

City of Long Beach

North Village Center Redevelopment Project

Final Environmental Impact Report

SCH # 2008021087



November 2009

Environmental Scientists Planners Engineers

**North Village Center
Redevelopment Project**

Final
Environmental Impact Report

State Clearinghouse No. 2008021087

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November 2009

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North Village Center Redevelopment Project

Final EIR

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1.0 Introduction

1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) and Sections 15088, 15089, and 15132 of the CEQA Guidelines, the Long Beach Redevelopment Agency has prepared the Final Environmental Impact Report (FEIR) for the proposed North Village Center Redevelopment Project. The project applicant is North Long Beach Partners, LLC, c/o Civic Enterprise Development, LLC, 400 Mt. Washington Drive, Los Angeles, California 90065, telephone (213) 403-0170 x1.

Section 2.0 provides correction pages to the Draft EIR, while Section 3.0 includes the Draft Environmental Impact Report in its originally published form, with the technical appendices omitted. Section 4.0 of this document contains all comments received on the Draft EIR for the 45-day public review period which began on August 5, 2009 and concluded on September 18, 2009. Responses to comments received from all commenters have been prepared and are included in this document. Section 5.0 contains the Mitigation Monitoring and Reporting Program; CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment.

This document, along with the Draft EIR (included herein as Section 3.0), make up the Final EIR as defined in State CEQA Guidelines Section 15132. The following is an excerpt from the CEQA Guidelines Section 15132:

The Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft.*
- b) Comments and recommendations received on the Draft EIR, either verbatim or in summary.*
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR.*
- d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- e) Any other information added by the Lead Agency.*

The environmental review phase of a project precedes the phase that considers the project approval decision. The environmental review phase identifies the environmental impacts in compliance with CEQA, while the project approval phase considers the range of factors (environmental, normative, preferential) relevant to the decision to approve a project. Certification of the EIR is not project approval. It simply marks the end of the environmental review. It is a judgment that the EIR is a legally adequate informational document in compliance with CEQA. Only when the EIR document adequately identifies all of a proposed project's significant environmental impacts can it be used in the project approval phase along with the consideration of other relevant factors. To approve a project, CEQA requires that either the significant impacts of a project (as identified in the EIR) be reduced to less than significant levels through the implementation of mitigation measures, or the approving body must adopt a statement of overriding considerations finding that the project benefits outweigh the unavoidable adverse environmental impacts.



2.0 Correction Pages to the Draft EIR

2.0 CORRECTION PAGES TO DRAFT EIR

This section of the Final EIR for the North Village Center Redevelopment Project presents the modifications to the Draft EIR text that resulted from responses to comments or from the need for further informational clarifications. Any changes to the text of the Draft EIR correcting information, data, or intent, other than minor typographical corrections or minor working changes, are noted in the pages as changes from the Draft EIR through the use of strike-out and underlined text.



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead-based paint abatement, the lead-based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead-based paint removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Long Beach.</p>	
<p>Impact HAZ 3 Current and historic activity on-site and in the project vicinity may have adversely affected soil and groundwater quality at the project site. Impacts relating to potential contamination would be Class II, <i>significant but mitigable</i>, for Option A or Option B.</p>	<p>HAZ-3(a) Excavation and Demolition Contingency Plans. All excavation and demolition activities conducted within the project site shall have a contingency plan to implement in the event that contaminants or structural features associated with contaminants or hazardous materials are discovered. The contingency plan shall be submitted to the City with the grading plans, and must be approved by the City prior to the issuance of a grading permit. The contingency plan shall identify appropriate measures to follow if contaminants are found or suspected. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol to implement. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials, and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination.</p> <p>HAZ-3(b) Soil Remediation. If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures or concurrent with construction. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the Long Beach/Signal Hill Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic</p>	<p>Less than significant</p>



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

<i>Class II (Significant but Mitigable) Impacts</i>		
Impact	Mitigation Measures	Residual Impact
	<p>Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests. Soil remediation would likely include the excavation and proper disposal of contaminated areas during grading on-site for redevelopment. Removal of contaminated soil beyond the proposed 10 feet of excavation is not warranted, provided any residual contamination left beneath the proposed construction does not pose a health risk to future occupants.</p> <p>HAZ-3(c) Groundwater Sampling and Remediation. If groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency Long Beach/Signal Hill-Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary. It is important that any proposed groundwater remediation options be discussed with the appropriate regulatory agencies prior to site redevelopment. The agencies may require ongoing groundwater monitoring and sampling, which would require incorporation of groundwater monitoring well locations into the project site. In addition, if groundwater remediation is required, in-situ remediation systems, including but not limited to, soil vapor extraction systems, groundwater pump and treat systems, or bioremediation systems, may need to be installed and incorporated into the overall site redevelopment plans.</p> <p>HAZ-3(d) Health Risk Assessments. If residual soil or groundwater contamination is present and would remain below proposed buildings and excavated areas, a human health</p>	



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
roadways. The change in noise levels would exceed applicable thresholds at one street segment (Lime Avenue between 59th Street and South Street) under Option A. However, implementation of Mitigation Measure N-2 would reduce noise levels on this street segment to a Class II, significant but mitigable, level.	be re-surfaced with rubberized asphalt paving material in order to reduce roadway noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material.	
Impact N-3 On-site operations would generate noise levels that may periodically exceed the City's noise standards. However, with implementation of mitigation measures N-3(a) and N-3(b) operational noise would not exceed City Noise Ordinance standards. This is considered a Class II, significant but mitigable, impact for Option A and Option B.	<p>N-3(a) Rooftop Ventilation. Parapets shall be installed around all rooftop ventilation systems.</p> <p>N-3(b) Trash/Products Pick-Up and Deliveries. All trash or product pickups and deliveries shall be restricted to daytime operating hours (7:00AM to 10:00 PM Monday through Friday, and 8:00 AM to 10:00 PM on weekends).</p>	Less than significant
Impact N-4 The proposed on-site residential uses could be subject to noise levels in exceedance of the thresholds established by Title 24 California Noise Insulation Standards due to transportation generated noise on roadways in the project site vicinity. However, with implementation of noise attenuating building materials, impacts would be Class II, significant but mitigable, for Option A or Option B.	<p>N-4(a) Building Material Guidelines. Residences located within 100 feet of Atlantic Avenue or South Street shall be constructed to include sufficient noise attenuation to achieve an interior level of 45 dBA CNEL or lower. At a minimum, this would require the following design features or their equivalent based on an acoustical engineering study:</p> <ul style="list-style-type: none"> • Double-paned windows on all windows that face Atlantic Avenue and <u>or</u> South Street. • Windows that face Atlantic Avenue and <u>or</u> South Street shall have a minimum laboratory standard transmission class (STC) of 45. The glass shall be sealed into the frame in an airtight manner with a non-hardening sealant or a soft elastomer gasket, or gasket tape. The window frames shall be correctly installed into the wall and insulated to avoid any air gaps. • The total area of glazing facing Atlantic Avenue or South Street in rooms used for sleeping shall not exceed 20% of the wall area. • Solid-core doors shall be used for those doorways facing Atlantic Avenue or South Street. • Walls shall be insulated in conformance with California Title 24 requirements. • Exterior wall facing material shall be stucco, or other surface with an STC rating of at least 45 for walls that face 	Less than significant



Table ES-3 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Class II (Significant but Mitigable) Impacts		
Impact	Mitigation Measures	Residual Impact
	<p>Atlantic Avenue and <u>or</u> South Street.</p> <p>N-4(b) Building Design. The living areas shall contain forced air ventilation. All duct work for ventilation shall include noise louvers at the exterior outlet and/or duct outlets shall be directed either opposite or perpendicular to Atlantic Avenue and South Street. Patio/deck areas shall not be positioned facing Atlantic Avenue or South Street.</p>	
PUBLIC SERVICES		
<p>Impact PS-3 The proposed project would incrementally increase demands on the Long Beach Police Department. This increase would not require the construction of new police protection facilities. However, site design that includes walkways not visible from public streets may create public safety concerns. Therefore, this is a Class II, significant but mitigable, impact for Option A or Option B.</p>	<p>PS-3 Pedestrian Lighting. The proposed project shall include lighting in pedestrian corridors and alcoves from one hour before sunset until one hour after sunrise. Lighting shall be designed so that it properly illuminates the appropriate areas, but also to reflect downward so that other project uses are not impacted by the security lighting. The applicant shall provide photometric plans for review and approval by the Long Beach Police Department prior to the issuance of a building permit.</p>	Less than significant
UTILITIES AND SERVICE SYSTEMS		
<p>Impact U-2 The proposed project would generate an estimated net increase of 29,235 gallons of wastewater per day, which would flow to the Joint Water Pollution Control Plant. The treatment plant has sufficient capacity to accommodate this increase in wastewater generation. However, the sewer main in Linden Avenue adjacent to the project site is over-capacity and not able to receive wastewater flows from the proposed increased density on the project site. This impact is considered Class II, significant but mitigable, for Option A or Option B.</p>	<p>U-2 Wastewater Infrastructure. The developer shall implement one of the following two options prior to issuance of a certificate of occupancy for the project. For either option, prior to issuance of grading or building permits, the developer shall submit a sewer study performed by an experienced civil engineer, including a hydraulic analysis, for review and approval by the LBWD. Whichever option is chosen must be designed and implemented consistent with the information and conclusions in the approved sewer study. The options are:</p> <p>Upgrade the 10-inch sewer main in Linden Avenue to sufficient design and capacity to accommodate the proposed project.</p> <p>OR</p> <p>Connect the 8-inch sewer main in the west side of Atlantic Avenue to another 8-inch sewer main in the east side of Atlantic Avenue.</p>	Less than significant



an acceptable clean up standard for a particular constituent. The document was developed to simplify the remediation process by facilitating the selection of soil cleanup levels for gasoline and VOC affected sites.

Drinking Water Protection. Both the EPA and the California Department of Health Services (DHS) regulate the concentration of various chemicals in drinking water. The DHS thresholds are generally stricter than the EPA thresholds. Primary maximum contaminant levels (MCLs) are established for a number of chemical and radioactive contaminants (Title 22, Division 4, Chapter 15 California Code of Regulations). MCLs are often used by regulatory agencies to determine cleanup standards when groundwater is affected with contaminants.

Recognized Environmental Conditions. A "Recognized Environmental Condition" (REC) is defined pursuant to the American Society of Testing and Materials (ASTM) as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the project site or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Hazardous Materials. State and Federal governmental agencies regulate the use, storage, and transport of hazardous materials through numerous legal and regulatory requirements. State and Federal government regulations require businesses that store, use, or manufacture specific amounts of hazardous materials to report the quantities and types of materials to the local administering agency. Long Beach Municipal Code Chapters 8.85-8.87 designates the Long Beach/~~Signal Hill~~ Certified Unified Program Agency (CUPA) as the Unified Program Agency for the ~~cities~~ City of Long Beach and ~~Signal Hill~~ and requires that this CUPA oversee the installation, operation and removal of above ground and underground storage tanks and hazardous materials releases and hazardous waste control. The Unified Program combines both Fire Department and Health Department programs to manage hazardous materials.

Lead and Asbestos. The South Coast Air Quality Management District (SCAQMD) regulates asbestos emissions. The SCAQMD rule applicable to the proposed project is Rule 1403, Asbestos Emissions from Demolition/ Renovation Activities. Compliance with SCAQMD Rule 1403 requires that the owner or operator of any demolition or renovation activity to have an asbestos survey performed prior to demolition. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (CalOSHA) regulations. California Code of Regulations, §1532.1, requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed CalOSHA standards.

c. Phase I ESA. Rincon Consultants, Inc. completed an Environmental Site Assessment (ESA) for the site in August 2008. Rincon performed the Phase I ESA in conformance with ASTM E 1527-05. The Phase I also included a review of previous Phase I and Phase II reports for the project site dated 2002 and 2004-2005. The Phase II ESA conducted by SCS Engineers in 2005, analyzed soil and groundwater for possible contamination associated with the removal of



EDR.

- **South Street Junior Market** - *The southwest adjacent facility known as the South Street Junior Market (494 South Street) had a LUST release case.*

Recommendations discussed in the Phase I ESA include additional soil and groundwater sampling and analysis to further identify the extent, if any, of contamination.

Activities on-site and in the site vicinity, including the demolition of buildings, soil stockpiling and an adjacent open LUST release case from an active gasoline station, may have adversely affected subsurface soil or groundwater. Therefore, in addition to the known contaminants on-site, the potential exists that further contaminants are present, or have been introduced. Although there is no evidence of groundwater contamination on-site, contaminants are present in soil at this location. The ground surface would be disturbed during development of the project as site excavation and re-grading would be required to construct the proposed new structures. If surface- or near-surface contaminants are present at the site, these contaminants would likely be disturbed during site development. If appropriate remedial action is not taken, excavation and transport of such contaminants could potentially result in exposure of workers or the public to health hazards, and impacts would be potentially significant.

Mitigation Measures. The following mitigation measures would apply to Option A or Option B and are required to address on-site soil and groundwater quality.

HAZ-3(a) Excavation and Demolition Contingency Plans. All excavation and demolition activities conducted within the project site shall have a contingency plan to implement in the event that contaminants or structural features associated with contaminants or hazardous materials are discovered. The contingency plan shall be submitted to the City with the grading plans, and must be approved by the City prior to the issuance of a grading permit. The contingency plan shall identify appropriate measures to follow if contaminants are found or suspected. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol to implement. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials, and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination.

HAZ-3(b) Soil Remediation. If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures or concurrent with construction. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the Long Beach/SIGNAL Hill Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection



Agency Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests. Soil remediation would likely include the excavation and proper disposal of contaminated areas during grading on-site for redevelopment. Removal of contaminated soil beyond the proposed 10 feet of excavation is not warranted, provided any residual contamination left beneath the proposed construction does not pose a health risk to future occupants.

HAZ-3(c) Groundwater Sampling and Remediation. If groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency Long Beach/SIGNAL HILL Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary. It is important that any proposed groundwater remediation options be discussed with the appropriate regulatory agencies prior to site redevelopment. The agencies may require ongoing groundwater monitoring and sampling, which would require incorporation of groundwater monitoring well locations into the project site. In addition, if groundwater remediation is required, in-situ remediation systems, including but not limited to, soil vapor extraction systems, groundwater pump and treat systems, or bioremediation systems, may need to be installed and incorporated into the overall site redevelopment plans.

HAZ-3(d) Health Risk Assessments. If residual soil or groundwater contamination is present and would remain below proposed buildings and excavated areas, a human health risk assessment shall be performed for those areas. The health risk assessment shall include vapor transport and risk calculations in an environmental fate and transport analysis for specified chemicals. The calculations shall be performed to evaluate the inhalation exposure pathway for future building occupants, and if deemed to exist, calculations shall also be prepared for exposure pathways for dermal contact and ingestion. A commercial exposure scenario shall be used for those areas to be redeveloped with commercial uses, and a residential exposure



- *Provide a protocol for proper clean-up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials.*
- *Provide an emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies.*

Significance After Mitigation. Implementation of the SWPPP and required BMPs during construction would reduce temporary water quality impacts associated with construction on the project site to a less than significant level. This would be the same for Option A or Option B, as the amount of site coverage and general site plan would be similar for both options.

Impact H-2 Implementation of the proposed project may increase surface water runoff during storm events. However, the existing storm drain infrastructure and off-site facilities are adequate to handle flows from the site once developed. In addition, with the development of LEED Neighborhood Development strategies, the overall amount of impermeable surface could be reduced compared to historical use. Therefore, impacts related to site drainage would be Class III, less than significant for Option A or Option B.

The proposed project involves the demolition of all existing structures and the construction of residential buildings, surface parking areas, retail/restaurant space, public library, community center, and a tot lot. Since much of the site is currently vacant and unpaved, the project is expected to result in an overall increase in impervious surfaces and thus potentially increase quantities of stormwater runoff. Although much of the site is currently vacant and unpaved, Figure 2-3 (Section 2.0 *Project Description*) provides an aerial view of the project site when nearly the entire site contained impermeable surfaces. Since the project site was at one time developed with a variety of uses including residential and commercial buildings, storm drain infrastructure is already in place to accommodate land uses similar to the proposed mixed use project. Storm drains within the project area belong to the County of Los Angeles Flood Control District (LACFCD). ~~In addition~~As such, the project designs would require approval from the County of Los Angeles Department of Public Works and the Long Beach Public Works Department to verify that proposed drainage would not exceed the capacity of existing or planned stormwater drainage systems. The proposed project would implement drainage improvements to direct stormwater flows to the existing storm drain system in a similar manner as it previously existed when the site was fully developed with residential and commercial structures and parking areas. These improvements would not alter drainage such that it would result in erosion or siltation nor would they substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As discussed in Impact H-3, the proposed project would be required to implement a Stormwater Management Plan that would incorporate BMPs that properly design and treat surface runoff.

Finally, as part of a LEED Neighborhood Development strategy, the entire project would utilize green design measures including stormwater management strategies that would place landscaping and vegetation between buildings and in the courtyard, plaza, and children's play area.



California Code of Regulations. In order to reduce impacts related to interior noise at proposed residences, mitigation measure N-4(a) and N-4(b) would be required for Option A or Option B.

N-4(a) Building Material Guidelines. Residences located within 100 feet of Atlantic Avenue or South Street shall be constructed to include sufficient noise attenuation to achieve an interior level of 45 dBA CNEL or lower. At a minimum, this would require the following design features or their equivalent based on an acoustical engineering study:

- Double-paned windows on all windows that face Atlantic Avenue ~~and~~ or South Street.
- Windows that face Atlantic Avenue ~~and~~ or South Street shall have a minimum laboratory standard transmission class (STC) of 45. The glass shall be sealed into the frame in an airtight manner with a non-hardening sealant or a soft elastomer gasket, or gasket tape. The window frames shall be correctly installed into the wall and insulated to avoid any air gaps.
- The total area of glazing facing Atlantic Avenue or South Street in rooms used for sleeping shall not exceed 20% of the wall area.
- Solid-core doors shall be used for those doorways facing Atlantic Avenue or South Street.
- Walls shall be insulated in conformance with California Title 24 requirements.
- Exterior wall facing material shall be stucco, or other surface with an STC rating of at least 45 for walls that face Atlantic Avenue ~~and~~ or South Street.

N-4(b) Building Design. The living areas shall contain forced air ventilation. All duct work for ventilation shall include noise louvers at the exterior outlet and/or duct outlets shall be directed either opposite or perpendicular to Atlantic Avenue and South Street. Patio/deck areas shall not be positioned facing Atlantic Avenue or South Street.

Significance After Mitigation. The recommended mitigation measures would reduce noise impacts to on-site residences to a less than significant level for Option A or Option B.

c. Cumulative Impacts. Planned and pending development in the City including the proposed project would add approximately 249,000 square feet (sf) of commercial development, 30,000 sf of institutional development, 15,000 sf of industrial development, and 122 housing units (see Table 3-1 in Section 3.0, *Environmental Setting*). Traffic increases associated with cumulative development within the City would increase noise levels along roadways and would potentially expose sensitive receptors to noise exceeding City and state standards.

As shown in Table 4.8-5, project-generated traffic noise increases would exceed FICON thresholds at one analyzed street segments under Option A. Under Option A, project-generated traffic noise increases on the street segment of Lime Avenue between 59th Street and



4.12 UTILITIES AND SERVICE SYSTEMS

This section analyzes impacts to water service, wastewater treatment and collection, solid waste disposal service, and the delivery of electricity and natural gas for the proposed project.

4.12.1 Setting

a. Water. Water for the City of Long Beach service area is supplied by the Long Beach Water Department (LBWD). The City's water sources are groundwater, imported water, and reclaimed wastewater. Citywide water demand for 2007 was approximately 74,432 acre-feet per year (AFY) (Comprehensive Annual Financial Report for the City of Long Beach, LBWD, 2007). The City pumps ground water from the Central Basin, which is monitored by a court appointed water master, the Department of Water Resources (DWR). The DWR identifies 41 water wells within the City of Long Beach, of which 31 have been producing water in recent years. The City has a right to extract a total of 32,684 acre-feet per year from the Basin. The remainder of the City's water need is currently met by the Metropolitan Water District (MWD) of Southern California, which delivers water imported from the Colorado River and State Water Project to the City. Additionally, a small supply of treated wastewater from the Long Beach Reclamation Plant (LBRP), which is owned and operated by the Los Angeles County Sanitation Districts, is used in the City for landscape irrigation and indoor plumbing. The proposed development is located within the Los Angeles County Sanitation Districts jurisdictional boundaries of District No. 3.

Water supply goals, policies and regulations applicable to the project are contained in the LBWD's Urban Water Management Plan (UWMP), the Long Beach 2010 Strategic Plan, Metropolitan Water District (MWD) rules and regulations and Regional Urban Water Management Plan (RUWMP), Technical Support Documents (TSD) rules and regulations, and Title 22, Division 4 of the State of California Administrative Code, which addresses the use of reclaimed wastewater.

Table 4.12-1 lists the amount of water supply purchased from the MWD, produced from City groundwater wells, gained from recycled water, and produced through projected future desalinated seawater through 2030 according to the UWMP (2005).

MWD is the "supplemental" supplier of water for the LBWD and the other 25 MWD member agencies that supply water to the 18 million people of the Southern California coastal plain. The MWD provides the water the LBWD needs in addition to the groundwater it pumps to meet the City's water demands. If groundwater supplies increase, less water is purchased from the MWD and vice versa. With substantial investments and long term planning, the MWD expects to fulfill its obligations as the supplemental supplier by being 100% reliable through the year 2030.

The LBWD has an entitlement, embedded in State law (Section 135 of the Metropolitan Water District Act), to the imported drinking water it expects to purchase wholesale from the MWD. The entitlement comes in the form of a preferential right to MWD supplies except during times of extreme emergencies. The MWD recalculates each of its member agency's preferential rights on an annual basis. The LBWD's rights to MWD imported water, according to the 2007 calculation, is shown in Table 4.12-2.



seven miles southeast of the project site at 7400 East Willow Street in Long Beach. According to the Districts, wastewater from the project site vicinity is conveyed to the JWPCP and not the LBWRP.

The JWPCP serves 3.5 million people throughout the County of Los Angeles. The JWPCP occupies about 350 acres, receives approximately ~~323~~288.2 million gallons per day (mgd) of wastewater, and has a permitted capacity of ~~385~~400 mgd (Districts, 2006; Frazen, 2009). One of the largest wastewater treatment plants in the world and the largest of the District's wastewater treatment plants, the JWPCP provides primary and secondary wastewater treatment while producing over 95% of the energy used by the plant from the methane gas generated during the treatment process. The treated wastewater is sent two miles off the coast of Southern California along the Palos Verdes Peninsula, where the effluent is discharged at a depth of 200 feet in the Pacific Ocean. The City conducts a long-term maintenance program to provide continued inspection, maintenance and rehabilitation for the wastewater collection system to ensure proper operation and avoid pipeline failure.

The LBWD completed a Sewer Master Plan Update in October of 2008. The Sewer Master Plan Update identified that the 10-inch sewer main in Linden Avenue is surcharged under current development conditions. An 8-inch sewer main on the east side of Atlantic Avenue and an 8-inch sewer main in Lime Avenue do have sufficient capacity for additional wastewater discharge (Jimmy Chen, LBWD, pers. Comm. March 2009).

The Developer may choose to upgrade the surcharged sewer system or divert flow so that there will be less flow in the surcharged sewer system. The Developer should hire an experienced Engineer to design alternatives. Contact Jimmy Chen at (562)570-2340 for further details on this.

c. Solid Waste. The City of Long Beach provides refuse collection service to approximately 109,000 Long Beach residential customers and approximately 5,600 commercial and industrial establishments. The Department of Public Works Environmental Services Bureau operates the solid waste management system. The solid waste operation is self-supporting; the fees charged to residents and businesses in the City comprise virtually all of its revenues. Citywide, about 368,000 tons of solid waste (including wastes diverted to recycling) are generated annually by both residential and commercial/industrial sources (City of Long Beach, 2008).

The City of Long Beach has designed and implemented a comprehensive solid waste management strategy. A source reduction and recycling program was developed to reduce the amount of waste to be managed and to reduce the consumption of natural resources. Solid waste is collected by the City in separate containers for recyclables, green waste and refuse. Refuse is taken to the Southeast Resource Recovery Facility (SERRF) located at 120 Henry Ford Avenue near the harbor in southwest Long Beach. Solid waste that is taken to the publicly owned SERRF is processed through one of three boilers. The SERRF performs "front-end" recycling by recovering such items as white goods prior to incineration and "back-end" recycling by collecting metal removed from the boilers after incineration. The SERRF recycles an average of 825 tons of metals each month (City of Long Beach, 2008).



**Table 4.12-9
 Future Potable Demands with Project and Dry-year Supplies
 (acre-feet/year)**

Desalinated Seawater	10,000	10,000	10,000	10,000	10,000
Supply Subtotal	73,174	74,638	74,638	74,638	74,638
Less Project Demand	(28)	(29)	(29)	(29)	(29)
Less Non-Project Demand	(73,146)	(74,609)	(74,609)	(74,609)	(74,609)
Demand Subtotal	73,174	74,638	74,638	74,638	74,638
Balance	-	-	-	-	-

Source: LBWD, Water Availability Assessment prepared for the Press-Telegram Mixed Use Development, 2006. Assumes demands increase 2% due to dry-year conditions, worse case scenario of consecutive dry weather without extraordinary "dry year conservation". Desalinated water will begin in year 2010.

Mitigation Measures. As impacts would be less than significant, no mitigation is necessary.

Significance After Mitigation. Impacts related to water supply would be less than significant without mitigation. This would be the case for Option A or Option B, as the number of housing units and quantity of non-residential space would be the same for either option.

Impact U-2 The proposed project would generate an estimated net increase of 29,235 gallons of wastewater per day, which would flow to the Joint Water Pollution Control Plant. The treatment plant has sufficient capacity to accommodate this increase in wastewater generation. However, the sewer main in Linden Avenue adjacent to the project site is over-capacity and not able to receive wastewater flows from the proposed increased density on the project site. This impact is considered Class II, *significant but mitigable*, for Option A or Option B.

As shown in Table 4.12-10, the proposed project would generate an estimated 29,235 gallons of wastewater per day¹. This increase in wastewater would not conflict with the City's contractual entitlement (unlimited flow) for flows to the Joint Water Pollution Control Plant, nor would it exceed the plant's capacity. Project-generated wastewater would account for about 0.0087% of the 385,400 MGD permitted capacity for the JWPCP. Therefore, impacts to the City's wastewater treatment system would be less than significant.

¹ Wastewater generation is typically lower than water demand. In this case, projected wastewater generation is higher than estimated water demand, due to differences in agency generation rates. (Agencies do not necessarily match their generation rates.) Further, the water demand generation rates are based on actual average usage, rather than a set rate. Thus the estimate of wastewater generation is conservative and would likely be lower.



3.0 Draft Environmental Impact Report*

** Note: The draft EIR is available under separate cover for public review at the Development Services Department, Long Beach City Hall, 333 W. Ocean Boulevard, 5th Floor, and at the following website:
www.lbds.info/planning/environmental_planning/environmental_reports.asp*

4.0 Responses to Comments

4.0 RESPONSES to COMMENTS

This section includes comments received during the circulation of the Draft Environmental Impact Report (EIR) for the North Village Center Redevelopment Project; responses to the comments on the Draft EIR; and corrections to the Draft EIR, where warranted, based on information provided by commenters relative to the proposed project and its environmental effects. Deletions are noted by ~~strikeout~~ and insertions by underline. The Draft EIR (Section 3.0), these Responses to Comments and the correction pages (Section 2.0) comprise the Final EIR for the North Village Center Redevelopment Project.

The Draft EIR was circulated for a 45-day public review period that began on August 5, 2009 and concluded on September 18, 2009. The City received 15 comment letters on the Draft EIR. The commenter and the page number on which each commenter's letter appears are listed below.

	<u>Letter No. and Commenter</u>	<u>Page No.</u>
1.	Scott Morgan, Acting Director, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	4-2
2.	Scott Morgan, Acting Director, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	4-5
3.	Elmer Alvarez, IGR/CEQA Branch Chief, Caltrans	4-9
4.	Greg Holmes, Unit Chief, Department of Toxic Substances Control	4-14
5.	Ruth I. Frazen, Customer Service Specialist, County Sanitation Districts of Los Angeles County	4-17
6.	Dennis Hunter, Assistant Deputy Director, County of Los Angeles Department of Public Works	4-19
7.	Cheryl Paolini	4-22
8.	Cheryl Paolini	4-24
9.	Cheryl Paolini	4-26
10.	John J. Hogan	4-28
11.	John J. Hogan	4-31
12.	Frances Grable	4-33
13.	Tiffany Humfeld	4-35
14.	E. Holder	4-38
15.	David Waller and Maureen Neeley, Long Beach Heritage	4-41

The comment letters and responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1-1, for example, indicates that the response is for the first issue raised in comment letter 1).





STATE OF CALIFORNIA
 GOVERNOR'S OFFICE of PLANNING AND RESEARCH
 STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
 GOVERNOR

September 22, 2009

CYNTHIA BRYANT
 DIRECTOR

Letter 1

Craig Chalfant
 Long Beach Redevelopment Agency
 333 W. Ocean Boulevard, 5th Floor
 Long Beach, CA 90802

Subject: North Village Center Redevelopment Project
 SCH#: 2008021087

Dear Craig Chalfant:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on September 21, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

fm: Scott Morgan
 Acting Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008021087
Project Title North Village Center Redevelopment Project
Lead Agency Long Beach Redevelopment Agency

Type EIR Draft EIR

Description The proposed project is a mixed-use "village center" with the following primary components: Up to 61 units of multi-family housing in row houses, courtyard units, and units built atop ground floor non-residential space; Up to 36,000 sf of commercial retail space, including restaurant space, oriented primarily toward Atlantic Avenue; A public library and community center totaling ~30,000 sf fronting Atlantic Avenue on the east block.

A General Plan Amendment and Zoning Ordinance Amendment would be required to allow the proposed mix of uses and density.

Lead Agency Contact

Name Craig Chalfant
Agency Long Beach Redevelopment Agency
Phone (562) 570-6368 **Fax**
email
Address 333 W. Ocean Boulevard, 5th Floor
City Long Beach **State** CA **Zip** 90802

Project Location

County Los Angeles
City Long Beach
Region
Lat / Long
Cross Streets Atlantic Avenue between South Street and 59th Street
Parcel No. all parcels in Map Book 7124, pgs 32 and Map Book 7125, pgs 33
Township **Range** **Section** **Base**

Proximity to:

Highways 710 and 91
Airports Long Beach
Railways
Waterways Los Angeles River
Schools Long Beach Unified
Land Use PLU: Vacant lots, buildings with an active auto supply store
GP: Mixed Style Homes, Townhomes, Traditional Retail Strip Commercial, Mixed Retail/Residential Strip
Z: Two Family Residential, Townhouse or Row House Residential, Neighborhood Automobile-Oriented Commercial, and Community Automobile-Oriented Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Geologic/Seismic; Landuse; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Quality

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 08/05/2009 **Start of Review** 08/05/2009 **End of Review** 09/21/2009

Letter 1

COMMENTER: Scott Morgan, Acting Director, Governor's Office of Planning and Research,
State Clearinghouse and Planning Unit

DATE: September 22, 2009

Response 1

The letter from the State Clearinghouse indicates those agencies that received copies of the Draft EIR for review and comment. It indicates that no state agencies provided comments during the review period. Further, it acknowledges that the City has complied with the State Clearinghouse review requirements for Draft EIRs, pursuant to the CEQA. No response is necessary.





STATE OF CALIFORNIA
 GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
 STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER
 GOVERNOR

CYNTHIA BRYANT
 DIRECTOR

September 24, 2009

Letter 2

Craig Chalfant
 Long Beach Redevelopment Agency
 333 W. Ocean Boulevard, 5th Floor
 Long Beach, CA 90802

Subject: North Village Center Redevelopment Project
 SCH#: 2008021087

Dear Craig Chalfant:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on September 21, 2009. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2008021087) when contacting this office.

Sincerely,

SM: Scott Morgan
 Acting Director, State Clearinghouse

Enclosures
 cc: Resources Agency

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 MAIN STREET, MS # 16

LOS ANGELES, CA 90012-3606

PHONE: (213) 897-6696

FAX: (213) 897-1337



*Flex your power!
Be energy efficient!*

*Clear
9-21-09
late
e*



IGR/CEQA No. 090808AL, DEIR
North Village Center Redevelopment Project
Vic. LA-710 / PM 12.01, LA-91 / PM R12.09
SCH # 2008021087

September 21, 2009

Mr. Craig Chalfant
Long Beach Redevelopment Agency
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to develop a mixed-use village center with up to 61 units of multi-family housing and up to 36,000 square feet of commercial retail space, including restaurant space, oriented primarily toward Atlantic Avenue.

The project is about one mile radius from Caltrans Right-of-Way, SR-710 and SR-91. The project will generate 6,580 average daily traffic, ADT with 202 net trips in the AM and 610 net trips in the PM peak hours. In the near future, the cumulative projects will generate additional 12,458 ADT, 376/1,297 in the AM/PM peak hours. Caltrans believe many of the trips will utilize the State facilities, and both project and cumulative trips may cause potential traffic impacts on the mainline and the on/off ramps.

The Traffic Study prepared on July 8, 2009 is not completed and is not acceptable to Caltrans. The study failed to fully analyze the State facilities including mainline, on/off ramps. As a responsible agency, we would like to guide and assist the Lead Agency to disclose any potential traffic impact and to identify traffic mitigations to the **PUBLIC**.

The Department has jurisdiction superceding that of Metro in identifying the freeway analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities. CEQA allows a responsible agency such as Caltrans to develop superceding criteria for evaluating impacts upon those facilities it manages. In addition, the County CMP standards include consultation with Caltrans should State facilities be impacted.

In the spirit of mutual cooperation, we would like to invite the lead agency, City of Long Beach, and the consultant to the Caltrans office to discuss project generated traffic impacts on the State facilities and mitigation measures that could alleviate traffic congestion in the future. We would also like to discuss possible transportation solutions to accommodate future developments. Please contact this office at your earliest convenience to schedule a meeting within the next few weeks.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects need to be designed to discharge clean run-off water. Additionally storm water run-off is not permitted to discharge onto State highway facilities.

Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods.

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 090808AL.

Sincerely,



for

ELMER ALVAREZ
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Letter 2

COMMENTER: Scott Morgan, Acting Director, Governor's Office of Planning and Research,
State Clearinghouse and Planning Unit

DATE: September 24, 2009

Response 2

This letter from the State Clearinghouse was received subsequent to Letter 1, also from the State Clearinghouse. The purpose of the letter was to forward an attached letter from Caltrans that was submitted after the review period closing date. This is a duplicate letter from the letter Caltrans submitted directly to the City; the response to this letter can be found under Letter 3, below.



DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-6696
FAX: (213) 897-1337

Letter 3



*Flex your power!
Be energy efficient!*

IGR/CEQA No. 090808AL, DEIR
North Village Center Redevelopment Project
Vic. LA-710 / PM 12.01, LA-91 / PM R12.09
SCH # 2008021087

September 21, 2009

Mr. Craig Chalfant
Long Beach Redevelopment Agency
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Dear Mr. Chalfant:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to develop a mixed-use village center with up to 61 units of multi-family housing and up to 36,000 square feet of commercial retail space, including restaurant space, oriented primarily toward Atlantic Avenue.

The project is about one mile radius from Caltrans Right-of-Way, SR-710 and SR-91. The project will generate 6,580 average daily traffic, ADT with 202 net trips in the AM and 610 net trips in the PM peak hours. In the near future, the cumulative projects will generate additional 12,458 ADT, 376/1,297 in the AM/PM peak hours. Caltrans believe many of the trips will utilize the State facilities, and both project and cumulative trips may cause potential traffic impacts on the mainline and the on/off ramps.

3-1

The Traffic Study prepared on July 8, 2009 is not completed and is not acceptable to Caltrans. The study failed to fully analyze the State facilities including mainline, on/off ramps. As a responsible agency, we would like to guide and assist the Lead Agency to disclose any potential traffic impact and to identify traffic mitigations to the **PUBLIC**.

3-2

The Department has jurisdiction superceding that of Metro in identifying the freeway analysis needed for this project. Caltrans is responsible for obtaining measures that will off-set project vehicle trip generation that worsens Caltrans facilities. CEQA allows a responsible agency such as Caltrans to develop superceding criteria for evaluating impacts upon those facilities it manages. In addition, the County CMP standards include consultation with Caltrans should State facilities be impacted.

3-3

In the spirit of mutual cooperation, we would like to invite the lead agency, City of Long Beach, and the consultant to the Caltrans office to discuss project generated traffic impacts on the State facilities and mitigation measures that could alleviate traffic congestion in the future. We would also like to discuss possible transportation solutions to accommodate future developments. Please contact this office at your earliest convenience to schedule a meeting within the next few weeks.

3-4

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects need to be designed to discharge clean run-off water. Additionally storm water run-off is not permitted to discharge onto State highway facilities.

3-5

Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods.

3-6

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 090808AL.

Sincerely,



for ELMER ALVAREZ
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Letter 3

COMMENTER: Elmer Alvarez, IGR/CEQA Branch Chief, Caltrans

DATE: September 21, 2009

Response 3-1

The commenter states an opinion that many of the project-generated vehicle trips would utilize state transportation facilities, and that these trips could result in impacts to mainline facilities as well as on- and off-ramps.

As shown in the traffic report (page 47 second paragraph under CMP Mainline Freeway Segment Analysis section), Table 11 illustrates the project added trips by time period, direction and location at the nearest freeway monitoring station (Post Mile 10.31). Based on current Caltrans traffic count data, total traffic volumes on I-710 in this area were approximately 14,800 bi-directional peak hour trips and 194,000 average daily trips (ADT) during Year 2008, the most recent year for which data was available. Similarly, the total traffic volumes on SR-91 in this area were approximately 18,700 bi-directional peak hour trips and 244,000 ADT during Year 2008.

The project trip generation is shown in the traffic report (Table 6). This includes residential trips plus non-residential trips (restaurant, shopping center and library). The proposed restaurant, shopping center and library land uses would be local and not regional in nature. They would primarily serve local residents and therefore the trips associated with those three project land uses would be generated by nearby residents and occur entirely on local streets and arterial roadways. Thus, all of the trips for restaurant, shopping center and library uses would be local trips and would not reach the freeway system. Some residential trips including home-to-work trips and some others would use the regional freeway system. The total peak hour trips associated with the residential portion of the proposed development are 27 and 33 trips during the peak hours. Only a portion (assuming a conservative 25% each for I-710 and SR-91 freeways) of the residential trips would use the freeway system and the rest of the residential trips would be local trips. The analysis is based a very conservative assumption that 50% of the project residential trips would reach the state highway facility (25% of the peak hour project residential trips using I-710 and 25% of the peak hour project residential trips using SR-91).

Site Impacts on I-710

Based on a recent model analysis of the I-710 corridor conducted for the City of Long Beach for the Year 2035, the I-710 volumes are expected to be approximately 18,690 and 20,630 bi-directional trips during the peak hours.

As indicated in Table 1 below, the project is expected to result in only eight AM peak hour trips and nine PM peak hour trips on I-710, assuming 25% of the residential trips utilizing the freeway system. Thus, the project related traffic impact would represent 0.0004 (0.04%) of the total I-710 freeway peak hour volume between Long Beach Boulevard and Artesia Boulevard interchanges.



Table 1: Project Impact on I-710

CODE	DENSITY	Var.	USE	AM Peak TOTAL	PM Peak TOTAL
230	61	DU	Residential Condominiums/Townhouse	27	32
Year 2035 I-710 Peak hour volume between Long Beach Boulevard and Artesia Boulevard interchanges				18,690	20,630
Project Trips on I-710 (assuming 25% of project residential trips using the freeway system and no non-residential trips will use the freeway system)				8	9
Project Impact on I-710				0.0004 (0.04%)	0.0004 (0.04%)

Site Impacts on SR-91

Similarly, as mentioned earlier, the total traffic volumes on SR-91 in this area were approximately 18,700 bi-directional peak hour trips and 244,000 ADT during Year 2008, higher than the existing I-710 traffic volumes. Thus, the project related traffic impact represents 0.0005 (0.05%) during the highest peak hour of the total SR-91 freeway peak hour volume between I-710 and Cherry Avenue interchanges.

Table 2: Project Impact on SR-91

CODE	DENSITY	Var.	USE	AM Peak TOTAL	PM Peak TOTAL
230	61	DU	Residential Condominiums/Townhouse	27	32
Year 2008 SR-91 Peak hour volume between I-710 and Cherry Avenue ¹				18,700	
Project Trips on SR-91 (assuming 25% of project residential trips using the freeway system and no non-residential trips will use the freeway system)				8	9
Project Impact on SR-91				0.0004 (0.04%)	0.0005 (0.05)%

¹ Note that the site impacts are based on Year 2008 highest peak hour traffic volumes along SR-91 and not the future Year 2035 traffic volumes which are not readily available.

Cumulative Project Impacts

Based on the proximity of the cumulative projects (listed in Table 4 and illustrated in Figure 5 in the report) to the state highway system, nature of the land use type and the size of the cumulative projects, a vast majority of those trips never reach the state freeway system. Most of the cumulative projects are small, local-serving retail and other uses that will use only local streets and will not attract regional trips on the state freeway system. However, if the individual projects are large enough to warrant traffic impact analysis studies, impacts associated with the cumulative projects will be addressed in their respective individual project traffic impact analyses. If not, cumulative impacts would be addressed as part of the City's General Plan Update or other area-wide studies.

Response 3-2

The commenter states an opinion that the traffic study prepared for the project is incomplete, primarily because it did not fully analyze impacts to state transportation facilities as discussed in comment 3-1. The commenter further states an opinion that Caltrans is a CEQA "responsible



agency” for the project, and offers to guide and assist the City of Long Beach with the traffic impact analysis.

The City of Long Beach standards for significance were used in the traffic analysis since the City of Long Beach Redevelopment Agency is the lead agency. Based on those standards, the project’s impact on I-710 would be considered insignificant and no additional analysis is required. Clearly, this low level of trip generation on the freeways would not warrant more detailed analysis, based on the City standards for significant impacts as well as any other reasonable standard of significance. Please refer to Response 3-1 above regarding the project impact on I-710, which shows the level of impact to be extremely small.

Response 3-3

The commenter states an opinion that Caltrans has jurisdiction superseding the City in regards to identifying the scope of the analysis of impacts to the freeway system. While Caltrans is responsible for the management of the state highway system, Caltrans is not the responsible agency for the analysis of this project but is an interested party. Given the extremely limited impact of this project as indicated in Response 3-1, it is not appropriate for this development project study to provide any additional analysis on the State Highway System.

Response 3-4

The commenter offers the City of Long Beach Caltrans’ assistance with analyzing traffic impacts and identifying mitigation measures. This comment is noted and will be forwarded to the decision makers.

Response 3-5

The commenter states that stormwater runoff is a sensitive issue in Los Angeles and Ventura counties, and advises the City regarding this matter. Please see Section 4.6 *Hydrology and Water Quality* for a discussion of this issue. Project impacts to water quality would be less than significant with incorporation of the identified mitigation measures.

Response 3-6

The commenter advises the City regarding permit requirements for heavy equipment and oversized vehicles on state highways. The lead agency or project developer will coordinate and obtain the required permits for construction activities.



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi, Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

September 17, 2009

Letter 4

Mr. Craig Chalfant
City of Long Beach
Department of Development Services
333 W. Ocean Boulevard, 5th Floor,
Long Beach, California 90802
craig.chalfant@longbeach.gov

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) 01-08 FOR THE NORTH VILLAGE CENTER REDEVELOPMENT PROJECT, ENCOMPASSING TWO FULL BLOCKS BOUNDED BY SOUTH STREET, ATLANTIC AVENUE, LINDEN AVENUE, 59TH STREET, AND LIME AVENUE, LONG BEACH, LOS ANGELES COUNTY (SCH#2008021087)

Dear Mr. Chalfant:

The Department of Toxic Substances Control (DTSC) has received your submitted Environmental Impact Report (EIR) and the several appendices for the above-mentioned project. The following project description is stated in the document: "The proposed project is a mixed-use "village center" with the following primary components: 61 units of multi-family housing in a mix of row houses, courtyard units, and units built atop ground floor non-residential space; 36,000 square feet of commercial retail space, including restaurant space, oriented primarily toward Atlantic Avenue; and a public library and community center totaling approximately 30,000 square feet fronting Atlantic Avenue on the East Block. A General Plan Amendment and Zoning Ordinance Amendment would be required to allow the proposed mix of uses and density. There are two project options for the East Block. Both would have similar space programs. The first option, East Block Option A, would place the public institutional uses at the southeast corner of 59th Street and Atlantic Avenue and commercial uses at the northeast corner of South Street and Atlantic. The second option, East Block Option B, would reverse this arrangement, placing commercial uses at the southeast corner of 59th Street and Atlantic Avenue and the public institutional uses at the northeast corner of South Street and Atlantic. As part of the land acquisition actions needed to assemble the project site, the existing privately-owned Auto Zone property would be acquired by the Long Beach Redevelopment Agency through negotiated agreement or, upon determination

Mr. Craig Chalfant
September 21, 2009
Page 2

by the Agency, by eminent domain. All other project components, including proposed building heights, project density and proposed uses, as well as project access and circulation, would remain the same for either option." The majority of DTSC's comments from our letter dated March 19, 2008 sent to the City of Long Beach have been addressed in the documents.

DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Ms. Teresa Hom, Project Manager, at thom@dtsc.ca.gov or by phone at (714) 484-5477.

Sincerely,

for
Greg Holmes
Unit Chief

Brownfields and Environmental Restoration Program - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
nritter@dtsc.ca.gov

CEQA#2682, Previous CEQA#2082

Letter 4

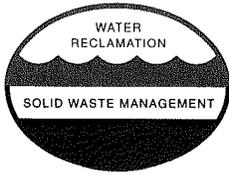
COMMENTER: Greg Holmes, Unit Chief, Department of Toxic Substances Control

DATE: September 17, 2009

Response 4

The commenter states that the majority of Department of Toxic Substances Control's comments from their letter dated March 19, 2008 as part of the scoping process have been addressed in the Draft EIR; no further comments on the Draft EIR are provided. The commenter also offers cleanup oversight for the project site through an Environmental Oversight Agreement for government agencies or a voluntary cleanup agreement for private parties. The comment is noted. The potential for contaminated materials to be present on the site and mitigation measures to address associated environmental impacts are discussed in Section 4.5, *Hazards and Hazardous Materials*, of the Draft EIR.





Letter 5

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

August 11, 2009

File No: 03-00.04-00

Mr. Craig Chalfant
Department of Development Services
City of Long Beach
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Dear Mr. Chalfant:

North Village Center Redevelopment Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on August 6, 2009. The proposed development is located within the jurisdictional boundaries of District No. 3. We offer the following updated information and comments regarding sewerage service:

1. The Joint Water Pollution Control Plant has a permitted capacity of 400 million gallons per day (mgd) and currently processes an average flow of 288.2 mgd.
2. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

Letter 5

COMMENTER: Ruth I. Frazen, Customer Service Specialist, County Sanitation Districts of Los Angeles County

DATE: August 11, 2009

Response 5

The commenter provides updated information regarding sewage service setting information and calculations used in the Draft EIR. The following changes have been made to the text of the Draft EIR based on the commenter's information:

Page 4.12-1 of Section 4.12, Utilities and Service Systems:

The proposed development is located within the jurisdictional boundaries of District 3 of the Los Angeles County Sanitation Districts.

Page 4.12-5 of Section 4.12, Utilities and Service Systems:

The JWPCP occupies about 350 acres, receives approximately ~~323~~288.2 million gallons per day (mgd) of wastewater, and has a permitted capacity of ~~385~~400 mgd (~~Districts, 2006~~Frazen, 2009).

Page 4.12-11 of Section 4.12, Utilities and Service Systems:

Project-generated wastewater would account for about ~~0.008~~7% of the ~~385~~400 MGD permitted capacity for the JWPCP.

These changes do not result in a change in impact significance levels and that impacts would remain the same as discussed in the Draft EIR.

The commenter also states that all other information concerning the Districts' facilities and sewage service contained in the document is current. This comment is noted.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 23, 2009

Letter 6

IN REPLY PLEASE REFER TO FILE: LD-1

Mr. Craig Chalfant
Department of Development Services
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Dear Mr. Chalfant:

DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR NORTH VILLAGE CENTER REDEVELOPMENT PROJECT CITY OF LONG BEACH

We reviewed the DEIR for the North Village Center Redevelopment project. The proposed project is a mixed-use "village center" with 61 units of multi-family housing, 36,000-square-feet of commercial retail space (including restaurant space) and a public library and community center.

The following comments are for your consideration and relate to the environmental document only.

Hazards-Flood/Water Quality

1. Section 4.6, Hydrology and Water Quality, Impact H-2, page 4.6-6: There is mention of obtaining approval from City of Long Beach Department of Public Works. This section should mention that the storm drains in this location belong to the County of Los Angeles Flood Control District (LACFCD) and the project designs would require approval from the County of Los Angeles Department of Public Works as well as the City of Long Beach Department of Public Works to verify that proposed drainage would not exceed the capacity of existing or planned storm water drainage systems.
2. Any new connections to existing LACFCD storm drains or any work done within LACFCD right of way will require permits from the County of Los Angeles Department of Public Works. Please contact the County's Construction Division at (626) 458-3129 for permits information.

Mr. Craig Chalfant
September 23, 2009
Page 2

If you have any further questions regarding drainage comments, please contact Mr. Christopher Sheppard at (626) 458-4915.

If you have any other questions or require additional information, please contact Mr. Toan Duong at (626) 458-4921.

Very truly yours,

GAIL FARBER
Director of Public Works



for DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

MA:ca

P:\dpub\CEQA\CDM\ CITY OF LONG BEACH - NORTH VILLAGE CENTER REDEVELOPMENT PROJECT_DEIR.doc

Letter 6

COMMENTER: Dennis Hunter, Assistant Deputy Director, County of Los Angeles Department of Public Works

DATE: September 23, 2009

Response 6

The commenter provides additional information regarding storm drain jurisdiction for the Draft EIR. The following changes have been made to the text of the Draft EIR based on the commenter's information:

Page 4.6-6 of Section 4.6, Hydrology and Water Quality:

Storm drains within the project area belong to the County of Los Angeles Flood Control District (LACFCD). ~~In addition~~As such, the project designs would require approval from the County of Los Angeles Department of Public Works and the Long Beach Public Works Department to verify that proposed drainage would not exceed the capacity of existing or planned stormwater drainage systems.

These changes do not result in a change in impact significance levels and that impacts would remain the same as discussed in the Draft EIR.

The commenter further states that any new connections to existing LACFCD storm drains, or any work done within LACFCD right of way, would require permits from the County of Los Angeles Department of Public Works. This comment is noted.

333 West Ocean Blvd.
Long Beach, CA 90802
T: 562.570.6368
F: 562.570.6068
<http://lbs.longbeach.gov/>

Letter 7

buildingbrick@earthlink.net
08/13/2009 11:02 AM

Please respond to
buildingbrick@earthlink.net
t

To craig.chalfant@longbeach.gov
cc
Subject INQUIRY/ EIR NORTH LONG BEACH

Looking at the EIR PLANS

Since you are the expert, where in the plans, do they discuss what property they intend to acquire in this North Long Beach project.

Cheryl Paolini

Letter 7

COMMENTER: Cheryl Paolini

DATE: August 13, 2009

Response 7

The commenter asks City staff what properties are to be acquired for the proposed project. The commenter is directed to Letter 8, which includes the City's response to the commenter's question, and Section 2.0, *Project Description*, which describes the project site boundaries and includes a site plan illustrating those boundaries. Ownership and acquisition status of specific properties is beyond the scope of the EIR, which focuses on the potential environmental effects of the proposed project.



Letter 8



buildingbrick@earthlink.net

08/19/2009 11:01 AM

Please respond to
buildingbrick@earthlink.net

To Craig Chalfant <Craig.Chalfant@longbeach.gov>,
district8@longbeach.gov
cc district8@longbeach.gov

bcc

Subject Re: INQUIRY/ EIR NORTH LONG BEACH

I live in North Long Beach. The plans look beautiful on paper, but how practical is another question. People do not shop in North Long Beach and adding all that commercial space is silly. If you go down town Long Beach block after block of commercial space is vacant.

The reason people do not shop in North Long Beach is once they cross Del Amo and go under the railroad tracks it is scary - too many blighted apartment buildings and shops. I call them getto apartment buildings they are old, run down, visually objectionable. Paint cannot help them except to make them cleaner. This trend of run down apartments and business runs all the way to Artesia. However, the demolition that has taken place does make the place look better and less scary.

What kind of plans are planned for this community center? Have some thoughts if you would like to hear them.

Unless these blighted apartments buildings are torn town, North Long Beach's reputation will continue and you will not lure people to shop in your new store fronts or lure viable businesses. Even Bixby Knolls shopping center is not fully occupied.

Who will own these shops the city of long beach or the developer?

The only stores that do business in North Long Beach shopping district is the 99 cent store, the paint store, and Super Mex, and Auto Zone, Rent A Center. However, the 99 cent store even though it is good for shopping the place is filthy, they cannot keep it clean inside and outside. This also applied to Rent A Center. Trash all over the ground. The landscaping is full of trash. Vegetation needs to be trimmed property and watered. They could be examples of cleaning up North Long Beach, however, they add to the blight and even after numerous complaints the City lets them get away with their blighted conditions.

Therefore, if the City is going to put all this money into North Long Beach they need a plan to simultaneously attack the blighted apartments and stores. And the ones that are left have a plan to make them clean and acceptable. Remember all that trash goes into the ocean.

-----Original Message-----

From: Craig Chalfant

Sent: Aug 17, 2009 3:09 PM

To: buildingbrick@earthlink.net

Subject: Re: INQUIRY/ EIR NORTH LONG BEACH

The Long Beach Redevelopment Agency owns all parcels in the project site except for the parcel at the northeast corner of South and Atlantic, which is currently occupied by Auto Zone. As discussed on pages ES-2 and 2-10 of the Draft EIR, the existing privately-owned Auto Zone property would be acquired by the Long Beach Redevelopment Agency through negotiated agreement, or upon determination by the Agency, by eminent domain.

Craig Chalfant

Planner

Building A Better Long Beach
LONG BEACH DEVELOPMENT SERVICES

Letter 8

COMMENTER: Cheryl Paolini

DATE: August 19, 2009

Response 8

The commenter expresses concern over blight and the commercial viability of the North Long Beach area. The commenter further expresses opinions over the reason for blight conditions in this area and concerns regarding public safety and the aesthetics of these areas. These comments relate to the merits of the proposed project and the City's decision on the project, and do not challenge or question the analysis or conclusions of the Draft EIR. The comments are noted and will be forwarded to decisionmakers for their consideration.

This letter also contains the email response from the City regarding the commenter's previous comments (Letter 7).



Letter 9



buildingbrick@earthlink.net

09/15/2009 11:37 AM

Please respond to
buildingbrick@earthlink.net

To Craig Chalfant <Craig.Chalfant@longbeach.gov>,
district8@longbeach.gov

cc

bcc

Subject EIR NORTH LONG BEACH

I have talked to LINDA IVERS and Jerry Caliguiri about the plan for the COMMUNITY CENTER - not sure it is settled.

My thoughts on the use for this project and thinking "out of the box" is to change this space into artist studios. Not just artist studios but working studios.

Artist do not have money to rent space. In lieu of renting the space would devote their time after school hours to having programs to introduce students to that art discipline. For example a number of potters could set up a working pottery studio, and then have a program where students could come and hand build clay projects. This could also apply to other art disciplines. In the field of graphics students could learn photoshop, illustrator and high school age students could design letterhead, business cards to the commercial community, Or, with the appropriate tools printsT shirts either with silk screening or digital direct printing.

It could be carried one step further a store could be set up selling items made by the artist and students which would help support this project. Students interested in the more commercial aspects of art could design for ad agencies and charge a fee.

There are many talented grafitti artist who tag long beach, these designs skill could be put to a better use.

This would make the community center a working community center - and if done right - could be a inspiration for other communities to get kids off the street, introduce them to art disciplines and make money at the same time to fund the project.

Could go into this deeper but this give you general thoughts.

cheryl 9-16-2009

Letter 9

COMMENTER: Cheryl Paolini

DATE: September 15, 2009

Response 9

The commenter states an opinion that the project should be changed to include artist's studios. This comment relates to the City's decision on the project rather than the project's potential impact on the environment. The comment is noted and will be forwarded to decisionmakers for their consideration.



August 22, 2009

Letter 10

Page 1 of 2

Craig Chalfant
City of Long Beach
Department of Development Services
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

RE: North Long Beach Redevelopment Project Area—Proposed “Village Center”

Dear Mr. Chalfant,

This correspondence is in reference to an advisory letter that I received August 6th 2009 from your agency regarding the proposed redevelopment area referred to as the “Village Center”. The proposed Village Center project is defined as the future intended use of two full City blocks which straddle Atlantic Avenue with perimeter areas that are bound by South St. (south), Linden Avenue (west), 59th Street (north), and Lime Avenue (east).

Please allow me to provide some biographical data concerning myself which I believe qualify my recommendations on the issue of North Long Beach Redevelopment Project. I was born and grew up in Long Beach; receiving both my grade/high school and college education from its existing educational institutions. I have been continuously employed with Long Beach School District for twenty-nine years. During my employment with Long Beach Schools I was stationed at Jordan High School (6500 Atlantic Ave.) for approximately ten years. Under my present job classification of School Security Officer my employment responsibilities have kept me, for the most part, in the general vicinity of North Long Beach for numerous years. And in August of 2006, I purchased a home on 5654 Lime Avenue; located several houses just southeast of the proposed development of the “Village Center”. Thus, by my longevity as an inhabitant of this city, the tenure of employment with its chief educational system, and as a community member effected, it is my hope that your agency will give consideration to the following recommendations.

I would like to voice my opinion in favor of the East Block Option B. This, because logistically the proposed public institutional sites (library/community areas) would grant/provide a better public access route by being situated on the southeast corner of Atlantic Avenue and South Street—two major thoroughfares. Demographically a library and community complex located on the northeast corner would be sandwiched between a surface street (59th St.), adjacent small retail outlets and mid-block among other mid-block structures, again mostly all retail, not exactly intrinsically/physically user friendly.

Regarding the proposed West Block redevelopment, I like the idea of houses/courtyard units, which by your explanation would primarily face Linden Avenue. Though, I can not picture “living units” built atop ground floor non-residential space along the Atlantic Avenue side as a positive. The eventful reality of these “living units” morphing into most all other “living units” found above ground floor retail outlets, via the example/history of the locality, is of real concern—sadly, future eyesores occupied by seedy tenancy. Will these units be rented, leased, or owned?

Concerning the subject of commercial retail. The proposed “Village Center” project area (6.3-acre site) is not a vastly huge amount of land mass. Must more commercial retail be incorporated (squeezed) into this proposed new housing and public institutional services development, namely the location of a new library? A survey spanning just a half mile radius of the Proposed North Long Beach Redevelopment Project Area one can identify numerous commercial retail properties, most of which are small businesses, have very dated and unattractive building façades, and attract sparse customer frequency—continue the rejuvenation/enhancement of these. That said, there is a shopping center located south of Atlantic/Del Amo and Scherer Park to address area needs, plus numerous retail outlets on Atlantic Avenue traveling south. If there must be commercial retail fused with the complex project, could these offered be associated services in conjunction with the new library, i.e. businesses such a Kinko’s, Borders Books, or an Office Depot.

I realize and appreciate the obvious fact that there have been many improvements to our streets, amenities to private/public structures and area landscape beautification here in North Long Beach, and I applaud these. I look forward to the eventful completion of the proposed “Village Center”. Lastly, what is slated for the property area next to the 1930’s facade gray stucco building and alley on the corner of South Street/Lime Avenue?

Most respectfully,



John J. Hogan
5654 Lime Avenue
Long Beach, CA 90805

Letter 10

COMMENTER: John J. Hogan

DATE: August 22, 2009

Response 10

The commenter provides personal background and expresses an opinion in favor of Option B, one of the two project options analyzed in the EIR. Additionally, the commenter suggests that commercial-retail uses associated with the proposed project should be related to and in support of the proposed library (e.g. office supplies, copy shop, bookstore). This comment relates to the City's decision on the project rather than the project's potential impact on the environment. The comment is noted and will be forwarded to decisionmakers for their consideration.



Letter 11



Craig Chalfant/DV/CLB

To "John Hogan" <JHogan@lbschools.net>

cc

bcc

09/08/2009 07:53 AM

Subject Re: North Long Beach Redevelopment

Thank you for your inquiry. The project area is between South Street and 59th Street so the property on the 5600 block of Lime Avenue is not part of this project.

Please call me at 562-570-6368 or email and I will be glad to help with any other questions.

Craig Chalfant
Planner



Building A Better Long Beach
LONG BEACH DEVELOPMENT SERVICES

333 West Ocean Blvd.
Long Beach, CA 90802
T: 562.570.6368
F: 562.570.6068
<http://lbs.longbeach.gov/>

"John Hogan" <JHogan@lbschools.net>



"John Hogan"
<JHogan@lbschools.net>

To <craig.chalfant@longbeach.gov>

cc

09/07/2009 03:37 PM

Subject North Long Beach Redevelopment

Dear Sir; My name is John Hogan, I sent you/your office a written reply regarding the proposed "Village Project" located on/between the vicinity of Atlantic Avenue & South Street. I was able to view the documents and accompanied schematics housed at the Orange Avenue Branch Library. This was helpful, but as a layman, most of the data was a bit over my comprehension-level. I did not recall seeing any intel concerning the area, i.e. vacant lot located on the far north end of the 5600 block of Lime Avenue (adjacent to 76 Gas Station/Gray Stucco 1930's Structure). Can you provide me any information? Thank you. J. Hogan

Letter 11

COMMENTER: John J. Hogan

DATE: September 8, 2009

Response 11

The commenter requests information from the City regarding the 5600 block of Lime Avenue and whether it is within the project site. This letter includes the City's response to the request (the 5600 block of Lime Avenue is outside of the project boundaries). No further response is necessary.



Letter 12

[Via Email, September 2, 2009]

I SEE THE CITY IS GOING TO TEAR DOWN ANOTHER LANDMARK BUILDING AND HERE AGAIN I NOTICE OTHER CITIES TAKE ADVANTAGE OF THE SUPERIOR PRODUCTS USED ON THE OLDER PROPERTIES AND TRY TO RE-USE THE SPACE RATHER THAN SPEND FUNDS FOR SOMETHING WHICH IS NOT AS STURDY AND ALSO DOES NOT HAVE THE QUALITY OF MATERIALS.

I AM NOT SURPRISED SINCE THIS SEEMS TO BE THE NORM FOR THE REDEVELOPMENT AGENCY IN OUR TOWN. BUT DO DISAGREE WITH MOST OF THEIR "SUPERIOR" IDEAS. I REALIZE THIS WILL DO NOT GOOD AND THE CITY WILL DO WHATEVER THEY DECIDE WHETHER CITIZENS LIKE IT OR NOT. I THINK THE CITY HAS ABOUT DONE EVERYTHING TO DESTROY MY PLEASANT LIVING ARRANGEMENT AND AM GUESSING THAT WILL CONTINUE.

FRANCES GRABLE

Letter 12

COMMENTER: Frances Grable

DATE: September 2, 2009

Response 12

The commenter expresses opposition to the demolition of a “landmark building” associated with the proposed project. Although the commenter does not state which building she is referring to, it is assumed that the commenter is referring to either the Atlantic Theatre building, (5870-74 Atlantic Avenue) or the property at 635 South Street. The commenter is directed to Impacts CR-1 and CR-2 in Section 4.3, *Cultural Resources*, which indicate a significant and unavoidable impact as well as mitigation measures to reduce the impacts. This comment relates to the City’s decision on the project, rather than the analysis or conclusions of the EIR. The comment is noted and will be forwarded to decisionmakers for their consideration.



Letter 13



Craig Chalfant/DV/CLB

To Tiffany Humfeld <kyleandtiffanyinvest@gmail.com>

cc

bcc

09/10/2009 02:08 PM

Subject Re: plans for North Long Beach redevelopment

Yes, I can help you. The notice you received is for the North Village Redevelopment Project located along Atlantic Avenue between South Street and 59th Street. This project consists of 61 dwelling units, 36,000 square feet of commercial floor area, and 30,000 square feet of library/community center space.

The Draft Environmental Impact Report (EIR) for this project is currently available for public review and comment. The deadline to submit written comments on the Draft EIR is September 18. An electronic copy of the Draft EIR is posted at:

www.lbds.info/planning/environmental_planning/environmental_reports.asp

Please call me at (562) 570-6368 and we can go over any questions you have on this project. Alternatively, email me at: craig.chalfant@longbeach.gov

Craig Chalfant

Planner



Building A Better Long Beach
LONG BEACH DEVELOPMENT SERVICES

333 West Ocean Blvd.
Long Beach, CA 90802
T: 562.570.6368
F: 562.570.6068
<http://lbds.longbeach.gov/>

Tiffany Humfeld <kyleandtiffanyinvest@gmail.com>



Tiffany Humfeld
<kyleandtiffanyinvest@gmail.com>

To Angie.Zetterquist@longbeach.gov,
craig.chalfant@longbeach.gov

cc

09/10/2009 11:05 AM

Subject plans for North Long Beach redevelopment

Hi,

I'm not sure if you're the person to contact regarding plans for development near South St. and Atlantic through "North Long Beach Partners, LLC." We received something in the mail about mixed-use buildings and a new library. I'd like plan information for anything in the works for housing and commercial expansion in the North Long Beach area.

Also, does Long Beach provide funding for smaller projects such as 1-4 unit residential purchases and rehabbing for investors, non-owner occupied? If so, where would I find the best

information on this topic, including requirements of the investors, available funds, and the contact person in this area development? I'd appreciate if you can point me in the right direction.

Thank you in advance for your assistance!

--

Kindly,
Tiffany Humfeld

Are you tired of negative returns on your hard-earned money?
If you would like the opportunity to change your future for the better, secured by a trust deed to property, let me know!

Letter 13

COMMENTER: Tiffany Humfeld

DATE: September 10, 2009

Response 13

The commenter expresses interest in receiving information regarding funding for smaller projects and requirements of investors or businesses associated with the proposed project. This letter includes a response from the City providing contact information to discuss these issues and directs the commenter to the Draft EIR for information about the North Village Center Project. No further response is necessary.





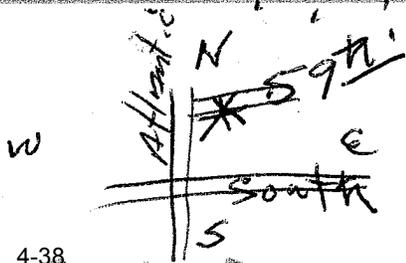
To 9-16-09

Mr. C. Chalfant,

1- Can you explain how adding 61 units on one block is going to save Long Beach water ???

3 yrs ago L. B. had an upgrade pur homes by putting in new lavans - now we can only water them 3 times a week - mine is Brown now.

2- why make Auto Zone move ?? the building on 59th + Atlantic has been empty for 25 years - is it because Auto Zone is doing well ???



omy please

14-1

14-2

3- you want to put in more
Storefronts - why? if you
drive down Atlantic ave -
you will see a lot of empty
stores who will rent
them??

14-2

4- 61 units multi family
that's 3 or more per unit -
61 kids or more for our
schools - and no place to
play but the street.

Why not make a park
for the ones we have now,
& playing in the streets??
the City of Carson ~~did~~ did the
same thing. and the stores
bought empty for years -
I know, I drove by there every
day - Carson + Avalon.

14-3

Save water I have to -

Thank you -
Yours truly
E. Holder

Letter 14

COMMENTER: E. Holder

DATE: September 16, 2009

Response 14-1

The commenter expresses concern regarding water use associated with implementation of the proposed project. As the comment does not refer to any specific discussion within the Draft EIR, a specific response is not possible. Water supply and estimated project water demand are discussed in Section 4.12 of the EIR, *Utilities and Service Systems*. Impacts associated with water demand were found to be less than significant. The comment is noted and will be forwarded to decisionmakers for their consideration.

Response 14-2

The commenter expresses concern regarding the relocation of the Autozone store, the status of other businesses in the project vicinity, and the viability of new businesses along Atlantic Avenue in the project vicinity. This comment relates to the merits of the project and the City's decision on the project, rather than the project's potential impact on the environment or any specific analysis or conclusions of the Draft EIR. The comment is noted and will be forwarded to decisionmakers for their consideration.

Response 14-3

The commenter expresses concern over the availability of parks to serve the children of future project residents, and suggests that the City build a new park. The commenter further expresses general concern about school facilities available to serve children from the proposed residential units. As the comments provide no specific challenge or question regarding the analysis or conclusions of the Draft EIR, a specific response is not possible. Impacts related to parks/recreation and schools are discussed in Section 4.10, *Public Services*, and were found to be less than significant. Additionally, it should be noted that the project includes a tot lot and passive recreation opportunities (courtyard and library) for children to use.

Finally, the commenter estimates the number of school-aged children that would be generated by the project as 61; on the contrary, as indicated on Page 4.10-4, based on the Long Beach Unified School District's student generation factors the proposed project would likely generate approximately 25 students. The commenter is directed to Section 4.10, *Public Services*, notably Impact PS-1, which found that impacts to schools would be less than significant, based on State law confirming that payment of school impact fees is complete mitigation (California Government Code § 65995 (3)(h)).



September 23, 2009

Mr. Craig Chalfant
Department of Development Services
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Subject: **Comments on North Village Center Redevelopment Project [Draft]
Environmental Impact Report / August 2009**

Long Beach Heritage would like to thank the Department of Development Services for accepting these comments past the September 18, 2009 deadline. We will keep our response brief.

Areas of Concern

The city and the applicant appear to favor a project alternative which would include demolition of two properties which are eligible for the National Register of Historic Places (NRHP). [ES-3]. This proposal is deficient for several reasons pertaining to the proposed demolition of the Atlantic Theatre and 635 South Street in the North Village project. (See Table ES-3 Summary of Environmental Impacts, Mitigation Measures and Residual Impacts / CR-1 Cultural Resource [p. ES-5]).

Cultural Resources:

ES-3, 6.4 Long Beach Heritage advocates for the adaptive reuse of these two historically significant structures. The reuse of the buildings would not, by the DEIR author's findings, harm the objectives or the timeline of the project's goals. In fact, an adaptive re-use of these buildings "would meet most of the objectives of the proposed project and would avoid the significant impact to historic resources that would result from implementation of the proposed project." [p. 6-11].

6.0 The same is true when looking at impacts to the Aesthetics, Air Quality, Hazards, Noise, Transportation/Traffic, Utilities. In fact, the plan that includes the reuse of these buildings surpasses the "General Plan/Zoning Consistent Project" plan put forth by the city in eight out of the twelve impacts associated with development of this site. [Table 6-7; p. 6-12]

Sustainability:

ES-4 Today, the preservation movement and the sustainability movement have dovetailed. It is recognized by advocates of each group that being "green" means lessening our impact on

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MARY KAY NOTTAGE

the built environment by reusing what is already in place. It appears that the applicant in this North Village Project agrees, as the Executive Summary notes the applicant's following stated objective:

"6. Strive for sustainability and utilize strategies to encourage efficient use of land and energy conservation such as shared parking through a combination of surface and structured parking. [p. ES-4]"

6.4 If sustainability were truly an important tenant for this project, then it should heed the consultant's own DEIR which clearly states the adaptive reuse of the structures at 5870-74 Atlantic (AKA Atlantic Theatre) and 635 South as the "Environmentally Superior Alternative." Construction, operation and demolition of buildings account for 48% the United States' greenhouse gas emissions. But, reusing and retrofitting our existing buildings can reduce these emissions dramatically. In fact, our existing buildings are one of our greatest renewable resources.

Long Beach Heritage would be remiss if it did not ask the question – With all results being fairly equal, why would the applicant and the City promote an alternative that demolishes two significant cultural structures in an area of town that has too few of these properties left?

LBH is quite aware of the struggle to get new development into these parcels and we are painfully aware of the need for a new library in North Long Beach. We are NOT advocating a delay in construction. We ARE advocating efficient development. Clearly, reusing the structures that are in-place will result in shorter construction time [6.3.8], potential cost savings by not having to build from the ground up, and hazardous pollutants in the environment will be kept to a minimum [6.3.5].

Finally, keeping these structures will allow the neighborhood to utilize its real architecture and history as a catalyst for development. Many cities across the nation are fostering civic and neighborhood pride by utilizing a sense of identity based on the city's history. This is a prime opportunity to achieve this pride and STILL develop a much anticipated and much needed project.

This project can be a win-win for everyone if the Historic Resources Preservation alternative is selected. Long Beach Heritage strongly encourages the city and the applicant to pursue this path.

Thanks again for allowing our late comments. We look forward to continuing a discussion of this project and offer our assistance where needed.

Sincerely,

David Waller
Long Beach Heritage, Advocacy Comm.
Liaison to North PAC

Maureen Neeley
Long Beach Heritage, Advocacy Comm.
Vice President, Membership

Letter 15

COMMENTER: David Waller and Maureen Neeley, Long Beach Heritage

DATE: September 23, 2009

This comment letter was submitted after the September 18, 2009 close of the public comment period for the Draft EIR. Pursuant to CEQA (*CEQA Guidelines* Section 15088a), the City is not required to consider or respond to comments received after the close of the comment period. Nevertheless, the City has provided the response below as a courtesy to Long Beach Heritage, a local nonprofit organization.

Response 15

The commenter expresses an opinion that the proposed project should include adaptive reuse, rather than demolition, of the Atlantic Theatre and 635 South Street structures, both of which are considered historic resources for the purposes of CEQA. The commenter's basis for this opinion includes the discussion in Section 6.0, *Alternatives*, which notes that Alternative 3, the Historic Resources Preservation Alternative, would reduce impacts in several issue areas due to the reduced amount of demolition that would be required among other factors, in addition to avoiding the proposed project's significant impacts to historic resources. The commenter also opines that adaptive reuse of the two structures would better meet the project's objectives regarding sustainability, and could lower costs and shorten construction time.

The preference for Alternative 3 is noted and this comment will be forwarded to City decision makers for their consideration. However, these comments pertain to the project and the commenter's preferred project alternative, rather than the adequacy of the Draft EIR or its analysis, mitigation measures, or conclusions.

It should be noted that although the Historic Resources Preservation Alternative would have several environmental benefits compared to the proposed project, and may meet the project objective regarding sustainability in some respects, it would not meet other key project goals. For example, as noted in the Project Objectives (Subsection 2.5 of Section 2.0 *Project Description*), the project would attain LEED certification, which would be difficult through adaptive reuse. In addition, an adaptive reuse alternative would not meet Objective 2, to "eliminate blighting influences; replace existing vacant, commercially obsolete or underutilized structures; generate tax increment; and, establish new development" at the site. The project intends to provide modern, high-quality, state-of-the-art facilities, including the proposed new public library; such facilities would require new construction and could not be fully provided through adaptive reuse of outdated buildings.

Finally, as recently discussed in *California Native Plant Society v. City of Santa Cruz* (filed Aug. 20, 2009, pub. order Sep. 18, 2009, Case No. H032502), the Redevelopment Agency Board, as Lead Agency, may reject, as infeasible, project alternatives that do not satisfy certain project objectives or local policy considerations.



5.0 Mitigation Monitoring and Reporting Program

**Mitigation Monitoring and Reporting
Program**
for the
**North Village Center Redevelopment
Project**

Prepared by:

**City of Long Beach
Development Services**
333 W. Ocean Boulevard
Long Beach, California 90802
Contact: Mr. Craig Chalfant
(562) 570-6368

Prepared with the assistance of:

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

November 2009



5.0 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment. The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report (EIR) that applies to the applicant's proposal, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible city department is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program.



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AES-2(a) Lighting Plans and Specifications. Prior to the issuance of any building permits, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Department of Development Services and the Police Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on-site and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Such lighting shall be primarily located and directed so as to provide adequate security.	Confirmation that the applicant has submitted lighting plans and specifications to the Department of Development Services and the Police Department for review and approval	Prior to issuance of building permit	Once	LBDS and Long Beach Police Department			
AES-2(b) Building Material Specifications. Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Department of Development Services for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25% reflectivity shall be prohibited in the exterior of all buildings on the project site.	Confirmation that the applicant has submitted plans and specifications for all building materials to the Department of Development Services for review and approval	Prior to issuance of building permit	Once	LBDS			
AES-2(c) Light Fixture Shielding. Prior to the issuance of any building permits, the applicant shall demonstrate to the Department of Development Services that all night lighting installed on private property within the project site shall be shielded, directed away from residential uses, and confined to the project site. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations.	Confirmation that all night lighting installed on private property is shielded, directed away from residential uses, confined to the project site, and consistent with the ALUP.	Prior to issuance of building permit	Once	LBDS			
AES-2(d) Window Tinting. Prior to the issuance of any building permits, the applicant shall submit plans and specifications showing that building windows are tinted in order to minimize glare from interior lighting.	Confirmation that the applicant submits plans and specifications showing window tinting	Prior to issuance of building permit	Once	LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AIR QUALITY							
<p>To further reduce emissions, the following measure is <i>recommended</i>.</p> <p>AQ-2 Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.</p>	Confirmation that structures utilize energy consumption reduction measures to reduce energy consumption by at least 20% below current Federal guidelines	Prior to issuance of building permit	Once	LBDS			
CULTURAL RESOURCES							
<p>CR-1(a) 5870-5874 Atlantic Avenue Recordation Document. Prior to the issuance of a demolition permit and in consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete Documentation Reports on the eligible properties to be demolished. The property shall be documented at HABS/HAER Level 2 standards. This recordation document shall be completed and approved by the Director or their designee. The approved document, along with historical background of the properties prepared for this property, shall be submitted to an appropriate repository approved by the Director or their designee.</p>	Review and approval of documentation reports on the properties to be demolished performed by a historic preservation professional	Prior to issuance of a demolition permit	Once	LBDS			
<p>CR-1(b) 5870-5874 Atlantic Avenue Interpretive Plan. In consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected by the City to prepare an on-site interpretive plan, focusing on the significant historic themes associated with the properties to be demolished and the historical development of North Long Beach. The plan may consist of a public display or other suitable interpretive approaches, as</p>	Review and approval an on-site interpretive plan prepared by a historic preservation professional	Prior to issuance of building permits	Once	LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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approved by the Director or their designee, and be installed in an appropriate public location within the proposed Library-Community Center building. The interpretive plan shall be completed and approved prior to the issuance of building permits for the proposed Library-Community Center building, and shall be installed within one year of occupancy of the proposed Library-Community Center building. If the proposed Library-Community Center building is not occupied within two years after the issuance of demolition permits, another suitable temporary or permanent location for the interpretive display shall be determined, subject to the approval of the Director or their designee. The interpretive display shall remain in public view for a minimum of five years, and if removed, appropriately archived.							
CR-2(a) 635 South Street Recordation Document. Prior to the issuance of a demolition permit and in consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete Documentation Reports on the eligible property to be demolished. The property determined to be eligible for City Landmark listing shall be documented with archival quality photographs of a type and format approved by the Director or their designee. The recordation document shall be completed and approved to the satisfaction of the Director or their designee. The approved document, along with historical background of the properties, shall be submitted to an appropriate repository approved by the Director or their designee.	Review and approval of Documentation Reports on the eligible property to be demolished completed by a historic preservation professional	Prior to issuance of a demolition permit	Once	LBDS			
CR-2(b) 635 South Street Interpretive Plan. In consultation with the Director of Development Services or their designee, an historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected by the City to prepare an on-site interpretive plan, focusing on the	Review and approval of an on-site interpretive plan prepared by a historic preservation professional	Prior to issuance of building permits	Once	LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
significant historic themes associated with the properties to be demolished and the historical development of North Long Beach. The plan may consist of a public display or other suitable interpretive approaches, as approved by the Director or their designee, and be installed in an appropriate public location within the proposed Library-Community Center building. The interpretive plan shall be completed and approved prior to the issuance of building permits for the proposed Library-Community Center building, and shall be installed within one year of occupancy of the proposed Library-Community Center building. If the proposed Library-Community Center building is not occupied within two years after the issuance of demolition permits, another suitable temporary or permanent location for the interpretive display shall be determined, subject to the approval of the Director or their designee. The interpretive display shall remain in public view for a minimum of five years, and if removed, appropriately archived.							
<p>CR-4(a) Archaeological Resources. If archaeological resources, such as chipped or ground stone, dark or friable soil, large quantities of shell, historic debris, or human bone, are inadvertently discovered during ground disturbing activities, no further construction shall be permitted within 250 feet of the find until the City of Long Beach Department of Development Services has been notified and a qualified archaeologist can be secured to determine if the resources are significant per the Criteria of Eligibility in the NRHP regulations (36 CFR 60.4) and the California Register of Historical Resources eligibility criteria (Public Resources Code Section 5024.1; Title 14 CCR Section 4852). If the archaeologist determines that the find does not meet these standards of significance, construction shall proceed.</p> <p>If the archaeologist determines that further information is needed to evaluate significance, the City of Long Beach Department of Development Services shall be notified</p>	Field verification of compliance	During construction	Periodically during construction	OCM and LBDS			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>and a Data Recovery Plan shall be prepared.</p> <p>The Data Recovery Plan shall delineate a plan and timetable for evaluating the find. The Plan shall also emphasize the avoidance, if possible, of significant impacts to archaeological resources. If avoidance or preservation is not possible, the acquisition of data from the site or salvage through excavation that produces qualitative and quantitative data sets of scientific value may be considered an effective mitigation measure for damage to or destruction of the deposit or components of it (Public Resources Code Section 21083.2(d)). Upon approval of this Plan by the City staff, the plan shall be implemented prior to reactivation of any project activities within 250 feet of the resource boundary.</p>							
<p>CR-4(b) Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made a determination of the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a most likely descendant (MLD). With the permission of the landowner or an authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of the human remains and items associated with Native American burials.</p>	Field verification of compliance	During construction	Periodically during construction	OCM and LBDS			
GEOLOGY AND SOILS							
<p>GEO-1 UBC and CBC Compliance. Design and construction of the buildings proposed for the North Village Center Redevelopment project shall be engineered</p>	Confirmation that design and construction of the proposed project is engineered to	Prior to issuance of building permits and during	Once prior to issuance of building permits and periodically	PWD, LBDS, and OCM			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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to withstand the expected ground acceleration that may occur at the project site. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. All on-site structures shall comply with all applicable provisions of the most recent Uniform Building Code and the California Building Code.	withstand expected ground acceleration	construction	during construction				
GEO-3(a) Construction Fill Material Certification. All fill material used for construction shall be approved by a geotechnical or civil engineer, and all backfill and foundation sub-grade shall be certified by a geotechnical or civil engineer for proper compaction.	Confirmation that fill material used for construction is approved by an engineer	Before placement of fill and periodically during grading and construction as warranted	Once before placement of fill and periodically during grading and construction	LBDS			
GEO-3(b) Backfill Material Certification. All fill material used for backfill of any below-grade levels within the project area shall be approved by a geotechnical or civil engineer. In addition, the backfill shall be certified by a geotechnical or civil engineer for proper compaction.	Confirmation that fill material used for backfill is approved by an engineer	Before placement of fill and periodically during grading and construction as warranted	Once before placement of fill and periodically during grading and construction	LBDS			
GEO-4(a) Adherence to Geotechnical Recommendations and City Requirements. All grading activities, including but not limited to excavations, placement of backfill, placement of structural fill, and cut and fill slopes shall adhere to the recommendations in the March 5, 2008 Geotechnologies, Inc. report.	Confirmation that all grading activities adhere to the recommendations contained in the geotechnical report	Field verification of compliance during construction	Periodically during construction	LBDS and OCM			
GEO-4(b) Temporary Shoring. If constructed at angles greater than approximately 2:1, temporary cut slopes in alluvial deposits are susceptible to sloughing and failure. Temporary or permanent shoring shall be designed to protect the temporary or permanent excavations, structures to remain in place, and adjacent properties. This shoring shall be designed to the satisfaction of the project civil engineer and shall take into account all lateral load parameters and the possible presence of groundwater at the base of the shoring soldier piles (if used).	Confirmation that temporary or permanent shoring is designed to protect excavations, structures, and adjacent properties	Field verification of compliance during construction	Periodically during construction	LBDS, OCM, and project civil engineer			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
HAZARDS AND HAZARDOUS MATERIALS							
<p>HAZ-1 Asbestos. Prior to issuance of a demolition permit for any structure, an asbestos survey shall be performed by a qualified and appropriately licensed professional. All testing procedures shall follow recognized local standards as well as established California and Federal assessment protocols and SCAQMD Rule 1403. The asbestos survey report shall quantify the areas of asbestos containing materials.</p> <p>Prior to any demolition or renovation, on-site structures that contain asbestos must have the asbestos containing material removed according to proper abatement procedures recommended by the asbestos consultant. All abatement activities shall be in compliance with California and Federal OSHA, and with the South Coast Air Quality Management District requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement. All asbestos containing material removed from on-site structures shall be hauled to a licensed receiving facility and disposed of under proper manifest by a transportation company certified to handle asbestos. Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of asbestos containing material removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Long Beach.</p>	<p>Review and approval of asbestos surveys and associated recommendations</p> <p>Confirmation that asbestos material is removed according to California and Federal OSHA requirements</p>	Prior to issuance of a demolition or building permit	<p>Once</p> <p>Once for report review and periodically during construction</p>	LBDS and OCM			
<p>HAZ-2 Lead-Based Paint. Prior to the issuance of a permit for the renovation or demolition of any structure, a licensed lead-based paint consultant shall be contracted to evaluate the structure for lead-based paint.</p> <p>If lead-based paint is discovered, it shall be removed according to proper abatement procedures recommended</p>	Confirmation that structures have been evaluated for lead-based paint	Prior to issuance of a demolition or building permit	Once for report review and periodically during construction	LBDS and OCM			

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					Initial	Date	Comments
by the consultant. All abatement activities shall be in compliance with California and Federal OSHA requirements. Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities. All lead-based paint removed from these structures shall be hauled and disposed of by a transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead-based paint abatement, the lead-based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead-based paint removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the City of Long Beach.							
HAZ-3(a) Excavation and Demolition Contingency Plans. All excavation and demolition activities conducted within the project site shall have a contingency plan to implement in the event that contaminants or structural features associated with contaminants or hazardous materials are discovered. The contingency plan shall be submitted to the City with the grading plans, and must be approved by the City prior to the issuance of a grading permit. The contingency plan shall identify appropriate measures to follow if contaminants are found or suspected. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol to implement. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials, and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination.	Review and approval of required excavation and demolition contingency plan	Prior to issuance of a demolition permit	Once	LBDS and OCM			
HAZ-3(b) Soil Remediation. If concentrations of contaminants warrant site remediation, contaminated	Confirmation that contaminated materials	Prior to construction of	Once	LBDS and OCM			

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materials shall be remediated either prior to construction of structures or concurrent with construction. The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the Long Beach Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal or treatment manifests. Soil remediation would likely include the excavation and proper disposal of contaminated areas during grading on-site for redevelopment. Removal of contaminated soil beyond the proposed 10 feet of excavation is not warranted, provided any residual contamination left beneath the proposed construction does not pose a health risk to future occupants.	have been remediated	structures	During and after remediation if contamination is found				
HAZ-3(c) Groundwater Sampling and Remediation. If groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency Long Beach Certified Unified Program Agency CUPA, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary. It is important that any	Confirmation that the applicant has performed groundwater sampling	Prior to issuance of a building permit	Once During and after remediation if contamination is found	LBDS and OCM			

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proposed groundwater remediation options be discussed with the appropriate regulatory agencies prior to site redevelopment. The agencies may require ongoing groundwater monitoring and sampling, which would require incorporation of groundwater monitoring well locations into the project site. In addition, if groundwater remediation is required, in-situ remediation systems, including but not limited to, soil vapor extraction systems, groundwater pump and treat systems, or bioremediation systems, may need to be installed and incorporated into the overall site redevelopment plans.							
HAZ-3(d) Health Risk Assessments. If residual soil or groundwater contamination is present and would remain below proposed buildings and excavated areas, a human health risk assessment shall be performed for those areas. The health risk assessment shall include vapor transport and risk calculations in an environmental fate and transport analysis for specified chemicals. The calculations shall be performed to evaluate the inhalation exposure pathway for future building occupants, and if deemed to exist, calculations shall also be prepared for exposure pathways for dermal contact and ingestion. A commercial exposure scenario shall be used for those areas to be redeveloped with commercial uses, and a residential exposure scenario shall be used for those areas to be redeveloped with residential uses. The human health risk assessment model used shall include site-specific VOC soil vapor concentrations for all contaminants identified in soil and groundwater beneath the proposed redevelopment areas, and for all reported concentrations beneath these areas. The assessment shall be submitted to the City with the grading plans and must be approved by the City prior to the issuance of a grading permit. The assessment shall contain recommendations for design features, which shall be implemented if warranted, to avoid exposure.	Confirmation that a human health risk assessment is performed	Prior to issuance of a grading permit	Once	LBDS			
HYDROLOGY							
H-1 Stormwater Pollution Prevention Plan. Prior to issuance of a grading permit, the developer shall	Review and approval of a SWPPP	Prior to issuance of any grading	Once	LBDS			

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<p>prepare a Stormwater Pollution Prevention Plan (SWPPP) for the site for review and approval by the City Building Official prior to the issuance of any grading or building permits. The SWPPP shall fully comply with City and RWQCB requirements and shall contain specific BMPs to be implemented during project construction to reduce erosion and sedimentation to the maximum extent practicable (CA-1 through CA-40 and ESC-1 through ESC-56 as published in <i>California Stormwater BMP Handbook—Construction Activity, 2003</i>). At a minimum, the following BMPs shall be included within the Plan:</p> <p><u>Pollutant Escape: Deterrence</u></p> <ul style="list-style-type: none"> • <i>Cover all storage areas, including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs.</i> <p><u>Pollutant Containment Areas</u></p> <ul style="list-style-type: none"> • <i>Locate all construction-related equipment and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape.</i> • <i>Locate construction-related equipment and processes that contain or generate pollutants in secure areas, away from storm drains and gutters.</i> • <i>Place construction-related equipment and processes that contain or generate pollutants in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill.</i> • <i>Park, fuel and clean all vehicles and equipment in one designated, contained area.</i> <p><u>Pollutant Detainment Methods</u></p>		or building permit					

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<ul style="list-style-type: none"> Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. <p><u>Erosion Control</u></p> <ul style="list-style-type: none"> Conduct major excavation during dry months. These activities may be significantly limited during wet weather. Utilize soil stabilizers. Reduce fugitive dust by wetting graded areas with adequate, yet conservative amount of water. Cease grading operations in high winds. <p><u>Recycling/Disposal</u></p> <ul style="list-style-type: none"> Develop a protocol for maintaining a clean site. This includes proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants). Provide disposal facilities. Develop a protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). <p><u>Hazardous Materials Identification and Response</u></p> <ul style="list-style-type: none"> Develop a protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution; fate and transport of spilled materials. Provide a protocol for proper clean-up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials. Provide an emergency response plan that includes 							

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<i>contingencies for assembling response team and immediately notifying appropriate agencies.</i>							
<p>H-3 Stormwater Management Plan. A Stormwater Management Plan that incorporates Best Management Practices (BMPs) for the long term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site. The plan shall be developed in accordance with the requirements of the City of Long Beach including the NPDES permit and the subsequent requirements of the SUSMP. BMPs shall follow the applicable source control BMPs (SC-1 through SC-14) and treatment control BMPs (TC-1 through TC-8) published in the California Stormwater BMP Handbook—Industrial/Commercial, 2003. Examples of BMPs that apply to both initial development of the site and to long-term operation of the project are listed below.</p> <p><u>Minimization of Storm Water Pollutants of Concern</u></p> <p>Source-control and treatment BMPs are needed to assure that pollutants are removed to the maximum extent practicable. At a minimum a Stormwater Management Plan shall include:</p> <ul style="list-style-type: none"> • A program for the routine cleaning and maintenance of streets, parking lots, catch basins and storm drains, especially prior to the rainy season, to help reduce the level of gross pollutants being discharged from the plan area • Other BMPs incorporated in project design so as to minimize, to the maximum extent practicable, the introduction of pollutants of concern to receiving waters. Such BMPs may include, but are not limited to: <ul style="list-style-type: none"> ○ Use of permeable materials where feasible for sidewalks and patios ○ Directing rooftop runoff to pervious surfaces, such as yards and landscaped 	Confirmation that a Stormwater Management Plan that incorporates BMPs to minimize the amount of pollutants washed from the site has been submitted to LBDS for review and approval	Prior to issuance of a grading or building permit	Once	LBDS			

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<p>areas</p> <ul style="list-style-type: none"> ○ Use of biofilters, including vegetated swales and strips ○ Trees and other vegetation shall be maximized by planting additional vegetation, clustering tree areas, and the use of native and/or drought tolerant plants. In addition, parking lots shall incorporate landscaped islands ○ 25% of required landscape shall be vegetated with xeriscape. ○ Energy dissipaters, such as riprap, shall be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels. <p><u>Informational Materials, including Storm Drain System Stenciling and Signage</u></p> <p>The following informational materials shall be provided:</p> <ul style="list-style-type: none"> • Educational flyers for each new building unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products (the flyers should also explain the proper disposal of household hazardous waste) • Stenciling of all storm drains inlets and post signs along channels to discourage dumping by informing the public that water flows to the Pacific Ocean • Maintenance of the legibility of stencils and signs <p><u>Proper Design of Trash Storage Areas in Commercial Zoned Area</u></p> <p>All trash container areas shall meet the following Structural or Treatment Control BMP requirements:</p> <ul style="list-style-type: none"> • Trash container areas shall have drainage from 							

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<p>adjoining roofs and pavement diverted around the area(s).</p> <ul style="list-style-type: none"> • Trash container areas shall be screened or walled to prevent off-site transport of trash. • Trash container areas shall be roofed to prevent rain water from entering trash and becoming contaminated. • Trash enclosures that serve restaurants, grocery stores, or other establishments that requires a grease interceptor be constructed with a drain inlet within the enclosure that collects all enclosure wash water or drippings and conveys them to the sewer system via the grease interceptor. <p><u>Ongoing BMP Maintenance</u></p> <p>The applicant shall provide a plan to ensure ongoing maintenance for permanent BMPs. This shall include the developer's signed statement accepting responsibility for all structural and treatment control BMP maintenance until the time the property is transferred. All future transfers of the property to a private or public owner shall have conditions requiring the recipient to assume responsibility for the maintenance of any structural or treatment control BMP. The condition of transfer shall include a provision requiring the property owner to conduct maintenance inspection at least once a year and retain proof of inspection. In addition, printed educational materials indicating locations of storm water facilities and how maintenance can be performed shall accompany first deed transfers. For residential properties where the BMPs are located within a common area to be maintained by the homeowners' association, the project's conditions, covenants and restrictions (CC&Rs) shall include the maintenance requirements.</p> <p><u>Proper Design and Treatment of Runoff from Parking Lots</u></p>							

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<p>Parking lots may accumulate oil, grease, and water insoluble hydrocarbons from vehicle drippings and engine system leaks. To minimize the potential impacts of parking lots, the following shall be required:</p> <ul style="list-style-type: none"> • Impervious Area. The parking area shall be designed to infiltrate runoff to the maximum extent practicable before it reaches the storm drain system and to treat the remaining runoff before it reaches the storm drain system. • Maintenance. The developer shall ensure adequate operation and maintenance of treatment systems, particularly sludge and oil removal, and system fouling/plugging prevention control. 							
NOISE							
N 1(a) Diesel Equipment Mufflers. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers.	Confirmation that diesel equipment is operated with closed engine doors and recommended mufflers	During construction activities	Periodically during construction	OCM and LBDS			
N 1(b) Electrically-Powered Tools. Electrical power shall be used to run air compressors and similar power tools.	Confirmation that electrical power is used to run power tools	During construction activities	Periodically during construction	OCM and LBDS			
N 1(c) Additional Noise Attenuation Techniques. For all noise generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels. Such techniques shall include the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.	Confirmation that noise attenuation techniques are employed	During construction activities	Periodically during construction	OCM and LBDS			
N-2 Rubberized Asphalt. Lime Avenue between 59th Street and South Street shall be re-surfaced with rubberized asphalt paving material in order to reduce roadway noise. Various studies have shown that rubberized asphalt can reduce roadway noise by 3 dB or more as compared to conventional asphalt paving material.	Confirmation that Lime Avenue is re-surfaced with rubberized asphalt	During and after construction activities	Periodically during construction and once after construction	OCM and LBDS			

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 OCM – Onsite Construction Manager

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
N-3(a) Rooftop Ventilation. Parapets shall be installed around all rooftop ventilation systems.	Confirmation of installation of parapets	During construction activities	Periodically during construction	OCM and LBDS			
N-3(b) Trash/Products Pick-Up and Deliveries. All trash or product pickups and deliveries shall be restricted to daytime operating hours (7:00AM to 10:00 PM Monday through Friday, and 8:00 AM to 10:00 PM on weekends).	Confirmation that trash pickup/delivery is restricted to daytime operating hours	During construction activities	Periodically during construction	OCM and LBDS			
<p>N-4(a) Building Material Guidelines. Residences located within 100 feet of Atlantic Avenue or South Street shall be constructed to include sufficient noise attenuation to achieve an interior level of 45 dBA CNEL or lower. At a minimum, this would require the following design features or their equivalent based on an acoustical engineering study:</p> <ul style="list-style-type: none"> • Double-paned windows on all windows that face Atlantic Avenue or South Street. • Windows that face Atlantic Avenue or South Street shall have a minimum laboratory standard transmission class (STC) of 45. The glass shall be sealed into the frame in an airtight manner with a non-hardening sealant or a soft elastomer gasket, or gasket tape. The window frames shall be correctly installed into the wall and insulated to avoid any air gaps. • The total area of glazing facing Atlantic Avenue or South Street in rooms used for sleeping shall not exceed 20% of the wall area. • Solid-core doors shall be used for those doorways facing Atlantic Avenue or South Street. • Walls shall be insulated in conformance with California Title 24 requirements. • Exterior wall facing material shall be stucco, or other surface with an STC rating of at least 45 for walls that face Atlantic Avenue or South Street. 	Confirmation that residences within 100 feet of Atlantic Avenue or South Street include sufficient noise attenuation	Prior to and during construction	Once prior to construction and periodically during construction	OCM and LBDS			

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					Initial	Date	Comments
N-4(b) Building Design. The living areas shall contain forced air ventilation. All duct work for ventilation shall include noise louvers at the exterior outlet and/or duct outlets shall be directed either opposite or perpendicular to Atlantic Avenue and South Street. Patio/deck areas shall not be positioned facing Atlantic Avenue or South Street.	Confirmation that the living areas contain forced air ventilation and that patio/decks do not face Atlantic Avenue or South Street	Prior to and during construction	Once prior to construction and periodically during construction	LBDS and OCM			
PS-3 Pedestrian Lighting. The proposed project shall include lighting in pedestrian corridors and alcoves from one hour before sunset until one hour after sunrise. Lighting shall be designed so that it properly illuminates the appropriate areas, but also to reflect downward so that other project uses are not impacted by the security lighting. The applicant shall provide photometric plans for review and approval by the Long Beach Police Department prior to the issuance of a building permit.	Confirmation that the project includes lighting in pedestrian corridors one hour before sunset to one hour after sunrise	Prior to issuance of a building permit	Once prior to issuance of a building permit	LBDS, OCM, and Long Beach Police Department			
U-2 Wastewater Infrastructure. The developer shall implement one of the following two options prior to issuance of a certificate of occupancy for the project. For either option, prior to issuance of grading or building permits, the developer shall submit a sewer study performed by an experienced civil engineer, including a hydraulic analysis, for review and approval by the LBWD. Whichever option is chosen must be designed and implemented consistent with the information and conclusions in the approved sewer study. The options are: Upgrade the 10-inch sewer main in Linden Avenue to sufficient design and capacity to accommodate the proposed project. OR Connect the 8-inch sewer main in the west side of Atlantic Avenue to another 8-inch sewer main in the east side of Atlantic Avenue.	Review and approval of a sewer study that either upgrades the sewer main in Linden Avenue or connects the sewer main on the west side of Atlantic Avenue to the east side of Atlantic Avenue	Prior to certification of occupancy	Once	PWD			

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