activities in addition to the existing requirements for fugitive dust control under South Coast Air Quality Management District (SCAQMD) Rule 403 to further reduce PM₁₀ and PM_{2.5} emissions. The City of Long Beach Building Official or their designee shall verify compliance that these measures have been implemented during normal construction site inspections.

- Following all grading activities, the construction contractor shall reestablish ground cover on the construction site through seeding and watering.

- During all construction activities, the construction contractor shall sweep streets with SCAQMD Rule 1186-compliant, PM₁₀-efficient vacuum units on a daily basis if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling.
- During all construction activities, the construction contractor shall maintain a minimum 24-inch freeboard on trucks hauling dirt, sand, soil, or other loose materials and tarp materials with a fabric cover or other cover that achieves the same amount of protection.
- During all construction activities, the construction contractor shall water exposed ground surfaces and disturbed areas a minimum of every three hours on the construction site and a minimum of three times per day.
- During all construction activities, the construction contractor shall limit onsite vehicle speeds on unpaved roads to no more than 15 miles per hour.

AQ-3 Applicants for new development projects within the Midtown Specific Plan area shall require the construction contractor to use coatings and solvents with a volatile organic compound (VOC) content lower than required under South Coast Air Quality Management District Rule 1113 (i.e., super compliant paints). The construction contractor shall also use precoated/natural-colored building materials, where feasible. Use of low-VOC paints and spray method shall be included as a note on architectural building plans and verified by the City of Long Beach Building Official or their designee during construction.

Stationary Source

AQ-4 Prior to issuance of a building permit for new development projects within the Midtown Specific Plan area, the property owner/developer shall show on the building plans that all major appliances (dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed are Energy Star appliances. Installation of Energy Star appliances shall be verified by the City of Long Beach Building and Safety Bureau prior to issuance of a certificate of occupancy.

Transportation and Motor Vehicles

AQ-5 Prior to issuance of building permits for residential development projects within the Midtown Specific Plan area, the property owner/developer shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Long Beach Building and Safety Bureau prior to issuance of a certificate of occupancy.

- For multifamily dwellings, electric vehicle charging shall be provided as specified in Section A4.106.8.2 (Residential Voluntary Measures) of the CALGreen Code.

- Bicycle parking shall be provided as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code.

AQ-6 Prior to issuance of building permits for non-residential development projects within the Midtown Specific Plan area, the property owner/developer shall indicate on the building plans that the following features have been incorporated into the design of the building(s). Proper installation of these features shall be verified by the City of Long Beach Building and Safety Bureau prior to issuance of a certificate of occupancy.

- For buildings with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3 (Nonresidential Voluntary Measures) of the CALGreen Code.
- Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1 (Nonresidential Voluntary Measures) of the CALGreen Code.
- Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3 (Nonresidential Voluntary Measures) of the CALGreen Code.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

Buildout of the Midtown Specific Plan would generate short-term and long-term emissions that exceed the South Coast Air Quality Management District's regional construction significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin. For the air quality analysis, the maximum daily emissions are based on a very conservative scenario, where several construction projects throughout the Specific Plan area would occur at one time and overlap of all construction phases occur at the same time.

Mitigation Measures AQ-1 through AQ-3 would reduce criteria air pollutants generated from project-related construction activities. Buildout of the Midtown Specific Plan would occur over a period of approximately 18 years or longer. Construction time frames and equipment for individual site-specific projects were not available at the time the EIR was prepared. There is a potential for multiple developments to be constructed at any one time, resulting in significant construction-related emissions. Therefore, despite adherence to Mitigation Measures AQ-1 through AQ-3, short-term emissions would remain significant and unavoidable.

Incorporation of Mitigation Measures AQ-4 through AQ-6 would reduce operation-related criteria air pollutants generated from stationary and mobile sources. Mitigation Measures AQ-5 and AQ-6 would encourage and accommodate use of alternative-fueled vehicles and nonmotorized transportation. However, despite adherence to Mitigation Measures AQ-4 through AQ-6, long-term emissions would remain significant and unavoidable due to the magnitude of land use development associated with the Midtown Specific Plan.

The proposed mixed-use project is consistent with the uses and development intensity included in the air quality analysis conducted for the Midtown Specific Plan Program EIR. The conditions of approval for the proposed project require compliance with all mitigation measures applicable to the proposed project. The project applicant shall be required to demonstrate compliance with Mitigation Measures AQ-1, AQ-2, AQ-3, AQ-4, AQ-5, and AQ-6. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to short-term and long-term air quality emissions is not required.

Mitigation Measures:

AQ-1, AQ-2, AQ-3, AQ-4, AQ-5, and AQ-6 [Refer to Air Quality threshold a)]

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

Construction activities related to the buildout of the Midtown Specific Plan could expose sensitive receptors to substantial pollutant concentrations NO_x, CO, PM₁₀, and PM_{2.5}. Mitigation Measures AQ-1 and AQ-2 would reduce the Midtown Specific Plan's regional construction emissions and therefore also reduce the Specific Plan's localized construction-related criteria air pollutant emissions to the extent feasible. However, because existing sensitive receptors may be close to project-related construction activities, construction emissions generated by individual development projects have the potential to exceed SCAMQD's Localized Significance Thresholds (LSTs). Therefore, impacts related to exceedance of LSTs would remain significant and unavoidable.

In addition, the future development accommodated by the Midtown Specific Plan could site sensitive land uses in proximity to major air pollution sources. At buildout, the Midtown Specific Plan would result in construction of up to approximately 1,736 new residential units within the plan area. The residential units would be allowed near sources of toxic air contaminants (e.g., I-405), which have the potential to affect residents of these units. With implementation of Mitigation Measure AQ-7, this impact would be reduced to a level of less than significant.

The Midtown Specific Plan Program EIR concluded that future development under the Specific Plan would not result in the development of individual land uses that would expose sensitive receptors to substantial toxic air contaminant concentrations.

The proposed mixed-use project is consistent with the uses and development intensity included in the air quality analysis conducted for the Midtown Specific Plan Program EIR. The conditions of approval for the proposed project require compliance with all mitigation measures applicable to the proposed project. The project applicant shall be required to

demonstrate compliance with Mitigation Measures AQ-1, AQ-2, AQ-3, and AQ-7. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to the exposure of sensitive receptors to substantial pollutant concentrations is not required.

Mitigation Measures:

AQ-1, AQ-2, and AQ-3 [Refer to Air Quality threshold a)]

AQ-7 Prior to issuance of building permits for development projects within the Midtown Specific Plan area that include sensitive uses (e.g., residential, day care centers), within the distances identified by the California Air Resources Board's (CARB) Air Quality and Land Use Handbook, the property owner/developer shall submit a health risk assessment (HRA) to the City of Long Beach Planning Bureau. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD).

If the HRA shows that the incremental cancer risk exceeds one in one hundred thousand (1.0E-05) or the appropriate noncancer hazard index exceeds 1.0, the following is required prior to issuance of building permits:

- The HRA shall identify the level of high-efficiency Minimum Efficiency Reporting Value (MERV) filter required to reduce indoor air concentrations of pollutants to achieve the cancer and/or noncancer threshold.
- Installation of high efficiency MERV filters in the intake of residential ventilation systems consistent with the recommendations of the HRA, shall be shown on plans. Heating, air conditioning, and ventilation (HVAC) systems shall be installed with a fan unit designed to force air through the MERV filter.
- To ensure long-term maintenance and replacement of the MERV filters in the individual units, the property owner/developer shall record a covenant on the property that requires ongoing implementation of the actions below. The form of the covenant shall be approved by the Long Beach City Attorney's Office prior to recordation.
 - The property owner/developer shall provide notification to all future tenants or owners of the potential health risk for affected units and the increased risk of exposure to diesel particulates when windows are open.
 - For rental units, the property owner/developer shall maintain and replace MERV filters in accordance with the manufacture's recommendations.
 - For ownership units, the Homeowner's Association shall incorporate requirements for long-term maintenance in the

Covenant Conditions and Restrictions and inform homeowners of their responsibility to maintain the MERV filter in accordance with the manufacturer's recommendations.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

Future development that would be accommodated under the Midtown Specific Plan would not emit objectionable odors that would affect a substantial number of people. Odors generated by new residential and nonresidential land uses under the Midtown Specific Plan are not expected to be significant or highly objectionable and would be required to comply with SCAQMD Rule 402, Nuisance. Additionally, emissions from construction equipment, such as diesel exhaust, and from volatile organic compounds from architectural coatings and paving activities, may generate odors; however, these odors would be temporary and are not expected to affect a substantial number of people. Therefore, impacts related to objectionable operational- and construction-related odors would be less than significant.

The proposed mixed-use project would include residential and commercial uses on the project site. The planned uses for the site are not expected to emit objectionable odors and would be required to comply with SCAQMD Rule 402, Nuisance. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to objectionable odors is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area: Biological Resources

-- Would the Project:

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The Midtown Specific Plan Program EIR found that the project plan area is generally graded, previously-disturbed, and highly urbanized, and, therefore, does not support sensitive habitats or sensitive animal species. In addition, implementation of the specific plan would not include effects on riparian habitat, sensitive natural community identified in local or regional plans, policies, regulations, or wetlands. The specific plan area contains some trees, but these are primarily ornamental street trees and small groupings of other ornamental trees that do not provide suitable nesting habitat for migratory birds. There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in the City. Impacts related to candidate, sensitive, or special status species or migratory fish or wildlife species were determined to be less than significant. No impacts were identified related to riparian habitats, wetlands, and conflicts with local biological resource policies/ordinances and adopted habitat conservation plans.

The project site is vacant and unimproved, surrounded by public right-of-way and existing urban development. There are juvenile palm trees located along the east property line that will be removed as a part of this project. As noted in the Midtown Specific Plan Program EIR, no conflicts with local biological resource policies, ordinances, or habitat conservation programs would be relevant to the proposed project. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects on biological resources is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area: Cultural Resources

-- Would the Project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	Less Than Significant with Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

One historical resource (Packard Motors Building at 205 Anaheim Street) and many other buildings greater than 50 years old are present in the Midtown Specific Plan area. Historic resources not currently designated by the City as historic landmarks could be affected by demolition or remodeling. Mitigation Measures CUL-1 and CUL-2 were included to mitigate potential impacts on known and/or unknown historical resources. Impacts related to historical resources were determined to be less than significant with mitigation incorporated.

The site of the proposed mixed-use project is vacant and unimproved. The project site is not identified in Table 5.3-2 (List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation), in the Midtown Specific Plan Program EIR, therefore, Mitigation Measures CUL-1 and CUL-2 are not applicable to the proposed project. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects on historical resources is not required.

Mitigation Measures:

~~CUL-1~~ Future development or redevelopment projects on any of the properties listed in Table 5.3-2 (List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation) of the Midtown Specific Plan Program EIR(SCH No. 2015031034) shall require that an intensive-level historical evaluation of the property be conducted by the property owner or project applicant/developer; the evaluation shall be conducted in accordance with all applicable federal, state and local guidelines for evaluating historical resources. If based on the evaluation of the property it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource (i.e. it would reduce its integrity to the point that it would no longer be eligible for inclusion in the California Register of Historical Resources or in the list of Long Beach Landmarks), then the provisions of Mitigation Measure CUL-2 shall be implemented by the property owner or project applicant/developer to eliminate or reduce the project's impact on historical resources.

~~CUL-2~~ If based on the intensive-level historical evaluation of a property listed in Table 5.3-2 (List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation) of the Midtown Specific Plan Program EIR, as required under Mitigation Measure CUL-1, it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource, the City of Long Beach shall require the property owner or project applicant/developer to implement the following measures:

~~A. Rehabilitation According to the Secretary of the Interior's Standards~~

~~1. If the proposed project includes renovation, alteration, or an addition to an historical resource (not including total demolition), then the property owner or project applicant/developer shall first seek to design all proposed renovation, alterations or additions to the historical resource in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards) found _____ at:~~

~~<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.~~

~~a. Plans for rehabilitation shall be created under the supervision of a professional meeting the Department of Interior's Professional Qualifications Standards in Architectural History or Historic Architecture and be designed by a licensed architect with demonstrated historic preservation experience.~~

~~b. Plans shall be reviewed in the schematic design phase prior to any construction work, as well as in the 60 and 90 percent construction documents phases for compliance with the Standards by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience with the Standards compliance reviews.~~

- ~~c. The qualified historic preservation professional reviewing the plans shall create a technical memo at each phase and submit the memo to the City of Long Beach Development Services Department for concurrence.~~
- ~~d. At the discretion of the City, a detailed character-defining features analysis and/or historical resource treatment plan may need to be prepared for select historical resources by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards if the nature of the project or the significance of the property warrants such detailed analysis.~~
- ~~e. A qualified historic preservation professional shall monitor construction activities at key milestones to ensure the work to be conducted complies with the Standards. The milestones shall be agreed upon in advance by the City and property owner or project applicant/developer.~~
- ~~f. City staff and the qualified historic preservation professional shall review the finished rehabilitation/renovation in person upon completion.~~
- ~~g. In the event that any historical resource(s) are leased to third-party tenants and tenant improvements will be made, all of the terms of this stipulation shall be disclosed in the lease agreements, agreed upon in writing, and mutually enforced by the property owner or project applicant/developer and the City. The tenants shall not be permitted to conduct work that does not comply with the Standards.~~

~~B. Retention/On-Site Relocation For Proposed Demolition~~

- ~~1. If the proposed project includes total demolition of a historical resource, the property owner or project applicant/developer shall first consider an alternative that retains the historical resource and incorporates it into the overall project development as an adaptive re-use of the building, as determined feasible.~~
- ~~2. If the project site permits, the historical resource should be relocated to another location on the site and the resource should be re-incorporate into the overall project, as determined feasible.~~
- ~~3. If the City determines that retention/onsite relocation of the historical resource is not feasible through a credible feasibility study, then the City shall elect to allow the property owner or project applicant/developer to move forward with the development/redevelopment project; however, all other requirements outlined in this mitigation measure shall apply.~~

C. ~~Third Party Sale~~

1. ~~If the City determines that retention or onsite relocation of the historical resource is not feasible, then the property owner or project applicant/developer shall offer any historical resources scheduled for demolition to the public for sale and offsite relocation by a third party:~~
 - a. ~~The historic resource(s) shall be advertised by the property owner or project applicant/developer at a minimum in the following locations: project applicant's/developer's website (if applicable); City of Long Beach website; Los Angeles Times website and print editions; Long Beach Press Telegram.~~
 - b. ~~The bidding period shall remain open for 60 days after the date of advertisement to allow adequate response time from interested parties.~~
 - c. ~~Qualified parties shall meet the following minimum qualifications to be considered a realistic buyer: possess adequate financial resources to relocate and rehabilitate the historical resource(s); possess an available location for the historical resource(s); and provide for a new use for the historical resource(s).~~
 - d. ~~The City shall approve the qualified buyer. If no such buyer comes forward within the allotted time frame, the City shall elect to issue a demolition permit for the historical resource. However, all other requirements outlined in this mitigation measure shall apply.~~

D. ~~Recordation~~

1. ~~The property owner or project applicant/developer shall create HABS-like Level II documentation prepared in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation. Information on the Standards and Guidelines is available at the following links: http://www.nps.gov/history/local-law/arch_stnds_6.htm. <http://www.nps.gov/history/hdp/standards/index.htm>.~~
 - a. ~~Photographs with large format (4 inches by 5 inches or larger), black and white negatives of the property as a whole shall be provided; photocopies with large format negatives of select existing drawings, site plans, or historic views where available. A minimum of 12 views showing context and relationship of historical resources to each other shall be provided; aerial views showing the whole property shall also be provided.~~
 - b. ~~Written historical descriptive data, index to photographs, and photo key plan shall be provided.~~
 - c. ~~The above items shall be created by a historic preservation professional meeting the Secretary of the Interior's~~

~~Professional Qualifications Standards with demonstrated experience in creating HABS Level II documentation.~~

- ~~d. The above items shall be created prior to any demolition or relocation work.~~
- ~~e. The above items shall be distributed to the following repositories for use by future researchers and educators. Before submitting any documents, each of the following repositories shall be contacted to ensure that they are willing and able to accept the items: City of Long Beach Public Library; Long Beach Historical Society; Los Angeles Public Library; South Central Coastal Information Center at California State University, Fullerton; and City of Long Beach Development Services Department (building files).~~

~~E. Salvage and Reuse~~

- ~~1. If offsite relocation of the historical resource by a third party is not accomplished, the property owner or project applicant/developer shall create a salvage and reuse plan identifying elements and materials of the resource that can be saved prior to any demolition work.~~
 - ~~a. The salvage and reuse plan shall be included in bid documents prepared for the site and shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating salvage and reuse plans.~~
 - ~~b. Elements and materials that may be salvageable include windows; doors; roof tiles; decorative elements; bricks; foundation materials, and/or paving materials; framing members; furniture; lighting; and flooring materials, such as tiles and hardwood.~~
- ~~2. The property owner or project applicant/developer shall identify individuals, organizations, or businesses interested in receiving the salvaged items; these may include Habitat for Humanity Restore; other affordable housing organizations; or salvage yards. The following steps shall be taken by the property owner or project applicant/developer:~~
 - ~~a. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be completed in consultation with the City.~~
 - ~~b. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be accomplished by contacting potentially interested parties directly first.~~

~~c. Items to be salvaged shall be advertised in the following locations for a period of 60 days if none of the contacted parties are able to receive the items: Los Angeles Times and Long Beach Press Telegram.~~

~~3. The property owner or project applicant/developer shall remove salvageable items in the gentlest, least destructive manner possible. Historic materials and features shall be protected by storing salvaged items in indoor, climate- and weather-controlled conditions until recipients can retrieve them. The removal of salvageable items shall be performed by a licensed contractor with demonstrated experience with implementing salvage and reuse plans.~~

~~F. Other Optional Interpretive, Commemorative, or Educational Measures~~

~~The City may also elect to require additional (optional) mitigation measures crafted in response to a specific historical resource's property type or significance, association with a specific historic person, or overall value to the community, as practical, so long as the measure is commensurate with the significance of the property and the level of impact to that resource. Such measures may include educational or interpretive programming; signage; incorporation of historical features into new developments or public art; contribution to a mitigation fund for future historic preservation efforts; written histories or contexts important to the public's understanding of the lost resource (presuming no other extant resource can interpret such significance); etc. The need for these additional measures shall be determined by the City on a case by case basis and incorporated into the conditions of approval for the project. Some measures may be made available to the public through museum displays, written reports at research repositories or made available through on- or offsite signage or existing online multi-media sites.~~

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*
- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The Midtown Specific Plan Program EIR found that the specific plan area is located within an urbanized setting subject to extensive disturbance from the construction of existing buildings and existing underground infrastructure, have likely been previously disturbed. No archaeological or paleontological resources were identified during prior development activities within the plan area, and it is unlikely that any such resources would be uncovered or affected during grading and construction activities associated with future development accommodated by the Midtown Specific Plan. Furthermore, the plan area and immediate surroundings are not recognized as an area having the potential for

subsurface archeological or paleontological resources. No impacts related to archaeological or paleontological resources were identified in the Midtown Specific Plan Program EIR.

The project site was previously disturbed during construction of structures associated with former residential and commercial uses (auto repair) on the site. Under existing conditions, the project site is a vacant and unimproved lot. The proposed mixed-use project would include a 5-story mixed use building. A parking garage is proposed within the ground floor of the building and basement level. As noted in the Midtown Specific Plan Program EIR, the plan area and immediate surroundings are not recognized as an area having the potential for subsurface archeological or paleontological resources. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects on archaeological or paleontological resources is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

In the event of an accidental discovery of human remains are encountered during excavation and grading activities, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandates the process to be followed. Specifically, California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the Midtown Specific Plan area, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The Midtown Specific Plan Program EIR determined that compliance with existing law would further ensure that significant impacts to human remains would not occur.

The proposed project would adhere to the requirements of California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 in the event of the accidental discovery of human remains. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to the disturbance of human remains is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area: Geology/Soils

-- Would the Project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	Less Than Significant	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area: Geology/Soils

-- Would the Project:

- a) *i) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

Two areas of the Midtown Specific Plan area fall within the area designated as an Alquist-Priolo Earthquake Fault Zone associated with the Newport-Inglewood Fault. In accordance with Section 2621.5 of the California Public Resources Code and Section 3600 of the California Code of Regulations, any new structures for human occupancy under the Midtown Specific Plan would be prohibited along the fault trace. Additionally, in accordance with Sections 3603(a) and 3603(d) of the California Code of Regulations, application for a development permit for any project that lies within Newport-Inglewood Fault Zone (whether within 50 feet of the fault trace or within the overall fault zone) is required to be accompanied by a geotechnical investigation and report prepared by a geologist registered in the State of California; the geotechnical investigation and report is required to demonstrate that proposed buildings would not be constructed across an active fault and to determine whether a branch of the active fault passes through or next to the affected development site. With adherence to the state regulations, impacts resulting from an Alquist-Priolo Earthquake Fault Zone are not anticipated to occur.

The Project site is not located within and area designated as a Alquist-Priolo Earthquake Fault Zone. The Project will comply with all applicable provisions of the most recent CBC adopted by the City of Long Beach. During the Project’s plan check phase Building Bureau personnel will verify compliance with all applicable ground motion standards and determine the need for a geotechnical investigation and geo-engineering study, as conditioned. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of potential effects related to rupture of a known earthquake fault is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

- ii) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

Several active and potentially active faults are within or in the vicinity of the Specific Plan area. State regulations protecting human-occupied structures from geoseismic hazards are provided in the most recent (2013) CBC (California Code of Regulations, Title 24, Part 2) and CRC (California Code of Regulations, Title 24, Part 2.5). Furthermore, future development projects that would be accommodated by the Midtown Specific Plan would be required to have a site-specific geotechnical investigation report prepared by the project applicant's/developer's geotechnical consultant, in accordance with Appendix J Section J104 (Engineered Grading Requirements) of the CBC; such investigation would determine seismic design parameters for the site and the proposed building type per CBC requirements. Compliance with the design parameters and recommendations of the geotechnical investigation report would be required as a condition of a grading permit and/or building permit, and would be ensured by the City's Development Services Department during the development review and building plan check process. Impacts related to adverse effects related to strong seismic ground shaking were determined to be less than significant.

The proposed project will comply with all applicable provisions of the most recent CBC adopted by the City of Long Beach. During the Project's plan check phase Building Bureau personnel will verify compliance with all applicable ground motion standards and determine the need for a geotechnical investigation and geo-engineering study, as conditioned. Any investigation/study would comply with the listed specifications. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of potential effects related to strong seismic ground shaking is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

iii) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Future development projects that would be accommodated by the Midtown Specific Plan within the areas that lie within a Zone of Required Investigation for Liquefaction would be required to have a site-specific geotechnical investigation report prepared by the project applicant's/developer's geotechnical consultant in, in accordance with Appendix J Section J104 (Engineered Grading Requirements) of the CBC; such investigation would assess liquefaction potential onsite and provide any needed recommendations to minimize hazards from liquefaction. Compliance with the recommendations of the geotechnical investigation report would be required as a condition of a grading permit and/or building permit, and would be ensured by the City's Development Services Department during the development review and building plan check process. Impacts related to adverse effects related to seismic-related ground failure were determined to be less than significant.

As shown on Figure 5.4-4, Liquefaction Hazards Map, in the Midtown Specific Plan Program EIR, the project site is not located within a liquefaction zone of required investigation. The proposed project will be required to comply with all applicable provisions of the most recent CBC adopted by the City of Long Beach. During the proposed project's plan check phase Building Bureau personnel will verify compliance with all applicable ground motion standards and determine the need for a geotechnical investigation and geo-engineering study, as conditioned. Any investigation/study would comply with the listed specifications. Therefore, the proposed project would be consistent with the findings

included in the Midtown Specific Plan Program EIR, and further study of potential effects related to seismic-related ground failure is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

iv) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides??

The Midtown Specific Plan Program EIR found that the relatively level site conditions with no significant slopes, except for the slopes on the adjacent Signal Hill in the northern portion of the plan area, and the extent of developed lands in the Specific Plan area would avoid potential impacts associated with landslides. The Specific Plan area is not an area susceptible to landslides [State of California Seismic Hazard Zones Map (Long Beach Quadrangle)]. Therefore, no impacts related to landslides were identified

The project site is relatively flat and is not in the vicinity of slopes on Signal Hill. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of potential effects related to landslides is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

Future development within the Midtown Specific Plan area would be required to comply with the NPDES permit by preparing and implementing a SWPPP specifying BMPs for minimizing pollution of stormwater with soil and sediment during project construction. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. Therefore, impacts related to substantial soil erosion or the loss of topsoil would be less than significant.

The proposed project will be required to comply with all applicable provisions of the NPDES permit. The proposed mixed-use project would not create any new stormwater discharge conditions not anticipated in the Midtown Specific Plan Program EIR. BMPs or equivalent measures to control pollutant runoff will be included within the project's grading and construction plans, if applicable. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of potential effects related to soil erosion or the loss of topsoil is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

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

Development under the Midtown Specific Plan could subject persons and structures to hazards arising from collapsible soils, ground subsidence, or expansive soils. However, future development projects that would be accommodated by the Midtown Specific Plan

would be required to have a site-specific geotechnical investigation report prepared by the project applicant's/developer's geotechnical consultant, in accordance with Appendix J Section J104 (Engineered Grading Requirements) of the CBC; such investigation would assess hazardous soil conditions onsite and would provide recommendations as needed to minimize these potential soils hazards. Compliance with the recommendations of the geotechnical reports is required as a condition of a grading permit and/or building permit, and would be ensured by the City's Development Services Department during the development review and building plan check process. Impacts resulting from ground subsidence are not anticipated to be significant.

The proposed project will be required to comply with all applicable provisions of the most recent CBC adopted by the City of Long Beach. During the proposed project's plan check phase Building Bureau personnel will verify compliance with all applicable ground motion standards and determine the need for a geotechnical investigation and geo-engineering study, as conditioned. Any investigation/study would comply with the listed specifications. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of potential effects related to ground subsidence is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

The Midtown Specific Plan Program EIR found that all development in the project area would be served by the City's sewer lines and wastewater disposal systems, and no impact would occur.

The proposed project would be served by the City's sewer lines and wastewater disposal systems. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to soils incapable of adequately supporting the use of septic tanks is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area: Greenhouse Gas Emissions

-- Would the Project:

- | | | | |
|---|-----------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | Significant and Unavoidable | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | Less Than Significant | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Buildout of the Midtown Specific Plan would result in a substantial increase in GHG emissions compared to existing conditions and would not meet the South Coast Air Quality Management District’s Year 2035 Target efficiency metric of 2.4 MTCO₂e/year/SP or the long-term GHG reduction goal under Executive Order S-3-05. Mitigation Measures AQ-4 through AQ-6 would encourage and accommodate use of alternative-fueled vehicles and nonmotorized transportation and ensure that GHG emissions from the buildout of the Midtown Specific Plan would be minimized. However, additional statewide measures would be necessary to reduce GHG emissions under the Specific Plan to meet the long-term GHG reduction goals under Executive Order S-3-05, which identified a goal to reduce GHG emissions to 80 percent below 1990 levels by 2050, and Executive Order B-30-15, which identified a goal to reduce GHG emissions to 40 percent below 1990 levels by 2030. The new Executive Order B-30-15 requires CARB to prepare another update to the Scoping Plan to address the 2030 target for the state. At this time, there is no plan past 2020 that achieves the long-term GHG reduction goal established under Executive Order S-3-05 or the new Executive Order B-30-15. As identified by the California Council on Science and Technology, the state cannot meet the 2050 goal without major advancements in technology (CCST 2012). Since no additional statewide measures are currently available, this impact would remain significant and unavoidable.

The proposed project involves construction and operation of a five-story mixed-use structure. Project operations would involve vehicular trips and other activities that would increase generation of GHG emissions. The Midtown Specific Plan determined that GHG impacts would be significant and unavoidable, but, through incorporation of Mitigation Measures AQ-4 through AQ-6, anticipated projects would fall within the scope of the

Midtown Specific Plan Program EIR analysis. With these mitigation measures incorporated, operation of the proposed project would not substantially increase the severity of GHG operation impacts beyond that identified in the Midtown Specific Plan Program EIR and no new impacts beyond those identified in the Midtown Specific Plan Program EIR would occur. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects of greenhouse gas emissions is not required.

Mitigation Measures:

AQ-4, AQ-5, and AQ-6 [Refer to Air Quality threshold a)]

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The Midtown Specific Plan would substantially improve the efficiency of the Midtown Specific Plan area (11 percent reduction in GHG emissions per service population based on Table 5.5-5 based on CalEEMod Version 2013.2.2. Based on 2035 transportation emission rates) even though the number of people who live or work within the area would increase by 37 percent. The new buildings under the Midtown Specific Plan would comply with the latest California Building Standards Codes, therefore resulting in significantly more energy efficiency than the existing buildings currently in the Midtown Specific Plan area. Therefore, the Midtown Specific Plan would not conflict with statewide programs adopted for the purpose of reducing GHG emissions and impacts are not anticipated to be significant. In addition, the Midtown Specific Plan would implement land use strategies that would promote the increased use of alternative forms of transportation and a reduction in VMT, which were determined to be consistent with SCAG's 2012-2035 RTP/SCS Goals. Impacts related to the conflicts between the Midtown Specific Plan and applicable GHG plans, policies or regulations were determined to be less than significant.

The proposed project involves construction and operation of a five-story, mixed-use structure. Since this project would be implemented in conformity with the Midtown Specific Plan and would not increase the severity of previously identified potential conflicts with GHG plans, policies and regulations, the proposed project would not introduce new impacts. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to conflicts with applicable GHG plans, policies or regulations is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
Impact Area: HAZARDS AND HAZARDOUS MATERIALS			
-- Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less Than Significant with Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant with Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less Than Significant with Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Midtown Specific Plan Program EIR Determination	Potentially Significant Impact Not Identified in Midtown Specific Plan Program EIR	No Impact/ No Change to Midtown Specific Plan Program EIR
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Impact Area:
HAZARDS AND HAZARDOUS MATERIALS

-- Would the Project:

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant



h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact



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

The use, storage, transport, and disposal of hazardous materials during construction and during operation of future development in the Specific Plan area would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, County of Los Angeles Department of Environmental Health, and Long Beach Fire Department (LBFD). Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts to occur. In addition, future uses and development associated with the Midtown Specific Plan would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the City of Long Beach and LBFD. Impacts related to hazards to the public or the environment arising from the routine use of hazardous materials were determined to be less than significant.

The proposed project may consist of construction or operational activities that may involve the use of hazardous materials. The proposed project would be required to demonstrate compliance with existing rules and regulations and adhere to all emergency response plan requirements set forth by the City of Long Beach and LBFD. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan

Program EIR, and further study of effects related to the routine use of hazardous materials is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*
- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The Midtown Specific Plan Program EIR found that some types of commercial and residential land uses envisioned for the project area would not typically contain businesses involved in the transport, use, or disposal of substantial quantities of hazardous materials. Operation of residential and or commercial uses would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes. However, some projects may consist of construction activities would involve full or partial demolition of existing structures, which, due to their age, may contain asbestos and lead-based paints and materials. The use, storage, transport, and disposal of hazardous materials during construction and during operation of future development in the Specific Plan area would be required to comply with existing regulations of several agencies. Compliance with applicable laws and regulations would ensure that all potentially hazardous materials associated with future development accommodated by the Midtown Specific Plan are used and handled in an appropriate manner and would minimize the potential for safety impacts. In addition, future uses and development associated with the Midtown Specific Plan would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the City of Long Beach and LBFD.

Grading and demolition activities associated with future development projects under the Midtown Specific Plan may result in exposure to contaminated soils, asbestos-containing materials (ACM), and lead-based paints, as well as other building materials containing lead. Mitigation Measure HAZ-1 requires a ACM and LBP survey of existing structures on sites proposed for development in the Specific Plan area. In addition, all abatement of ACM and LBP encountered during future demolition activities would be required to be conducted in accordance with all applicable laws and regulations. Mitigation Measure HAZ-2 requires the preparation of a Phase I ESA for future development projects it mitigate impacts from potential contaminated soils. Impacts related to the release of hazardous materials and/or the emission or handling of hazardous materials within one-quarter mile of a school site were determined to be less than significant with mitigation incorporated.

The proposed project may consist of construction or operational activities that may involve the use of hazardous materials. The proposed project would be required to demonstrate compliance with existing rules and regulations and adhere to all emergency response plan requirements set forth by the City of Long Beach and LBFD. In addition, a Phase I ESA was prepared in August 2007 for the project site. In September 2017, a Phase II ESA was prepared to further investigate the conclusions of the Phase I, which identified the long-term use of the site for auto repair purposes (approximately 78 years) as a REC. The Phase II ESA determined that there was no evidence of a significant release to the subsurface in the

areas assessed that would represent a risk to human health or groundwater at the site and no further assessment is required. The proposed project has demonstrated compliance with Midtown Specific Plan Program EIR. Mitigation Measure HAZ-2. There no existing structures on the project site, and, therefore, Mitigation Measure HAZ-1 is no longer applicable to the proposed project. The proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to hazardous materials sites is not required.

Mitigation Measures:

~~HAZ-1 Prior to the issuance of demolition permits for any buildings or structures that would be demolished in conjunction with individual development projects that would be accommodated by the Midtown Specific Plan, the project applicant shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Long Beach Development Services Department with a copy of the report of each investigation or assessment.~~

~~• The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District's Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).~~

~~• The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29, CFR Part 1926, and California Code of Regulation, Title 8, Section 1532.1 (Lead).~~

~~• Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Long Beach Development Services Department. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Long Beach Building and Safety Bureau.~~

HAZ-2 Prior to the issuance of grading permits for individual development projects that would be accommodated by the Midtown Specific Plan, the project applicant shall submit a Phase I Environmental Site Assessment (ESA) to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by a Registered Professional Engineer and in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.05, Standard

Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils are identified in the Phase I ESA, the project applicant shall perform soil sampling as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Long Beach Fire Department, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Long Beach Development Services Department evidencing that all site remediation activities have been completed.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

Individual development projects accommodated by the Midtown Specific Plan would include ground disturbance that could encounter existing hazardous materials in site soils from listed hazardous materials sites. The Midtown Specific Plan Program EIR identified documented hazardous materials releases in the Specific Plan area, but potential impacts exist from hazardous substance contamination from historical operations on a site. Future development would be required (Mitigation Measure HAZ-2) to prepare a Phase I Environmental Site Assessment (ESA) to determine whether recognized environmental conditions (RECs) are on the proposed development site. Where contaminate levels are identified above screening levels, a health risk assessment would be required. If health risks from environmental contamination are identified, cleanup of such contamination would be required before the City would issue a certificate of occupancy for such project. Impacts related to hazardous materials sites were determined to be less than significant with mitigation incorporated.

Refer to response VIII, a) and c). Phase I and Phase II ESA reports were prepared for the project site. The Phase II ESA determined that there was no evidence of a significant release to the subsurface in the areas assessed that would represent a risk to human health or groundwater at the site and no further assessment is required. The proposed project has demonstrated compliance with Midtown Specific Plan Program EIR Mitigation Measure HAZ-2. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to hazardous materials sites is not required.

Mitigation Measure:

HAZ-2 [Refer to Hazards and Hazardous Materials thresholds a) and c)]

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

- e) *Would the project, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
- f) *Would the project, for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

Most of the Specific Plan area north of Pacific Coast Highway is under imaginary surfaces regulating obstructions to navigable airspace surrounding Long Beach Airport pursuant to Federal Aviation Administration (FAA) Part 77 regulations. The maximum building heights provided in the Midtown Specific Plan development standards comply with the height limitations in the FAA Part 77 regulations. No impacts would occur related to hazards associated with nearby airports or private airstrips.

The proposed project is consistent with the development standards in the Midtown Specific Plan, and the proposed building height would not exceed the height limitations in the FAA Part 77 regulations. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to hazards associated with nearby airports or private airstrips is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

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

Although construction of physical improvements to Long Beach Boulevard under the Midtown Specific Plan may result in temporary lane closures or rerouting of vehicular traffic, police and fire services could be provided without interruption. All construction activities would be required to be performed per the City's and LBFD's standards and regulations. Future development under the Midtown Specific Plan would be required to provide the necessary on- and offsite access and circulation for emergency vehicles and services during the construction and operation phases. Impacts related to the interference with City of Long Beach or Los Angeles County's emergency response or evacuation plans would be less than significant.

The proposed project does not propose to alter existing street patterns and would not impair implementation of or physically interfere with an adopted response or evacuation plan. Therefore, the proposed project would be consistent with the findings included in the Midtown Specific Plan Program EIR, and further study of effects related to interference with emergency response or evacuation plans is not required.

NO IMPACT NOT IDENTIFIED IN PREVIOUS EIR

- h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*