

**Exhibit I**  
**CEQA FINDINGS**  
**Categorical Exemption, Class 32 – In-Fill Development Projects**  
**1339-47 Pine Avenue, 116-124 W 14th Street, 1348 Pacific Avenue**  
**Application No. 1808-12 (TTM18-009)**  
**November 1, 2018**

The following findings are based on proposed Tentative Tract Map 82140 and the construction of ten, two-story, townhomes with attached two-car garages, 1,500 SF of open space, and three guest parking spaces on a 0.55-acre site (24,040 SF) in the Moderate-density Multiple Residential (R-4-R) and the Community R-4-R Commercial (CCR) zoning designations. (District 1)

Per the City of Long Beach General Plan and Zoning Code standards, the development site has the potential to be developed with up to 16 units total. However, the Developer proposed and was approved for a total of ten units, 37.5% less dense than permitted for this parcel and land use. The approved site plan and all units are compliant with City of Long Beach Municipal Code and the General Plan, and are not anticipated to generate significant impacts on traffic, water, air or noise standards as detailed below.

**TRAFFIC IMPACTS (provided by City of Long Beach Public Works Traffic Engineering, 7/27/2018)**

Implementation of the proposed project will generate 74 vehicle daily trips based on the Institute of Transportation Engineers (ITE) with each residence generating 7.32 daily trips. The proposed project includes the development of 10-unit multifamily residences. The proposed project is consistent with the General Plan and Zoning Code for which an EIR was prepared and impacts evaluated. The project will not create a substantial increase in the number of vehicle trips, traffic volume, or congestion at intersections. All street improvements are existing, and any proposed driveway or frontage improvements will be conditioned to comply with City standards. The City has established a Transportation Improvement Fee that must be paid by the Developer prior to issuance of building permits. Fees are used to fund roadway improvements necessary to support adequate traffic circulation. No impacts are anticipated.

**WATER QUALITY**

Water runoff will be regulated according to the City of Long Beach Municipal Code Chapter 18.74 “Low-Impact Development (LID) Standards.” Through the City’s Site Plan Review, the proposed development will be reviewed and advised by the City of Long Beach to incorporate site plans and architectural features that comply with LID standards. Specifically, the proposed landscape plan includes the installation of permeable pavement on the project’s front walkways and the back of the common driveway is designed to recapture water runoff. Proposed

drywells will be installed in the previously vacated alley and the driveways between units 1 through 4.

Per LBMC 21.42.035, all new projects requiring Site Plan Review and with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a landscape plumbing permit, shall comply with the water efficient landscaping standards set forth by the State Model Water Efficient Landscape Ordinance (MWELO), pursuant to the State Water Conservation in Landscaping Act (AB1881). The Developer has provided a completed MWELO checklist on the submitted Landscape Plan (Sheet L-01).

All landscaped areas shall comply with the City's landscaping standards zoning ordinance (LBMC 21.42; ORD-10-0031). Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

The proposed residential development is not anticipated to generate any hazardous materials affecting water runoff.

#### **AIR QUALITY**

The majority of greenhouse gas emissions from the site will be generated from passenger cars accessing the site. Per Zoning Code Section 21.45.400, roofs will be solar-ready and insulated with R-30 rated insulation, with the potential to further reducing energy demands and emissions. Because this project is within the limits of the General Plan and Zoning Code development standards, no significant impacts to air quality are anticipated.

#### **NOISE IMPACTS**

All noise generated on the exterior of the building will be from passenger cars accessing the development. Because this project is within the limits of the General Plan and Zoning Code development standards, no significant impacts are anticipated.