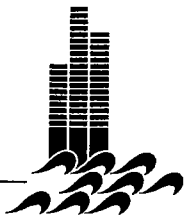


ATTACHMENT 1

**PLANNING COMMISSION STAFF REPORT,
ND 17-04 AND ATTACHMENTS FOR JULY 1,
2004 PLANNING COMMISSION MEETING**



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

July 1, 2004

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Administrative Use Permit to Allow Establishment of a Homeless Shelter in an Existing Industrial Building (Council District 1)

LOCATION: 1368 Oregon Avenue

APPLICANT: Joe Colletti
Institute for Urban Research and Development
840 Echo Park Avenue
Los Angeles, CA 90026

RECOMMENDATION

Approve the Administrative Use Permit request, subject to conditions.

REASON FOR RECOMMENDATION

1. The proposed shelter provides a needed public service for the City's homeless population.
2. Conditions of approval can be incorporated into this project that would provide adequate safeguards against noise, loitering and other potential adverse effects to the project site and surrounding areas.

BACKGROUND

The project site is located on the eastern side of Oregon Avenue at 14th Street in the Magnolia Industrial Group (MIG) area of the City. The MIG area (generally bounded by Pacific Coast Highway to the north, Magnolia Avenue to the east, Anaheim Street to the south, and the Los Angeles River to the west) is an established assessment district comprised of local property owners and business operators for the purpose of funding local improvement projects. Land uses surrounding the project site are predominately industrial in character.

The subject site is improved with a one story 5,310 square foot industrial building originally constructed in 1930. From 1977 to 1996, the project site building was occupied by Nova Techno Corporation, a machining and chrome plating business. The subject site was purchased by the current property owner within the last year. Prior to property sale, soil and groundwater testing revealed hexavalent chromium contamination of the soil underneath this building. Remediation work was performed to remove all contaminated soil as well as removal of two plating tanks. The building roof was also replaced as part of a separate upgrading.

A summary of the Zoning, General Plan, and land uses of surrounding properties are as follows:

	ZONING	GENERAL PLAN	LAND USE
SITE	IG	LUD #9G – GENERAL INDUSTRY	VACANT
NORTH	IG	LUD #9G – GENERAL INDUSTRY	INDUSTRIAL
SOUTH	IG	LUD #9G – GENERAL INDUSTRY	INDUSTRIAL
EAST	IG	LUD #9G – GENERAL INDUSTRY	INDUSTRIAL
WEST	IG	LUD #9G – GENERAL INDUSTRY	INDUSTRIAL

The proposed project would establish a permanent homeless shelter for adults only. The shelter would provide a maximum of 59 beds with separate sleeping and restroom areas for men and women (maximum 44 men and 15 women). While this would be a permanent homeless shelter facility, client services are intended to be on a short term basis not to exceed 90 days for each individual client.

The proposed shelter would be operated by the Institute for Urban Research and Development, a non-profit organization providing services for homeless needs, neighborhood revitalization, housing accessibility, violence prevention, community heritage planning, street vending assessments, and assistance to local governments in identifying housing, homeless and other community and economic development needs and resources. This project would be under the Project ACHIEVE program of providing a case management approach to address the multiple needs of homeless clients. Other similar homeless shelter facilities currently in operation by this Institute are located in Glendale, El Monte, Pomona and Riverside.

Project Operations

The hours during which the facility would provide shelter would be from 4:30 PM to 8:30 AM seven days a week. There would be at least three staff members at this facility during

evening hours from 4:30 to 11:00 PM and at least two staff members throughout the overnight hours of 11:00 PM to 8:30 AM. In addition to these staff members, at least one uniformed and bonded security guard will also be present at the site on a 24 hours basis (see Condition No. 33.a.). All shelter staff are required to complete a training program that includes instruction on communication skills as well as recognizing and addressing substance abuse, alcoholism, medical problems/emergencies and women's issues.

Homeless clients will arrive and depart from this facility by facility staffed transportation only, with specific exceptions discussed below. Shuttle services will be provided to clients from the following locations:

- The Multi-Service Center located at 1301 W. 12th Street on weekdays only from 4:30 PM to 8:00 PM, with clients transported back to this Center between 7:30 AM to 8:30 AM the following day; and
- St. Luke's Episcopal Church (northwest corner of Atlantic Avenue and 7th Street) from 6:00 PM to 7:45 PM on weekdays for clients that work after 5:00 PM only, and for all clients on Saturdays and Sundays from 4:30 PM to 7:45 PM, with clients transported back to this location between 7:30 AM to 8:30 AM the following day.

No clients will be transported by shuttle service to this shelter after 8:00 PM. No walk-in services would be permitted at any time, with the only exception provided for persons who work past 5:00 PM and have been pre-registered at the Multi-Service Center for verification of employment hours. The applicant will submit a Transportation Plan for the review and approval of the Chief of Police and the Director of Planning and Building, specifying all pick-up/drop-off locations, transportation times and clean-up procedures for all locations (see Condition No. 32).

On-site services provided to clients include meals, restroom/shower facilities, laundry facilities and overnight bedding accommodations. Meals will be transported to the facility and warmed at the shelter kitchen facilities, but no on-site cooking is proposed as part of project operations. While meals will be provided to all clients, the dining area will provide a maximum of 32 seats due to spatial constraints. Each client would be provided storage space for personal belongings in drawers located underneath their assigned bed. Storage for larger items would be provided in the loading dock area on the northern building side. For privacy and security purposes, all outdoor storage would be fully screened from public view (see Condition No. 34.a.).

Between the hours of 5:30 to 8:00 PM, clients would be allowed short-term (maximum 15 minutes per hour) use of the outdoor loading area by the northern building wall, which will also be used for storage of large personal items and completely screened from public view (see Condition Nos. 16, 27 and 34.a.). To minimize any potential noise or loitering impacts to surrounding properties, all clients will remain inside the shelter facility by 8:00 PM with a mandatory lights out at 10:00 PM.

Disciplinary Policies

Loitering on the project site by clients is considered a violation of program policies and could result in forfeiture of future services. In addition, loitering, loud noises and disruptive behavior would not be permitted as part of project approval and could be grounds for additional preventative measures or permit revocation if not adequately resolved (see Condition No. 16).

Any client found to be inebriated will be denied access to this facility. Staff will provide shuttle service to either a substance abuse recovery center (which will be encouraged by facility staff) or to a location of the client's choice outside of a three mile radius of the project site. If a client denied access refuses staff shuttle services, police assistance will be requested. Any client expelled from this service program for a behavioral violation will be provided shuttle service by facility staff to a destination of their choice outside of a three mile radius around the project site. Police assistance will be requested for any expelled client who refuses shuttle service.

CURRENT ACTION REQUESTED

The applicant requests approval of an Administrative Use Permit to allow establishment of a permanent homeless shelter in an existing industrial building.

In order to take an action on the Administrative Use Permit request, the Planning Commission is required to make certain findings either in support or opposition of the approval request. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

ADMINISTRATIVE USE PERMIT FINDINGS

A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

The subject site General Plan Land Use Designation is LUD #9G, General Industry, which is an industrial use designation. The zoning designation is IG, General Industrial, which requires approval of an Administrative Use Permit for all institutional land uses such as a homeless shelter. The Planning Commission has the ability to determine a use that is subject to an Administrative Use Permit to be consistent with the General Plan if it can be found that the proposed use will not be detrimental to other uses in the vicinity. There are no specific plans or zoning overlays for this site and it is not located in the Coastal Zone.

B. THE APPROVAL WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

Adherence to these operational conditions, including the mitigation measures set forth in the Mitigation Monitoring Program for the project environmental review (Negative Declaration 17-04), would allow the applicant to provide the requested homeless shelter services in a manner which would not draw attention to this land use or encourage undesirable activities by future clients. Therefore, project operations in compliance with the recommended conditions of approval would not be detrimental to the surrounding community in terms of public health, safety, general welfare, environmental quality or quality of life for surrounding land uses or nearby residents. As set forth in Condition No. 4, the City may initiate revocation and termination procedures of all rights granted under an Administrative Use Permit if there is a violation of any conditions of approval found to be detrimental to the surrounding community.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.

Although the proposed shelter requires approval of an Administrative Use Permit as a type of institutional land use in the IG zoning district, the special conditions set forth in Zoning Code Section 21.52.236 for institutional and public assembly uses applies only to public assembly halls, private clubs and other similar uses rather than the provision of short term overnight shelter accommodations. Therefore, the special conditions set forth in Section 21.52.236 would not apply to this project proposal.

As defined in Zoning Code Section 21.15.2475, a "shelter" is a residential land use for more than six (6) transient occupants and is classified as one type of special group residence. Pursuant to Zoning Code Section 21.52.271, the following conditions apply to special group residences:

- 1. Density: In a residential zone, special group housing shall be limited to the density allowed by the underlying zone district multiplied by the number indicated in Table 52-2 of the Zoning Code. In congregate care facilities, each bedroom with one or two (2) beds shall count as a unit when calculating density. In bedrooms with more than two (2) beds, each bed shall count as a unit. This shall be the maximum permitted density. The Planning Commission may require a lower density as the situation requires. In a nonresidential zone, density shall be limited to one unit per two hundred (200) square feet of lot area.**

While the project site is located in a nonresidential zone (IG), the proposed shelter does not meet the definition of a dwelling unit as provided in Section 21.15.910. A dwelling unit is defined as a "separate, self-contained, permanent living quarters" and separate units are defined as "those in which occupants live and eat separately from any other person in the building."

Since this shelter does not provide separate residential units and services are not on a 24 hour basis (limited to a maximum of 90 days for each client), this condition does not apply to this project proposal.

2. **Location: In a residential district, no other similar facility may be in operation within one-half (1/2) mile of the proposed project site. If the use is a fraternity or sorority, the use shall be sufficiently isolated from other residential uses so as not to potentially disturb the neighborhood.**

The project site is not located in a residential district and therefore this condition does not apply to this project proposal.

3. **Concerns: Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity.**

The project site is located in Police Reporting District 113, which is not considered a high crime area based on a total of 42 total reported crimes for the year 2002 (the latest year statistics are available to staff) compared to a Citywide average of 152 annual reported crimes per Reporting District.

There are no similar shelter uses in the immediate vicinity of the project site. The closest social service providers are Catholic Charities at 123 E. 14th Street, which provides screening and referrals for emergency shelters, and Goodwill Industries at 800 W. Pacific Coast Highway, which provides education and job preparation and training. The closest shelter facilities to the project site are the Long Beach Rescue Mission/Lydia House/Samaritan House shelters, located at 1335 Pacific Avenue, which provide short and long term shelter assistance as well as substance abuse rehabilitation.

The style and scale of this proposed shelter building is similar to the other existing industrial buildings in the surrounding area.

4. **Continuation of Use: The applicant shall provide evidence that the use will remain as that use applied for through deed restriction or other method suitable to the Planning Commission.**

Since the proposed shelter is not intended for long term 24 hour residential accommodations, and any other type of special group residence would require approval of a separate Administrative Use Permit as a type of institutional use in the IG zoning district, staff recommends the Planning Commission waive this requirement as a condition of approval.

5. **Open Space:** Each facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be common open space added to the required three hundred (300) square feet of common open space.

The only available open space area on the project site is the loading/unloading area abutting the northern building wall. The eastern portion of this outdoor area has an existing metal canopy, which would provide protective covering in the event of rainy weather. Since this shelter is intended as a group facility for short term overnight stays without separate rooms or units, provision of an additional 150 square feet of open space that includes private open space is neither necessary or practical given the intended land use. Staff therefore recommends that the Planning Commission require the applicant to provide a minimum 300 square foot common open space area that includes the covered canopy portion of the this loading/unloading area (see Condition No. 27), but waive the requirement for an additional 150 square feet.

6. **Public Transit Stop:** The facility shall be located within one thousand (1,000) feet by legal pedestrian route to a public transit stop.

There is an existing bus stop located at the northeast corner of Anaheim Street and Oregon Avenue, approximately 350 feet from the project site.

This facility is intended to provide shuttle service for all client pick-ups and drop-offs, with the exception of individuals who work past 5:00 PM and have been pre-registered at the Multi-Service Center for verification of employment hours. Therefore, this facility is not anticipated to generate public transit demand for more than a few of the maximum 59 clients.

7. **Parking:** Parking and loading shall be provided as required by Chapter 21.41 (Off-Street Parking and Loading Requirements).

Chapter 21.41 of the Zoning Code specifies the required number of off-street parking spaces for various types of residential and non-residential land uses.

However, there is no listing for a homeless shelter parking requirement and therefore the number of parking spaces would be determined on a case by case basis through the Administrative Use Permit process.

Although the Site Plan shows five angle parking spaces located along the northern building wall, there are no existing stripings or other parking space improvements on the project site. Furthermore, the angle spaces as shown are only 12 feet in length to the property line rather than the minimum code

requirement of 18 feet of length. Given the existing dimensions of this area between the front entry and the loading/unloading area, only two parallel parking spaces could be provided in accordance with current code standards (minimum dimensions of 8.5 feet in width and 18 feet in depth with a minimum of five feet between spaces).

The entire fencing-off loading/unloading area totals 2,280 square feet (30 feet by 76 feet) in area. This area is therefore large enough to provide three additional code compliant side-by-side parking spaces (with one space at disabled accessible dimensions) as well as a minimum 300 square foot common open space area under the existing canopy and an adequately sized and screened personal storage area.

This provision of two parallel parking spaces and three side-by-side spaces in the loading/unloading area would both satisfy the applicant's anticipated parking needs and meet code standards for parking space dimensions. Since no more than four staff members (including security staff) are anticipated to be on-site at any one time, this would more than adequately meet staff parking demand. The restrictions on walk-in services would substantially reduce any client parking demand to no more than one or two spaces on any given night. The on-street parking supply would also be available for all non-staff parking demands since this facility's operating hours would not more than partially overlap with the predominately daytime operating hours of the surrounding industrial properties.

Staff therefore recommends that the Planning Commission require the applicant to continuously provide and maintain five on-site parking spaces (including one space at disabled accessible dimensions) in compliance with all applicable code requirements for stall dimensions (see Condition No.35).

In summary, staff believes that compliance with all conditions of approval, particularly all operational conditions, would result in a land use which would not have any detrimental effects on nearby land uses or the surrounding community.

PUBLIC HEARING NOTICE

A total of 23 Public Hearing Notices were mailed on June 11, 2004 to all owners of properties within a 300 foot radius of the project site, as well as to the Magnolia Industrial Group, the Central Project Area Committee, the Washington Middle School Association, and the elected representative of the 1st Council District.

REDEVELOPMENT REVIEW

The project site is located in the Central Long Beach Redevelopment Project Area. Redevelopment agency staff has not provided comments on this proposed shelter.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (ND 17-04) was prepared for this project on June 10, 2004 (see Attachment No. 5).

As documented in pages 23-27 of ND 17-04, the site underwent remediation work for removal of hexavalent chromium contaminated soil. In 2003, the California Regional Water Quality Control Board (Regional Board) reported that no further sampling of groundwater was required and the concentrations of hexavalent chromium remaining in the soil after remediation were not sufficient to threaten groundwater quality, clearing the project site for future industrial use. However, the Regional Board requires written notification of any proposed change in land use and has informed the City that a health risk assessment should be conducted for this site prior to any land use change.

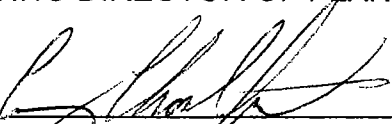
The proposed shelter would be considered a change of land use, from industrial to a residential land use, and therefore would require submittal of a Human Health Risk Assessment (HHRA) to the Regional Board. The California Department of Toxic Substance Control also requires submittal of the following information prior to environmental clearance: 1) a thorough site characterization; 2) a document detailing the extent of contamination at the project site; 3) a Human Health Risk Assessment; 4) established clean-up goals; and 5) a removal action work plan. These requirements have been addressed in the Mitigation Monitoring Program for ND 17-04 and incorporated into the recommended conditions of approval (see Condition No. 34).

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Approve the Administrative Use Permit request, subject to conditions.

Respectfully submitted,

FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

By: 
CRAIG CHALFANT
PLANNER III

Approved: 
GREG CARPENTER
ZONING ADMINISTRATOR

Chairman and Planning Commissioners

Case No. 0405-15

July 1, 2004

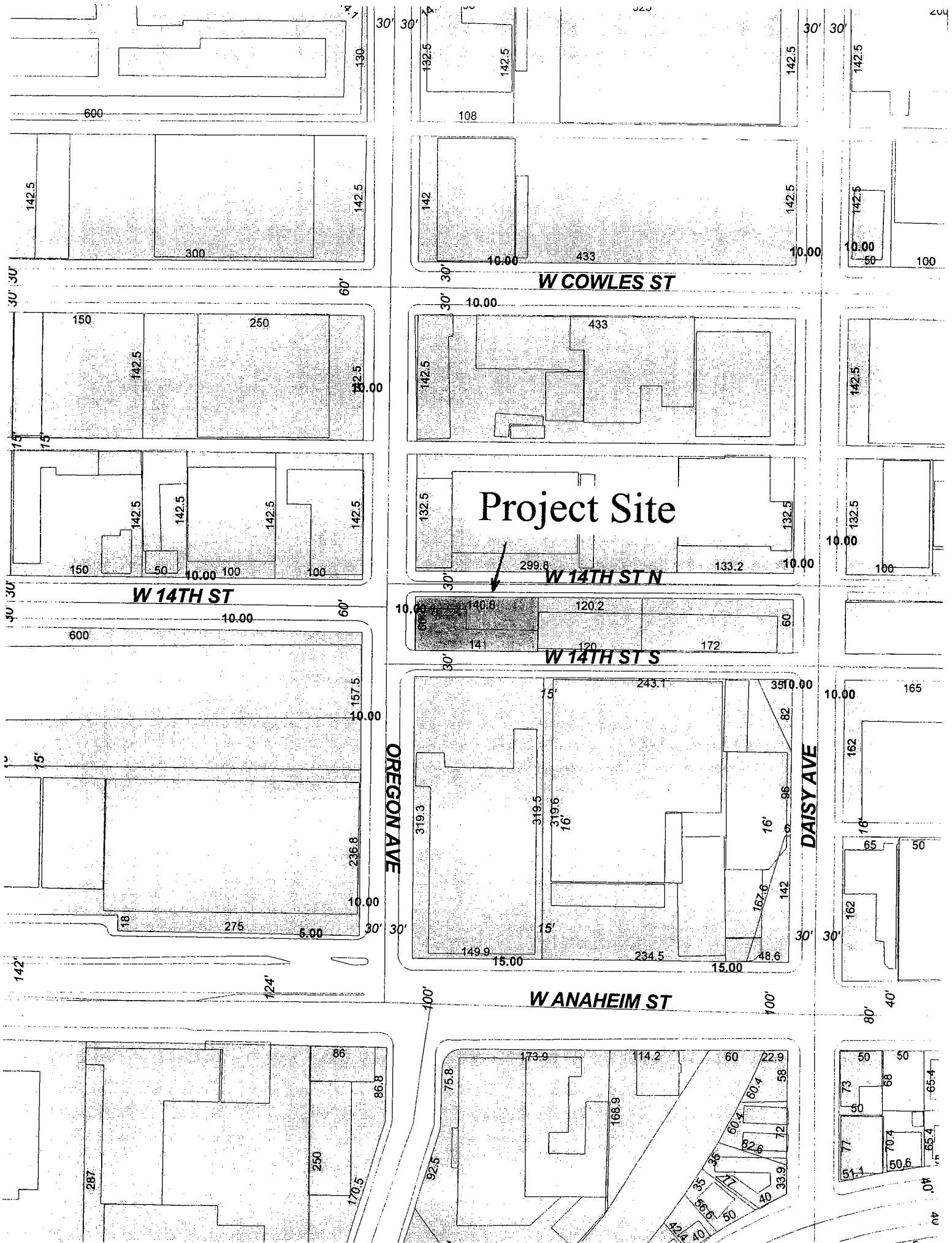
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1. Project Vicinity Map
2. Conditions of Approval
3. Project Plans
4. Project Photos
5. ND 17-04
6. Project Correspondence

ATTACHMENT #1

PROJECT VICINITY MAP



W COWLES ST

Project Site

W 14TH ST N

W 14TH ST S

W ANAHEIM ST

OREGON AVE

DAISY AVE

W 14TH ST

600

108

300

433

150

250

433

150

50

100

100

100

299.8

133.2

100

600

10.00

10.00

W 14TH ST S

140.8

120.2

172

141

120

172

319.3

319.5

319.6

16

167.6

142

48.6

149.9

15.00

234.5

15.00

165

162

16

65

50

162

85

50

287

250

170.5

86.8

86

92.5

75.8

173.9

114.2

60

22.9

42.4

40

56.5

50

35

33

40

33.9

72

82.6

60.4

60.4

58

50

51.4

77

50

73

50

68

50.6

70.4

65.4

65.4

40

40

40

40

ATTACHMENT #2

CONDITIONS OF APPROVAL

**ADMINISTRATIVE USE PERMIT
CONDITIONS OF APPROVAL**

Case No. 0405-15

Date: July 1, 2004

1. This permit and all development rights hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
2. The use permitted on the site, in addition to other uses permitted in the IG zone, shall be a 59 bed year round homeless shelter in an existing industrial building.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
5. This approved use is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow **periodic re-inspections**, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council Zoning Code Section 21.25.212). At a minimum, the City shall inspect the facility on an annual basis or whenever a complaint is received. If violations are found to exist, the operator shall be given 30 days to bring the facility into full compliance. Failure to bring the use into compliance shall result in the Director of Planning and Building scheduling a hearing before the Planning Commission for the purpose of determining whether to commence revocation procedures.

Administrative Use Permit

Case No. 0405-15

Date: July 1, 2004

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6. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
7. All operational conditions of approval for this permit **must be posted** in a location visible to the public, in such a manner as to be readable when the use is open for business.
8. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
9. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Zoning Administrator, respectively.
10. Site development shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site** at all times for reference purposes during construction and final inspection.
11. All **landscaped areas** must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
12. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
13. **Exterior security bars and roll-up doors** applied to windows and pedestrian building entrances shall be prohibited.

14. Any **graffiti** found on site must be removed within 24 hours of its appearance.
15. The applicant shall submit a **Parking Plan** for the review and approval of the Director of Planning and Building. The Plan shall provide at a minimum the following parking spaces: 1) two parallel parking spaces abutting the northern building wall between the northwestern entry and the loading/unloading area; and 2) three side-by-side parking spaces in the western portion of the loading/unloading area, with one space complying with minimum required disabled accessible dimensions. All parking spaces shall conform to current standards relative to current screening, landscaping, paving, striping and lighting development standards. All on-site parking areas serving the site shall provide appropriate **security lighting** with light and glare shields so as to avoid any light intrusion onto adjacent or abutting properties pursuant to Zoning Code Section 21.41.259.
16. **No loud noises** in violation of the City's Noise Ordinance shall be permitted on the subject site at any time. The operator of the approved use shall **prevent loitering, disruptive behavior and loud noises** on the subject site and the public rights-of-way abutting the subject site. Failure to comply with this condition shall be grounds for permit revocation. If loitering and/or noise problems develop, the Director of Planning and Building may require additional preventative measures such as, but not limited to, additional lighting/private security guards or alteration of business hours/number of clients served.
17. **Energy conserving equipment**, lighting and construction features shall be utilized on the building.
18. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured as required by the Building Code for roof repairs and other structural improvements.
19. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations and planters.
20. Any and all **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors, and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.

21. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees. In addition, a National Pollutant Discharge Elimination System permit may be required prior to any storm waters being discharged from the project site.
22. Demolition, site preparation, and construction activities are limited to the following:
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
23. All **refuse containers** shall be fully screened from public view to the satisfaction of the Director of Planning and Building. All trash and refuse collection shall be on a **pick-up schedule** which will minimize the amount of time discarded food products remain on-site. The operator shall submit a refuse collection schedule for the review and approval of the Director of Planning and Building.
24. **Adequate toilet and shower facilities** shall be provided to all homeless adults to the satisfaction of the Director of Planning and Building and the Health Department.
25. The applicant shall provide **dining facilities** adequate to accommodate in one evening the maximum number of homeless clients permitted under this approval to the satisfaction of the Health Department and the Director of Planning and Building.
26. All **bedding and overnight sleeping accommodations** shall be continuously provided to homeless clients to the satisfaction of the Health Department and the Director of Planning and Building.
27. The **hours of operation within the project site building for all clientele** shall be limited to between 4:30 PM to 8:30 AM seven days a week. **No homeless clients shall be permitted outside of the shelter building** at any time except for: 1) the loading and unloading of clients into operator vehicles; and 2) the short-term use (maximum 15 minutes per hour between the hours of 5:30 PM and 8:00 PM) of the designated outdoor common open space and smoking area in the eastern portion of the loading/unloading area.

This open space area shall be a minimum of 300 square feet and shall include the covered canopy portion of the loading/unloading area.

28. The entire facility shall **accommodate no more than 59 homeless adults** (ages 18 or over only; no persons under 18 shall be eligible for client services at any time) per night OR the maximum occupancy established by the Fire Marshal, whichever is lower.
29. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit. The applicant shall provide the following to the satisfaction of the Fire Chief:
 - a. Establish building occupancy type;
 - b. Identify locations of nearest fire hydrants;
 - c. Justify locations and dimensions of all exits for the men's area;
 - d. Justify the location and dimensions of the loading dock exit;
 - e. Provide and maintain adequate alarm systems and panic hardware; and
 - f. Provide security locks for all electrical boxes.
30. The following shall be provided to the satisfaction of the Director of Public Works:
 - a. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-of-way shall be performed under an approved Public Works permit only;
 - b. Any off-site improvements found to be damaged as a result of construction activities shall be reconstructed by the applicant to the satisfaction of the Director of Public Works;
 - c. The public sidewalk adjacent to the project site shall meet ADA minimum standards. The applicant shall verify that the existing curb ramp and surrounding public sidewalk shall meet those standards and make any modifications and dedications necessary;
 - d. The applicant shall provide one street tree with root barriers in a four

foot by four foot tree well on Oregon Avenue adjacent to the site. The applicant and/or successors shall privately maintain all required street trees as well as all landscaping and sprinkler systems required as part of this project;

- e. The location of any proposed driveway shall be review and approved by the Director of Public Works;
31. The following shall be completed to the satisfaction of the Superintendent of Building and Safety:
- a. All project site facilities shall be accessible to and usable by the physically disabled per Title 24, California Code of Regulations;
 - b. The applicant shall have a Special Building Inspection performed for the proposed change of use prior to approval of any building permits;
 - c. The applicant shall comply with all applicable requirements of the National Floor Insurance Program.
32. All homeless adults served by this facility shall be transported from designated pick-up sites beginning at 4:30 PM and ending at 8:00 PM every evening and transported back to these pick-up sites between 7:30 AM to 8:30 AM the following morning by staff-operated vehicles only. No transportation to the project site shall be permitted after 8:00 PM. The Multi-Service Center located at 1301 W. 12th Street in Long Beach shall be the designated primary pick-up and drop-off location. **No walk-in services** shall be provided at any time, with the exception of individuals who work past 5:00 PM and have been pre-registered at the Multi-Service Center for verification of employment hours. The operator shall submit a **Transportation Plan**, for the review and approval of the Chief of Police and the Director of Planning and Building, which specifically identifies the exact locations of all pick-up and drop-off areas, the exact times of pick-ups and drop-offs at each location, and the staffing and clean-up procedures for all pick-up and drop-off areas. The Transportation Plan shall provide for facility personnel or volunteers to staff all pick-up areas a minimum of 30 minutes prior to each daily scheduled pick-up, the daily clean-up procedures after completion of pick-up at each location, and daily staff supervision of drop-off locations to prevent unnecessary loitering.
33. The operator shall submit a **Security Plan** for the review and approval of the Chief of Police and the Director of Planning and Building prior to the issuance of a business license, which shall include the following:
- a. **Security staff** shall be present at the site on a 24 hour basis to the

satisfaction of the Director of Planning and Building and the Chief of Police. **At least one uniformed and bonded security guard shall be stationed at the project facility** and shall monitor the outdoor areas at least every half-hour on a continuous basis. The Security Plan shall specify the number of security personnel and overnight staff at the project site and the supervision procedures for both indoor and outdoor (loading/unloading into facility vehicles and short term smoking areas) activities. The Security Plan shall also specify all procedures for the transportation and processing of **overflow clients** beyond the permitted occupancy limits for this facility;

- b. The facility shall be wired and adequately equipped with alarm systems;
- c. The interior office doors shall be of solid core construction with dead bolt style locks;
- d. Viewers shall be installed on all office doors and any doors where deliveries are made;
- e. No external mailboxes shall be permitted on the project site (to prevent identity theft). All mail shall be delivered directly into the property at a locked and secured area;
- f. No shrubbery shall be planted along the perimeter of the project site that exceeds two (2) feet in height. No shrubbery shall be placed under any window in a manner that could provide concealment. No tree canopies shall fall below seven (7) feet. Thorny bushes shall be planted under the first story windows;
- g. All exterior lighting shall be of metal halide type. All doors (including sliders) shall be equipped with photosensitive light fixtures to remain on during all hours of darkness;
- h. All exterior lighting shall be a minimum of four (4) candle foot lighting, with wall pack lighting on the exterior walls. The Security Plan shall include a **security lighting plan** for the review and approval of the Chief of Police prior to the approval of any building permits;
- i. All addresses shall be clearly marked throughout the project site;
- j. All addresses and signage shall remain lit, free of any obstructions such as landscaping, and protected from the weather;
- k. No unauthorized roof access shall be permitted;

- I. All trash enclosures shall be enclosed on all four sides with a secured top; and
 - m. The shelter shall participate the City's Neighborhood Watch program.
- 34. The applicant shall fully comply with all mitigation measures set forth in the Mitigated Negative Declaration (ND 17-04) prepared for this project, which are as follows:

- a. All personal belongings of shelter clients shall be stored on-site and out of public view. Any exterior storage of belongings shall be limited to the fenced-in portion of the property located along the northern half of the project site. For privacy and security, battens or another form of screening shall be incorporated into the existing fencing or an alternative form of screened fencing shall be installed.

TIMING: Field inspection prior to issuance of occupancy permits
ENFORCEMENT: Planning Bureau

- b. Prior to the issuance of building permits, the applicant/property owner shall satisfy the request of the California Regional Water Quality Control Board (Regional Board) for a detailed letter explaining and justifying the intended change of use for the project site. Further, the applicant/property owner shall obtain from the Regional Board a "No Further Requirements" letter for 1368 Oregon Avenue for the proposed residential land use. The letter shall be submitted to the Environmental Health Bureau of the City's Department of Health and Human Services.

TIMING: Prior to issuance of building permits
ENFORCEMENT: Environmental Health Bureau, Department of Health and Human Services

- c. Prior to the issuance of building permits, the applicant/property owner shall have contacted the Department of Toxic Substance Control and completed the required process for environmental clearance for a residential land use, including the preparation of a Human Health Risk Assessment (HHRA) for the project site. All completed documentation shall be submitted to the Environmental Health Bureau of the Department of Health and Human Services.

TIMING: Prior to issuance of building permits
ENFORCEMENT: Environmental Health Bureau, Department of Health and Human Services

- d. Prior to the issuance of certificates of occupancy, the applicant shall prepare, and submit for review and approval, an evacuation plan that addresses all aspects of a necessary evacuation from the shelter due to a hazard or emergency. The plan shall be prepared to the satisfaction of the Fire Chief or his appointee and shall be submitted to the Fire Department to be kept on file.

TIMING: Prior to issuance of occupancy permits

ENFORCEMENT: Fire Department

35. The applicant shall provide and continuously **maintain five (5) on-site parking spaces**, including one disabled accessible parking space, in compliance with all applicable code requirements for parking space and aisle dimensions.
36. The applicant shall submit a **Services Plan** for the review and approval of the Director of Planning and Building. The Plan shall specify all services to be available to all clients and detailing the following information:
 - a. All types of counseling services, identifying each service as voluntary or mandatory to clients;
 - b. The location of all services, identifying which services are to be provided at the project site and which services are to be provided off-site;
 - c. The typical session time, frequency and overall duration of each client service. and
 - d. Criteria used to assess client needs for provision of services.
37. This Administrative Use Permit is only valid for the current applicant and only for an overnight homeless shelter with client services limited to the hours between 4:30 PM to 8:30 AM. This Administrative Use Permit shall not be transferable.
38. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or

Administrative Use Permit

Case No. 0405-15

Date: July 1, 2004

Page 10

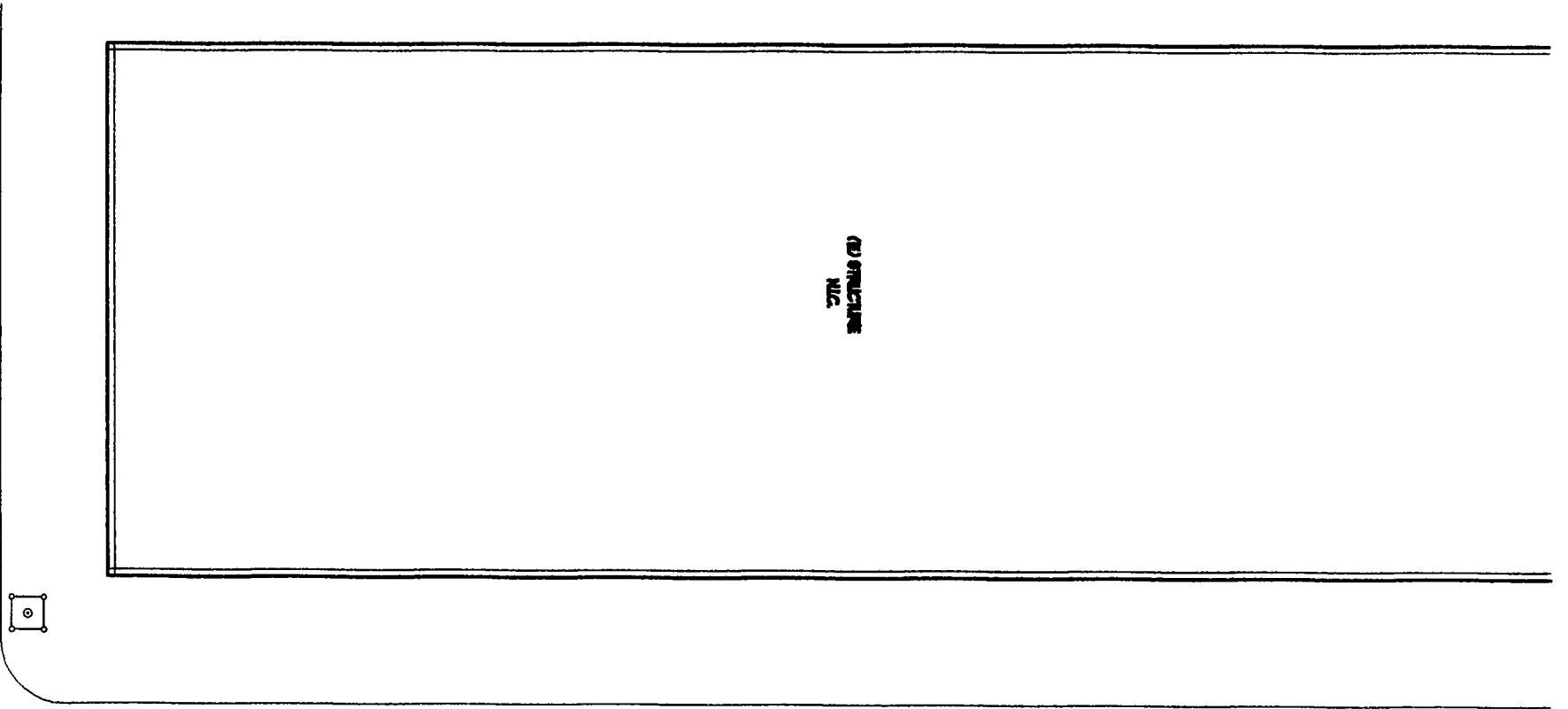
fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

NOTE:

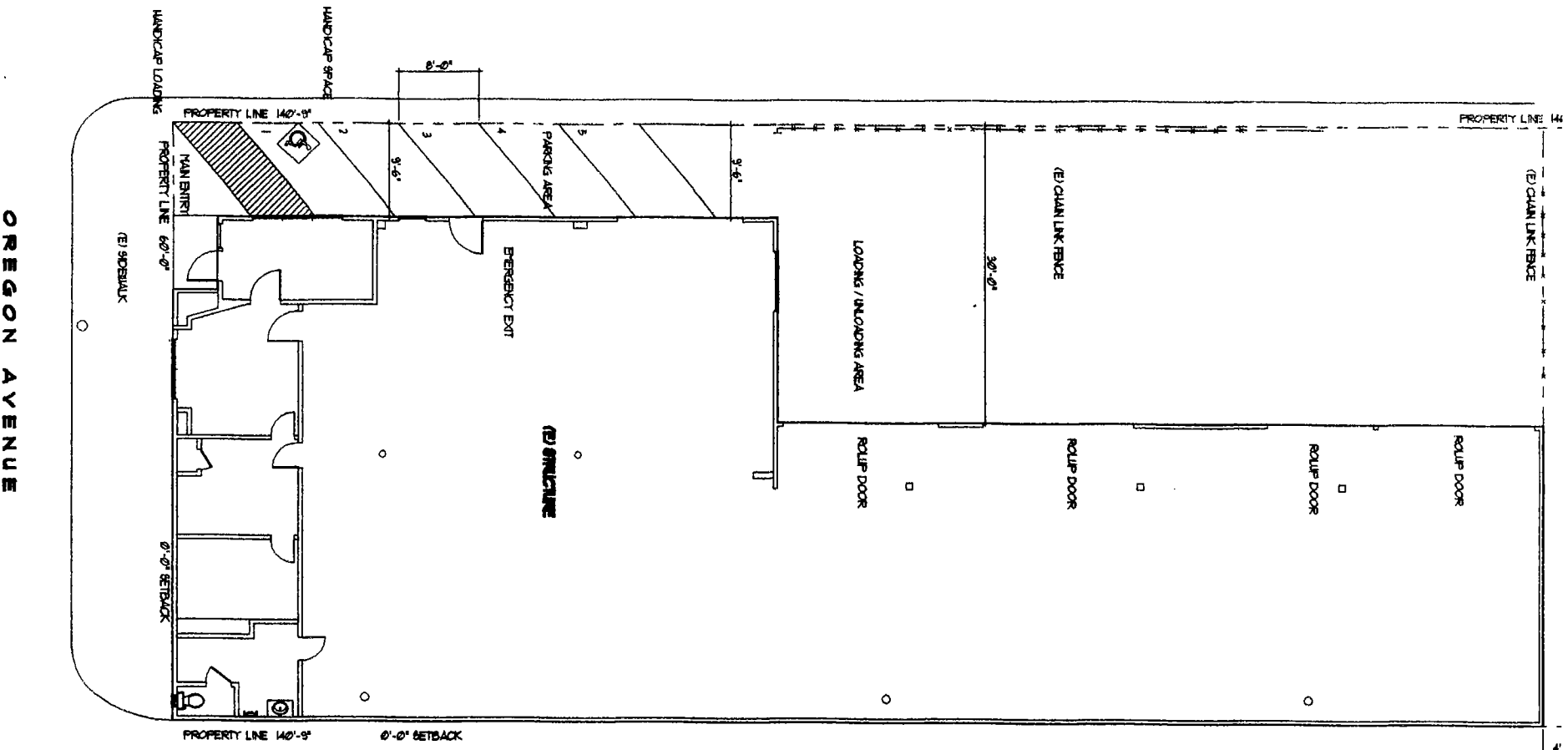
Unless this project obtained vested rights, it is subject to changes relative to Zoning or General Plan amendments that occur after the attainment of project approval. Thus, it is strongly recommended that the project manager closely monitor the activities of the Planning Commission and City Council. It is not the responsibility of the Department of Planning and Building to provide constant up dates on possible changes.

ATTACHMENT #3

PROJECT PLANS



14 TH STREET NORTH

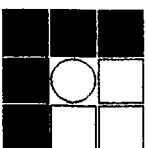


14 TH STREET SOUTH

PROJECT SUMMARY
 GROSS AREA: 8446 SQ. FT.
 EXISTING STRUCTURE: 5,320 SQ. FT.
 ZONE: H-1
 OCCUPANCY: HOUSING
 PARKING PROVIDED: 5 SPACES (1 HANDICAP)
 CONSTRUCTION TYPE: V-MR
 SPRINKLERED: NO



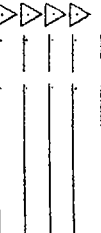
SITE PLAN



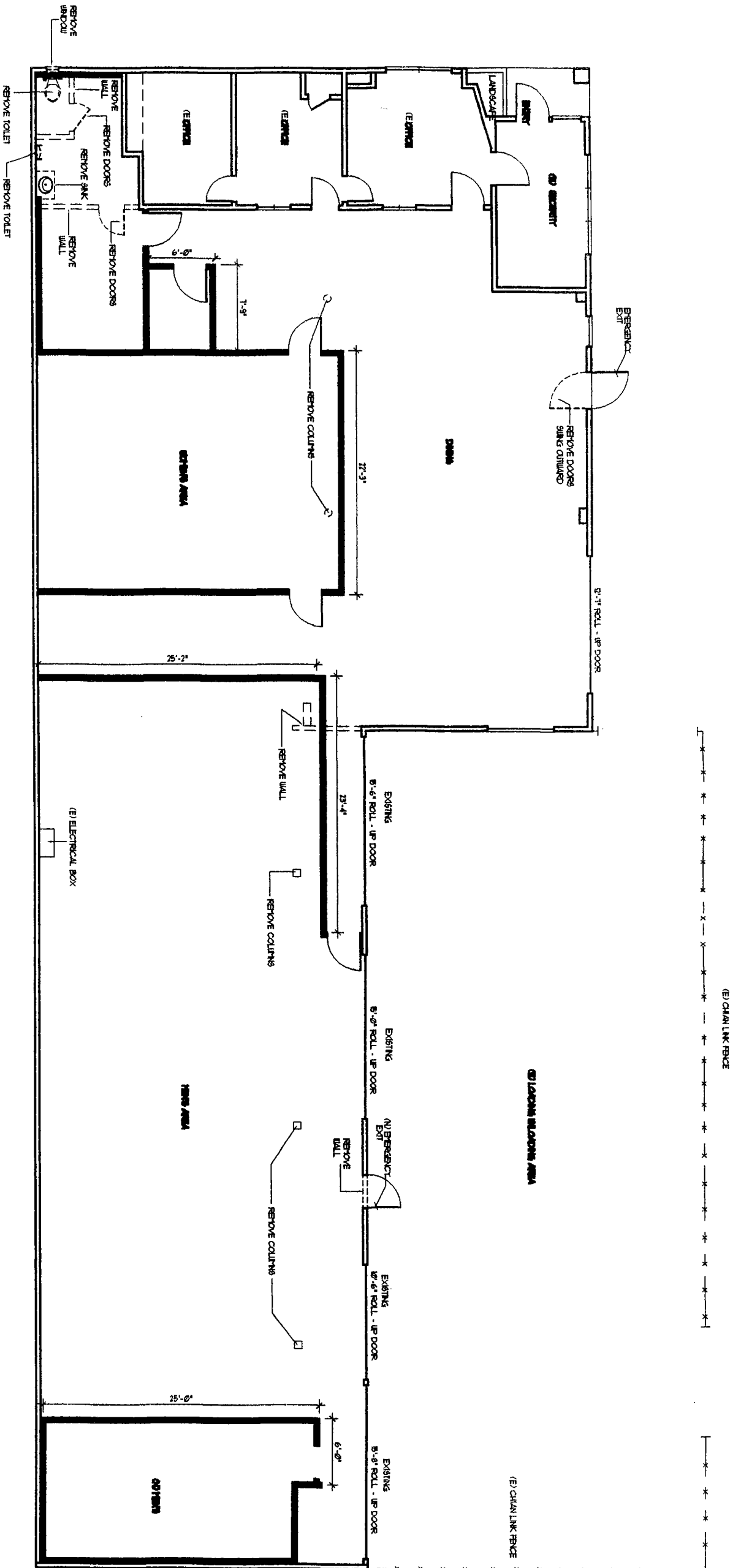
ALVAREZ DESIGN STUDIOS, INC.
 10927 DOWNEY AVE SUITE 17, DOWNEY, CA. 90241
 TEL. 562 861-3883 FAX 562 862-1523

This document is the property of Alvarez Design Studios, Inc. and is not to be used, copied, or reproduced in any form without the written consent of Alvarez Design Studios, Inc. The user of this document is hereby notified that the user is not to be held responsible for any errors or omissions in this document.

GENERAL NOTES



Project No.: 51104
 Phase: DEVELOPMENTAL REVIEW
 Date: 1/8/10
 Scale: 1/8" = 1'-0"
 Drawn By: FRANK A.
 Sheet Number: SP1



GENERAL NOTES:

1. General work shall be performed in accordance with the Contract Documents and the applicable building codes and regulations. Work shall be performed in a safe and proper manner and shall be completed in a timely manner. The Contractor shall be responsible for obtaining all necessary permits and approvals.
2. Carefully identify the type of existing conditions to be removed and the location of existing conditions to be preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved.
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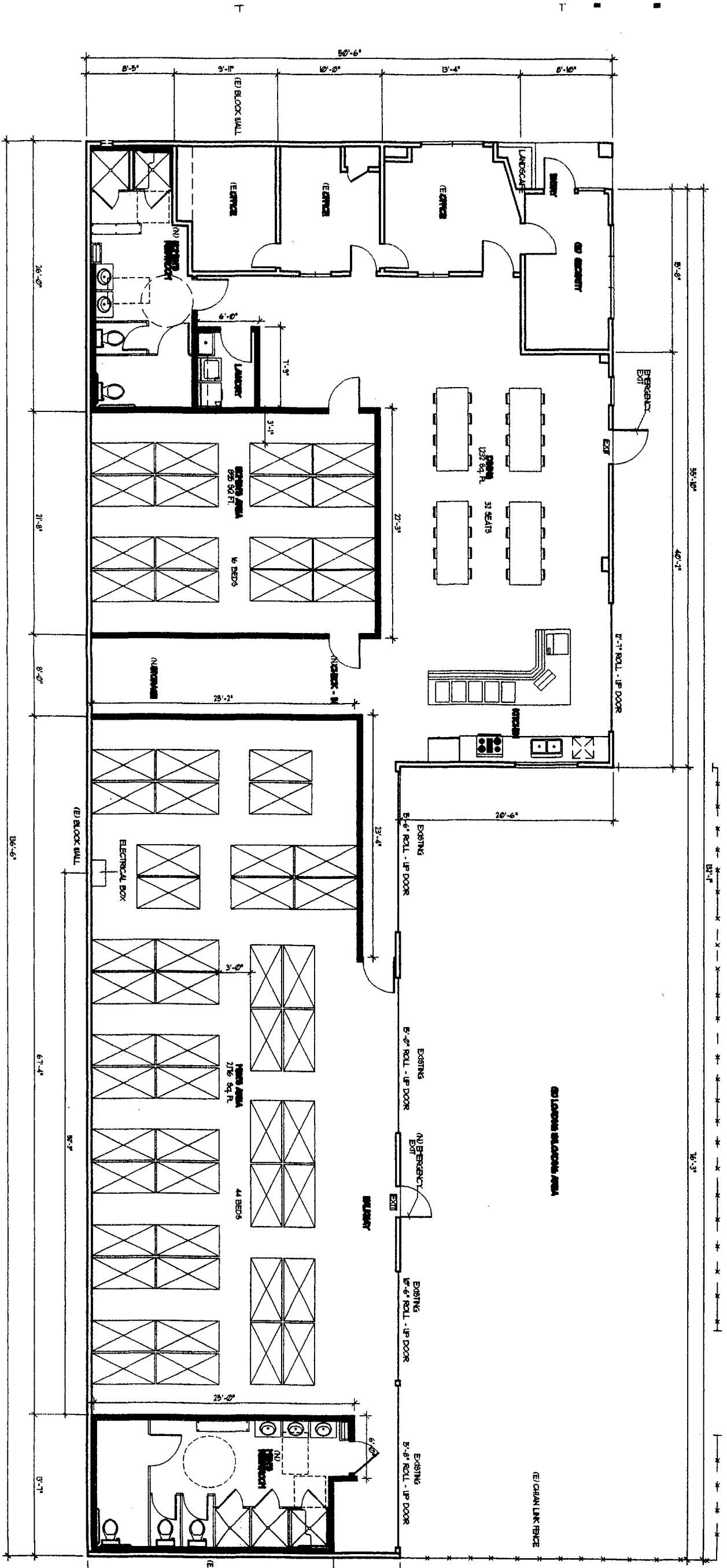
MECHANICAL AND ELECTRICAL:

1. Carefully identify the type of existing mechanical and electrical conditions to be removed and the location of existing mechanical and electrical conditions to be preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved.
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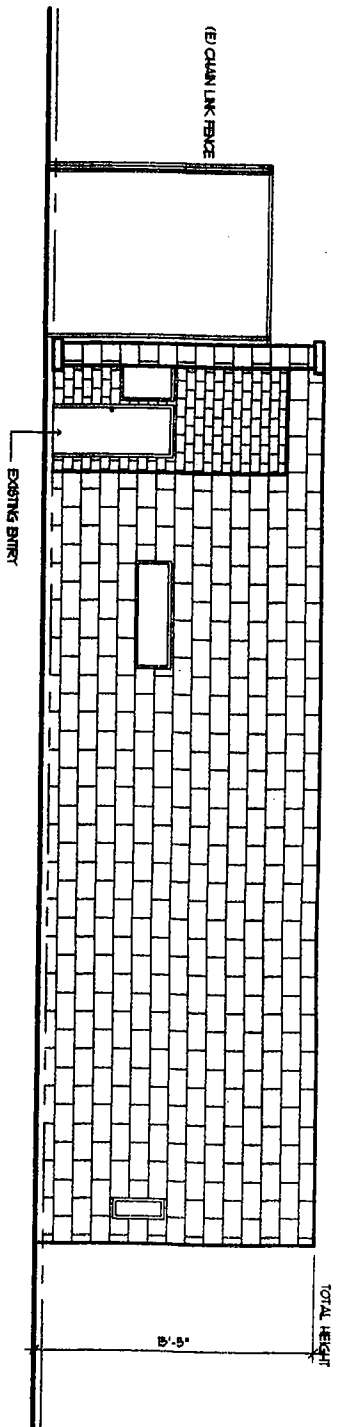
BUILDING CODES:

1. All work shall be performed in accordance with the applicable building codes and regulations. The Contractor shall be responsible for identifying and marking all items to be removed and preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved. The Contractor shall be responsible for identifying and marking all items to be removed and preserved.
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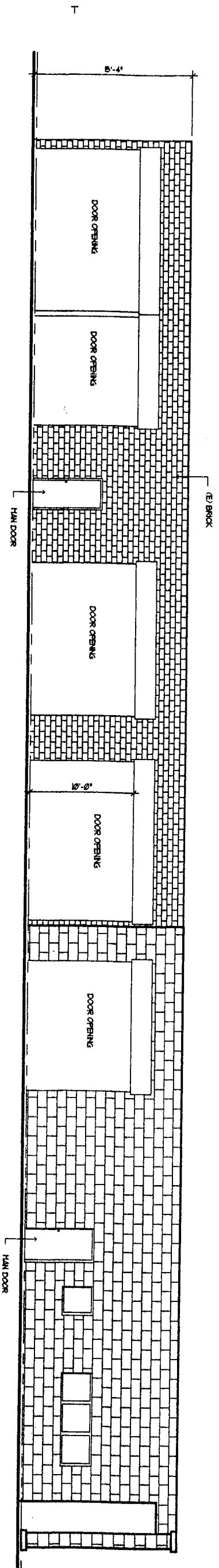




- WALL SCHEDULE**
- (N) 2" WALL STUDS @ 16" X
 - W/ 5/8" GYPHUM WALL BO
 - EACH SFC
 - (E) WALL
- AREA ANALYSIS**
- | | | |
|-------------------|-----------|------------|
| NEB AREA | 44 BEDS | 1240 SQ FT |
| UCFB AREA | 6 BEDS | 899 SQ FT |
| DINING / KITCHEN | 37 TABLES | 871 SQ FT |
| CHECK N / STORAGE | | 301 SQ FT |



WEST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"

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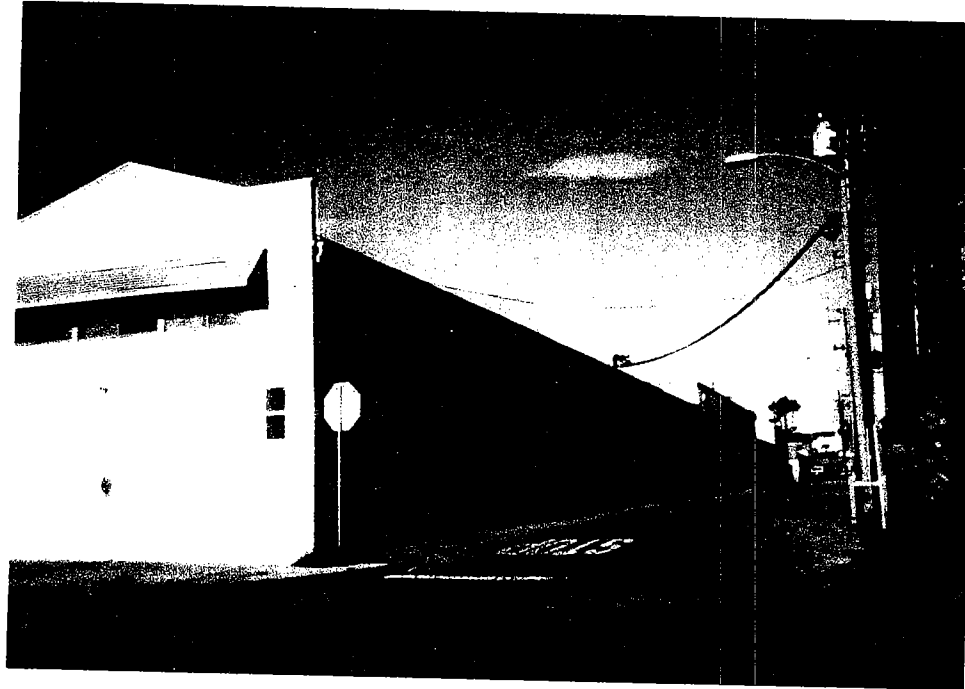
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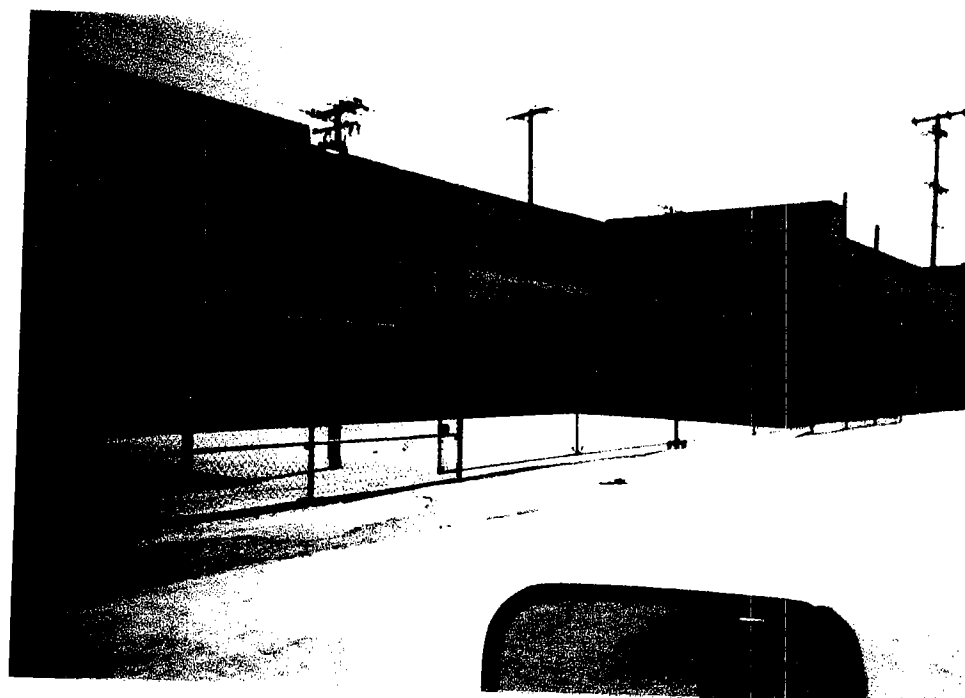
ATTACHMENT #4

PROJECT PHOTOS

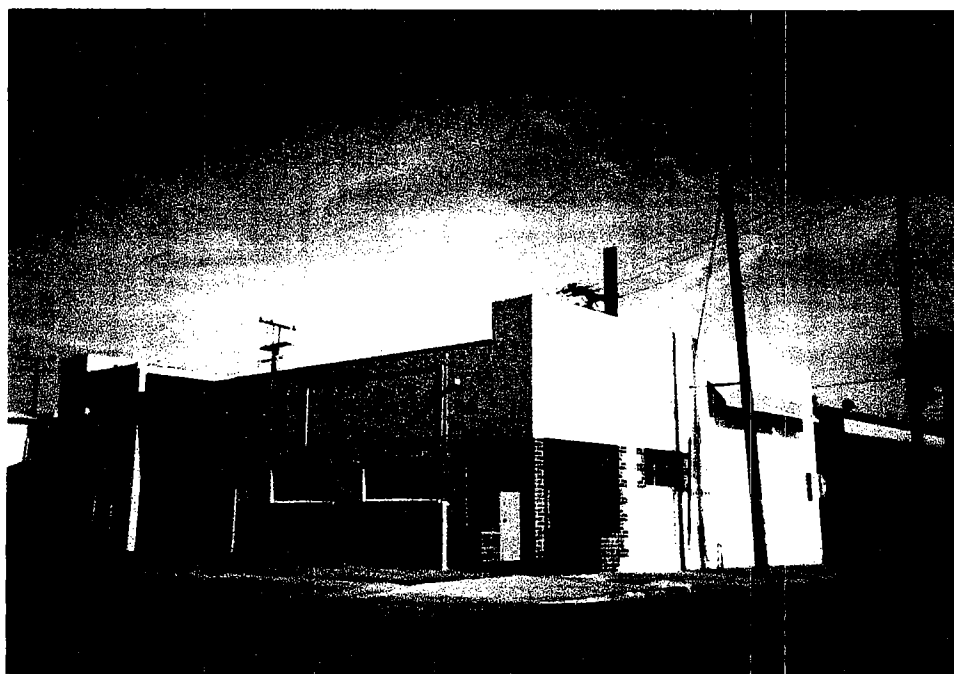
South Face of 1368 Oregon Ave.



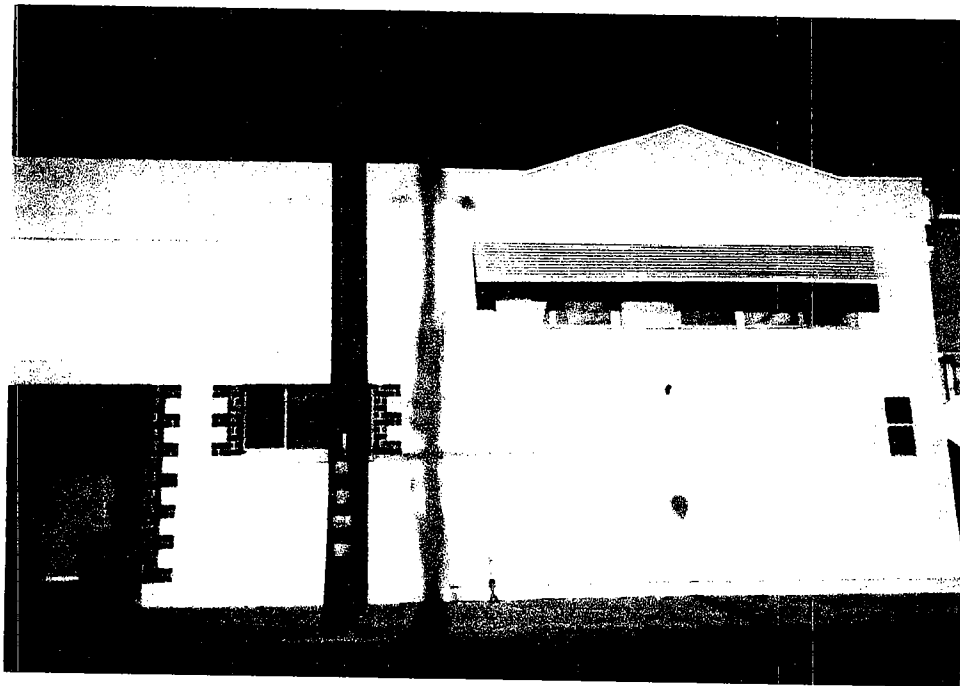
East Face of 1368 Oregon Ave.



North Face of 1368 Oregon Ave.



West Face of 1368 Oregon Ave.



ATTACHMENT #5

ND 17-04



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6753

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Date Mailed: June 10, 2004

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. **Project Location:**

1368 Oregon Avenue in the Magnolia Industrial Area (MIG)

2. **Project Title:**

Project Achieve Homeless Shelter

3. **Project Description:**

The proposed project would be the establishment of a 60-bed, year-round homeless shelter in a 5,310 square foot building on an 8,446 square foot property zoned General Industrial in the Magnolia Industrial Area.

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

Starting Date: June 10, 2004

Ending Date: June 30, 2004

5. **Public Meeting of the Planning Commission**

Date: July 1, 2004

Time: 1:30 p.m.

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

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:

9. The Negative Declaration has no significant impacts.

For additional information contact:

Jill Griffiths
Environmental Planner
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

CITY OF LONG BEACH
PLANNING COMMISSION

**MITIGATED
NEGATIVE DECLARATION**

PROJECT:

I. TITLE:

Project Achieve Homeless Shelter

II. PROPONENT

Institute for Urban Research and Development (IURD)
840 Echo Park Avenue
Los Angeles, CA 90026

III. DESCRIPTION

The proposed project would be the establishment of a 60-bed, year-round homeless shelter in a 5,310 square foot building on an 8,446 square foot property zoned General Industrial in the Magnolia Industrial Area.

IV. LOCATION

1368 Oregon Avenue in the Magnolia Industrial Area (MIG)

V. HEARING DATE & TIME

July 1, 2004

VI. HEARING LOCATION

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

NEGATIVE DECLARATION

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: Jill Haffiths Date: June 10, 2004

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

Project Achieve Homeless Shelter

INITIAL STUDY

Prepared by:

City of Long Beach
Community and Environmental Planning
333 West Ocean Boulevard, Fifth Floor
Long Beach, California 90802

INITIAL STUDY

1. Project title:

Project Achieve Homeless Shelter

2. Lead agency name and address:

Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802

3. Contact person and phone number:

Jill Griffiths
Environmental Planner
City of Long Beach

4. Project location:

1368 Oregon Avenue in the Magnolia Industrial Area (MIG)

5. Project sponsor's name and address:

Institute for Urban Research and Development (IURD)
840 Echo Park Avenue
Los Angeles, CA 90026

6. General Plan:

Land Use District #9G: General Industrial. Per the Land Use Element, "The 9G district is intended to provide areas for any business to conduct legitimate industrial activities, indoors or outdoors, provided such business conducts its operations in a manner consistent with all applicable safety, environmental and zoning regulations."

7. Zoning:

District "IG": Per the Zoning Ordinance, "The General Industrial district is considered the City's 'industrial sanctuary' district where a wide range of industries that may not be desirable in other districts may locate.. The emphasis is on traditionally heavy industrial and manufacturing uses.

8. Description of project:

The proposed project would be the establishment of a permanent homeless shelter at 1368 Oregon Avenue in the Magnolia Industrial Group (MIG) area of the City. The building located at 1368 Oregon Avenue is a 5,310 square foot industrial structure on an 8,448 square foot lot. The building was constructed in 1930.

The proposed shelter would provide beds for a maximum of 60 homeless individuals (up to 44 men and 16 women). The site plan for the proposed shelter illustrates a secure vestibule entrance, three offices, separate restroom and shower facilities for men and women, a kitchen/dining area with 32 seats and a washer and dryer in a laundry room.

9. Surrounding land uses and setting:

The Magnolia Industrial Group is bound by Pacific Coast Highway on the north, Magnolia Avenue on the east, below Anaheim Street on the south and the Los Angeles River on the west. MIG is an established assessment district whose members are local property owners and business operators. The district was formed over a decade ago to protect the area through increased private security and improve the area through beautification projects funded by the membership. The land uses surrounding the MIG area include:

NORTH: Across Pacific Coast Highway is the southern end of the Wrigley neighborhood, consisting of primarily single family detached homes, with some blocks including duplexes and lower density apartment buildings.

EAST: Beyond Magnolia Avenue to the east is the Washington School Neighborhood. It is a more dense neighborhood with more apartment buildings and fewer single family homes. It is a neighborhood with a percentage of overcrowded units.

SOUTH: South of Anaheim Street is a portion of the Magnolia Industrial Area and the Willmore City Heritage Association and the Drake Park Historic area.

WEST: The Los Angeles River and the I-710 Freeway are located directly west of the Magnolia Industrial Area.

10. Other public agencies whose approval is required:

City of Long Beach Planning Commission
City of Long Beach City Council on Appeal

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---------------------------------|---|------------------------------------|
| ◆ Aesthetics | Agriculture Resources | Air Quality |
| Biological Resources | Cultural Resources | Geology/Soils |
| ◆ Hazards & Hazardous Materials | Hydrology/Water Quality | Land Use/Planning |
| Mineral Resources | National Pollution Discharge Elimination System | Noise |
| Population/Housing | Public Services | Recreation |
| Transportation | Utilities/Service Systems | Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

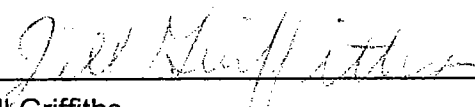
I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Jill Griffiths
Environmental Planner

June 10, 2004

EVALUATION OF ENVIRONMENT IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the score of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Achieve Homeless Shelter

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Achieve Homeless Shelter

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Following this page:

Pages 15 to 40	Discussion of Environmental Impacts
Pages 41 to 42	Mitigation Measures
Attachment 1	Vicinity Map
Attachment 2	Air Photo of proposed project site
Attachment 3	“No Further Requirements” letter for the proposed project site from the California Regional Water Quality Control Board, Los Angeles Region, dated October 23, 2003.
Attachment 4	E-mail from Robert Ehe at the Los Angeles Region of the California Regional Water Quality Control Board to Angela Reynolds, Environmental Officer, dated June 7, 2004.
Attachment 5	Targhee, Inc. Groundwater Monitoring Report for 1368 Oregon Avenue, dated October 1, 2003.
Attachment 6	Targhee, Inc. Remediation of Hexavalent Chromium-Impacted Soil Report for 1368 Oregon Avenue, dated October 1, 2003.
Attachment 7	Targhee, Inc. Results of an Evaluation of Subfloor Conditions and a Remedial Action Plan for 1368 Oregon Avenue, dated August 7, 2003.

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

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

Less Than Significant Impact:

The proposed project would be located within an existing single-story building on Oregon Avenue in the Magnolia Industrial Area (MIG). The MIG area is an established industrial neighborhood. The proposed project would not have an impact on any scenic vista.

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

No Impact:

The project site is located in a highly urbanized setting. Development of the proposed project would not impact any scenic resources. In addition, the project site is not located on or near a designated State Scenic Highway.

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

Less Than Significant Impact With Mitigation:

The proposed project would be a permanent homeless shelter that would operate between the hours of 4:30pm and 8:30am. During the hours of operation, the shelter is where the clients would eat, bathe and sleep. Each client would have some storage space for personal belongings in drawers underneath their bed.

It would not be unusual, however, for the clients to have personal belongings that would not fit into the allotted drawer space. In the event that shelter clients have personal belongings that must be stored on-site beyond their individual assigned drawers, the following mitigation measure shall apply:

- I-1 All personal belongings of shelter clients shall be stored on-site and out of public view. Any exterior storage of belongings shall be limited to the fenced-in portion of the property located along the northern half of the project site. For privacy and security, battens or another form of screening shall be incorporated into the existing fencing or an alternative form of screened fencing shall be installed.

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

Less Than Significant Impact:

The proposed homeless shelter would be required to have exterior security lighting. However, any such lighting would not be expected to have a negative impact upon the surrounding industrial area.

II. AGRICULTURE RESOURCES

The project site is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located within a section of the city that has been developed for well over half a century. Development of the proposed project would have no effect upon any agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon

monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a) Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact:

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. The project is consistent with the goals of the City of Long Beach Air Quality Element that calls for achieving air quality improvements in a manner that continues economic growth. No impact is anticipated.

b) Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less than Significant Impact:

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds(lbs/day)	Operational Thresholds(lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150

SO _x	150	150
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Construction emissions would be limited to interior improvements of the building for the proposed homeless shelter as well as minor exterior improvements, such as parking space striping. Therefore, construction emissions would be estimated to be well below threshold levels. The estimated emissions that would be produced during the duration of the tenant improvements would be negligible. The sources of these estimates are based on CEQA Air Quality Handbook, revised 1993, Table 9-1 Screening Table for Estimating Total Construction Emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Project Emissions	N/A	N/A	N/A	N/A
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

Estimated automobile emissions from the project are listed in the table below. The sources of these estimates are based on CEQA Air Quality Handbook, revised 1993, Table 9-7 Screening Table for Estimating Mobile Source Operation Emissions. The primary source of operational emissions is vehicle trips of which this project is unlikely to produce significant new vehicle trips. Please also see XVI (a) and (b) supra for discussion. Based upon these estimates, the proposed project would not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Exhaust Emissions	8.88	5.28	87.36	.72
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

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

Less than Significant Impact:

Please see III (a) and (b) supra for discussion.

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

No Impact:

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, the elderly, and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project would not be anticipated to produce significant levels of any emission that could affect sensitive receptors.

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

No Impact:

The proposed project would be a year-round homeless shelter within an existing building. The proposed land use would not be expected to create any objectionable odors that would affect the surrounding population.

IV. BIOLOGICAL RESOURCES

The project site is located within a highly urbanized portion of the city and the proposed project would occur within an existing structure. As a result, the questions from the environmental checklist for this category can be addressed with one response.

Would the project:

- a) **Have a substantial adverse impact either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**
- e) **Conflict with any local policies ordinances protecting biological resources, such as a tree preservation policy or ordinance?**
- f) **Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact:

As stated, the proposed project would operate in an established, urbanized portion of the city. The surrounding industrial neighborhood is mainly concrete and the only vegetation is either planted street trees or sparse native species in the form of weeds. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity is limited to that typically found in highly populated and urbanized Southern California settings.

No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

In terms of background, there is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people have been destroyed as the city has been developed. Of the archaeological sites remaining, many of them are concentrated in the southeast sector of the city. With regard to the proposed project, a year-round homeless shelter in an existing structure, no adverse impacts would be anticipated to cultural resources. As a result, the questions from the environmental checklist for this category can be addressed with one response.

Would the project:

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?**

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?**
- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

No Impact.

The proposed project would have no impact on any historical resource, nor would it require any excavation. Only tenant improvements in the interior and on the exterior of an existing building would be required. In addition, the project site is located outside the area of the City expected to have the higher probability of latent artifacts.

VI. GEOLOGY AND SOILS

The proposed project would be located outside of all of the special study zones for earthquake faults as illustrated on Plate 2 of the Seismic Safety Element of the General Plan.

- a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact.

No faults are known to pass beneath the site, and the area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault. No significant impact is anticipated.

- ii) **Strong seismic ground shaking?**

Less Than Significant Impact.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at the proposed site if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a given location. Given these variables it is not possible to determine the level of damage that may occur on the site during a seismic event. However, the construction improvements for the proposed shelter must conform to all current state and local building codes.

iii) Seismic-related ground failure, including Liquefaction?

Less Than Significant Impact.

According to the Seismic Safety Element of the General Plan, the proposed project is located on the fringe of the area labeled "Liquefaction Potential Significant" on Plate 7, the Source Base Map prepared by the Bureau of Engineering. This status is consistent with much of the Magnolia Industrial Area, the Wrigley neighborhood, and most of Long Beach west of the Los Angeles River. According to the Seismic Safety Element, the potential for liquefaction at a given location in the event of an earthquake would depend upon the level of shaking, the groundwater conditions, and the subsurface soil conditions at that particular location.

iv) Landslides?

No Impact.

No landslides are anticipated to occur on the site of the proposed project. No impact would be anticipated.

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

No Impact.

The proposed project would not result in any soil erosion. The project would consist of construction improvements on the interior and exterior of an existing building. No impact would be anticipated.

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

No Impact.

Please see VI. (b) supra for discussion.

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

No Impact.

Please see VI. (b) supra for discussion.

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

No Impact.

Please see VI. (b) supra for discussion.

VII. HAZARDS AND HAZARDOUS MATERIALS

The proposed project, a year-round homeless shelter, would be located in an existing building at 1368 Oregon Avenue in the Magnolia Industrial Area. The building was constructed in 1930 and, from 1977 to 1996, was occupied by Nova Techno Corporation, a machining and chrome plating business. The business utilized three vaulted open tanks inside the building, two of which were used for plating while the third was used as a rinse tank.

The building was sold to its present owner within the last eight months. Prior to the sale, the previous owner of the building had remediation work done that involved the testing of soil and groundwater underneath the building and the removal of contaminated soil from underneath the building. The soil contained hexavalent chromium. In addition to the removal of contaminated soil, the remediation process also involved the removal of the two plating tanks.

All of the remediation work was performed by Targhee, Inc., an environmental consulting firm. Following the completion of the work by Targhee, the California Regional Water Quality Control Board (the Regional Board) issued a "no further requirements" letter for the project site. The letter cleared the project site for sale to a new owner and for future use as an industrial building. The Regional Board's "no further requirements" letter dated October 23, 2003, is included in this document as Attachment 3. Documents prepared by Targhee, Inc. for the work completed at the project site are included for reference purposes as Attachments 5, 6 and 7. The Targhee documents describe in full the testing and remediation that took place.

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

No Impact:

The proposed project would be a year-round overnight homeless shelter that would accommodate a maximum of 60 clients. The proposed project would not be in the business of routinely transporting, using or disposing of hazardous materials and, therefore, would not be anticipated to create any sort of hazard through those practices.

- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact With Mitigation:

The Regional Board issued a "no further requirements" letter that cleared the project site for future use as an industrial building. The proposed year-round homeless shelter would be identified as a residential land use rather than an industrial land use. This fact triggered the solicitation of an opinion from the Regional Board regarding the proposed shelter. The Regional Board responded with phone calls and an e-mail from Robert Ehe, a Water Resource Control Engineer at the Regional Board. The e-mail stated that the "no further requirements" letter had a few conditions: (1) that the three groundwater monitoring wells located underneath the building on the project site shall be maintained and the property owner shall notify the Regional Board of any disturbance of the wells; (2) that written notification must be provided to the Regional Board within 72 hours should any contamination be encountered; and (3) that written notification must be submitted to the Regional Board should a change in land use be proposed for the project site.

In the e-mail dated June 7, 2004, Mr. Ehe further stated the following:

"There was no disclosure to Regional Board staff that a change of use was intended, in fact this case closure was granted with the expectation of continued industrial use. It is our opinion that the city should conduct its own health risk assessment prior to any change of property use. We request you send the Executive Officer of the Regional Board a detailed letter explaining and justifying the intended change of use for this property as soon as possible."

The e-mail from Mr. Ehe is included in its entirety as Attachment 4. In addition to speaking with Mr. Robert Ehe, Angela Reynolds, the City's Environmental

Officer, conducted a telephone conversation with Mr. Robert Sams, legal counsel to the Regional Board. Mr. Sams indicated that the applicant/property owner would be obligated to contact the Regional Board because the use of the building was changing from industrial to residential. Mr. Sams also stated that the Regional Board would require a Human Health Risk Assessment (HHRA) before they would issue another "no further requirements" for a residential use.

Mr. Sams further explained that, pursuant to Sections 25220 and 25230 of the California Health and Safety Code, the applicant/property owner was required to also contact the Department of Toxic Substance Control (DTSC). Ms. Reynolds contacted the DTSC and was informed that, for a residential use, the owner of the property was required to submit the following information to the DTSC before there could be an environmental clearance issued: (1) A thorough site characterization; (2) a document detailing the extent of contamination at the site; (3) a Human Health Risk Assessment; (4) established clean-up goals; and (5) a removal action work plan.

Given the opinion from the Regional Board legal counsel, the following mitigation measures shall be required for the proposed project:

- VII-1 Prior to the issuance of building permits, the applicant/property owner shall satisfy the request of the Regional Board for a detailed letter explaining and justifying the intended change of use for the project site. Further, the applicant/property owner shall obtain from the Regional Board a "No Further Requirements" letter for 1368 Oregon Avenue for the proposed residential land use. The letter shall be submitted to the Environmental Health Bureau of the Department of Health and Human Services.
- VII-2 Prior to the issuance of building permits, the applicant /property owner shall have contacted the Department of Toxic Substance Control and completed the required process for environmental clearance for a residential land use, including the preparation of a Human Health Risk Assessment (HHRA) for the project site. All completed documentation shall be submitted to the Environmental Health Bureau of the Department of Health and Human Services

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact:

Operation of the proposed homeless shelter would not include the discharge of hazardous emissions or the handling of hazardous or acutely hazardous

material, substances or waste. The function of the shelter would to provide overnight care and guidance for up to 60 clients.

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

No Impact.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The most recent version of the Cortese List (current as of 06-08-2004) does not list the project site as contaminated with hazardous materials. For the record, of the 75 sites listed in Los Angeles County, only one site is located in Long Beach. Source: www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm

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

No Impact:

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

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

No Impact:

Please see VII (e) supra for discussion.

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

Less Than Significant Impact With Mitigation:

The proposed project would involve a maximum of 60 clients sleeping in the shelter on any given night. If there were to be an evacuation due to a hazard or an emergency, the shelter clients would be viewed as a concentration of "persons in need", similar to adults or children in a daycare setting who would need assistance in evacuating. The shelter would be required by code to have posted evacuation routes to be utilized in an emergency. In addition,

the following mitigation measure would require the operators of the shelter to have an evacuation plan on file with the Fire Department. The plan would address a safe evacuation that would protect and accommodate all of the shelter clients as well as the shelter staff.

VII-3 Prior to the issuance of certificates of occupancy, the applicant shall prepare, and submit for review and approval, an evacuation plan that addresses all aspects of a necessary evacuation from the shelter due to a hazard or emergency. The plan shall be prepared to the satisfaction of the Fire Chief or his appointee and shall be submitted to the Fire Department to be kept on file.

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

No Impact:

The proposed site is within an urbanized setting and will not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

The proposed project would comply with all state and federal requirements pertaining to preservation of water quality.

- a) **Would the project violate any water quality standards or waste discharge requirements?**

No Impact:

Development of the proposed homeless shelter would not violate any wastewater discharge standards. The project site is in an urbanized area that is not directly adjacent to any major water source. All storm and sanitary sewer drains are currently in place and the industrial neighborhood where the project site is located is fully developed.

- b) **Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

No Impact

The proposed project would not involve any grading or excavation. The proposed project become established in an existing industrial building. The operation of the proposed land use would not be expected to adversely affect groundwater supplies.

- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No Impact:

Please see VIII (a) and (b) supra for discussion.

- d) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

No Impact:

Please see VIII (a) and (b) supra for discussion.

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

No Impact:

Please see VIII (a) and (b) supra for discussion.

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

No Impact.

Please see VIII (a) and (b) supra for discussion.

- g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

Less Than Significant Impact.

The proposed project, a year-round homeless shelter, would be located within a 100 year flood inundation area according to Plate 10 in the Seismic Safety Element of the General Plan. The Element states that the intervening ground between flood control dams and the city of Long Beach is generally low and flat, and that much of the water from a flood would be expected to dissipate before reaching Long Beach.

- h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact.

The proposed project does not involve the construction of any new structures. The proposed homeless shelter would occupy a structure that is already in place in an established industrial area.

- i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

Less Than Significant Impact.

The two flood control dams that would flow into the Los Angeles River are the Sepulveda Dam and Hansen Dam. According to the Seismic Safety Element, the Los Angeles River channel would be expected to contain a failure of the Sepulveda Dam. The failure of Hansen Dam, however, could cause flooding as far south as north and west Long Beach. The site of the proposed project is located on the southeast edge of the 100 year flood inundation area that would be affected by Hansen Dam.

- j) Would the project be inundated by seiche, tsunami, or mudflow?**

No Impact:

The proposed project is not within a zone influenced by the inundation of seiche, tsunami, or mudflow as shown in the Long Beach Seismic Element.

IX. LAND USE AND PLANNING

The proposed year-round homeless shelter would be located within an existing industrial building on land that is located in General Plan Land Use District "#9G", General Industrial, and in Zoning District "IG", General Industrial. Per the Zoning Division, an Administrative Use Permit (AUP) is required in order for the proposed land use to locate in the "IG" Zoning District.

a) Would the project physically divide an established community?

Less Than Significant Impact.

The proposed homeless shelter would be located within the Magnolia Industrial Area (MIG), which is an established industrial neighborhood with its own assessment district. The idea of the proposed land use has generated different points of view within the Magnolia Industrial Area, but the actual land use would not physically divide the MIG area.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The Magnolia Industrial Area is located within the Central Long Beach Redevelopment Area. As part of the discretionary process, the proposed land use should be analyzed as to whether or not it would be in conformance or in conflict with the overall goals and objectives for the growth and improvement of the Central Long Beach Redevelopment Area.

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

No Impact.

The proposed homeless shelter would be located in a established, developed sector of the city. It would not conflict with any applicable habitat or natural communities conservation plan.

X. MINERAL RESOURCES

The primary mineral resource within the City of Long Beach has been oil. From the beginning of this century, oil extraction operations within the city have

diminished as this resource has become depleted due to extraction operations. Today oil extraction continues but on a much reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact.

Establishment of the proposed project would occur in an existing structure and would not result in the loss of availability of any known mineral resource.

- b) **Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact.

Again, establishment of the proposed project would not result in the loss of availability of any locally-imported mineral resource.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

Development of the proposed project would not involve major construction or the need to create any new drainage or filtering system. No significant impacts are anticipated with respect to NPDES requirements.

- a) **Would the project result in a significant loss of pervious surface?**

No Impact.

The project site is completely developed with a 5,310 square foot structure on a 8,446 square foot lot with hardscaped areas. The proposed project would not result in a significant loss of pervious surface.

- b) **Would the project create a significant discharge of pollutants into the storm drain or water way?**

Less Than Significant Impact.

The proposed project would occupy interior and exterior space at an existing industrial building. Drainage systems are in place in the industrial neighborhood. There would be expected periodic washing down of the enclosed, exterior portion of the site. The impact of the project upon the storm drain system would be similar or less than other existing industrial buildings in the Magnolia Industrial Area.

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

No Impact.

Please see XI (b) supra for discussion.

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards. The project area is located in District 1 of the Noise District Map, which sets daytime (7AM - 10PM) exterior noise limits to 45 dBA and night (10PM -7AM) exterior noise limits to 35 dBA.1

a) Would the project exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact.

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During the period of construction improvements, the proposed project may cause temporary

increases within the ambient noise levels but it is not expected to exceed established standards. Project construction must conform with the Noise Ordinance. As stated in §8.80.202, "no person shall operate or permit the operation of any tools or equipment used for construction, alternation, repair, remodeling, drilling, demolition or any other related building activity which would produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours of seven p.m. and seven a.m.

- b) Would the project exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

No Impact.

The proposed project would involve interior and exterior improvements in an existing structure and would not be expected to generate any ground borne vibrations or noises.

- c) Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

No Impact.

Ambient noise levels in the general vicinity of the proposed project sight are not anticipated to increase significantly from the development

- d) Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than Significant Impact.

The proposed homeless shelter would be established in a building that has been vacant for a period of time. Development of the proposed shelter would involve construction noise typically associated with tenant improvements. Such noise could create a temporary increase in the ambient noise level in the surrounding area. Once the improvements have been completed, the noise levels created by the homeless shelter would likely be consistent and non-disruptive.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact.

The proposed homeless shelter would not be located within an airport land use plan.

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

No Impact.

Nor would the proposed homeless shelter would not be located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000 Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact.

The proposed project, a year-round homeless shelter, would add a residential population to the Magnolia Industrial Area. This population, however, would not be permanent because clients of the shelter would have maximum stays of 90 days. Therefore, the population would be fluid, and not substantial.

- b) **Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact.

The establishment of the proposed homeless shelter would not displace any existing housing units.

- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact.

The establishment of the proposed homeless shelter would not displace any people from their homes.

XIV. PUBLIC SERVICES

Fire protection is provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

The Long Beach Police Department serves the project site. The Department is divided into Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City has four Patrol Divisions; East, West, North and South.

The City of Long Beach is primarily served by the Long Beach Unified School District, which also serves the Cities of Signal Hill, and most of Lakewood. The District has been operating at or over capacity.

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

a) Fire protection?

Less Than Significant Impact.

The proposed land use would be a year-round homeless shelter that would operate between the hours of 4:30pm and 8:30am. The shelter would serve single men and women (no families or children). In case of an emergency, all occupants of the building would need to be able to egress the building safely and quickly. Please refer to Mitigation Measure VII-3, which requires an evacuation plan for the shelter. The Fire Code would also require the shelter to have posted an evacuation route for the staff and clients of the shelter to utilize in the event of an emergency.

b) Police protection?

Less Than Significant Impact.

The proposed homeless shelter would be served by the West Division of the Police Department. Through the Technical Advisory Committee, the Police Department provided comments to the applicant regarding crime prevention and

public safety. The management plan submitted for the shelter includes a section on security, the fact that the shelter will utilize an independent security company, and that they intend to work closely with the Police Department. In addition, the Magnolia Industrial Area, with its own assessment district, contracts for additional security for the MIG properties. The homeless shelter would be expected to become a member of MIG.

c) Schools?

No Impact:

Based upon the description of how the proposed shelter would operate, it would not be expected to have any impact upon the Long Beach Unified School District.

d) Parks?

No Impact.

Based upon the description of how the proposed shelter would operate, it would not be expected to have any impact upon the park facilities in the City.

e) Other public facilities?

Less Than Significant Impact.

Based upon the description of how the proposed shelter would operate, there could be an impact upon the Multi Service Center in terms of the number of clients it would be expected to be responsible for each weekday (up to 60 individuals).

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact.

The proposed project, a year-round homeless shelter for single adults, would not require the development of new recreational amenities. Based upon the description of how the proposed shelter would operate, it would not be expected to have an impact upon the park facilities in the City. However, the Police Department, in their comments to the Technical Advisory Committee, did express concerns regarding a potential further impact upon the 14th Street greenbelt park and the surrounding area.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact.

The proposed homeless shelter does not include any recreational facilities that would have an adverse effect upon the environment.

XV. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

- a) **Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less than Significant Impact.

The proposed homeless shelter would be located in the Magnolia Industrial Area and would occupy a building that has been vacant for several years. The traffic load generated by the staff and vans transporting clients of the shelter would represent an increase over the traffic that currently exists in the industrial neighborhood. The increase in traffic, however, would not be expected to exceed the anticipated load assumed for the industrial building where the shelter would be located.

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

Less than Significant Impact:

The proposed homeless shelter would be located in an industrial area where the streets and intersections have been designed to accommodate the square footage of the existing structures. The increase in trips, both from shelter staff and from transport of the clients to and from the shelter, would not exceed, either individually or cumulatively, the established levels of service standards.

- c) **Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact.

The proposed project would have no impact upon air traffic patterns and is unrelated to air traffic.

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

No Impact.

The proposed homeless shelter would not have an impact on any circulation patterns. The only changes and improvements occurring as a result of the project would construction improvements to the existing structure where the shelter would be located.

- e) **Would the project result in inadequate emergency access?**

No Impact.

The shelter management plan proposes that clients would be unloaded and loaded from vans along the north side of the building. The same access would be available for emergency vehicles to utilize. No inadequate access for emergency vehicles would be anticipated.

- f) **Would the project result in inadequate parking capacity?**

Less Than Significant Impact.

According to the site plan submitted by the applicant, the proposed homeless shelter would have five diagonal parking spaces located at the northwest corner of the building. At the time the Mitigated Negative Declaration began to circulate, it had not been determined if the location of these spaces was adequate. In the event the applicant would be required to propose an alternative parking plan, the project site would also be able to accommodate some parking spaces on the northeast portion of the project site.

- f) **Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

No Impact.

The proposed project would not conflict with any adopted policies regarding alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS

The proposed homeless shelter would operate within an existing industrial building and would put demands upon the utilities and service systems similar to that of a business functioning in the building. In this environmental checklist category, the questions can all be answered with one response.

Would the project::

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) **Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact.

The proposed homeless shelter would not be expected to place an undue burden on any utility or service system. The shelter would be established in an existing building that was taken into account when the surrounding utility and service systems were planned.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Overall, the proposed land use is one that would raise questions wherever it would propose to locate. The emphasis in this document has been upon the actual structure where the homeless shelter would be located and the manner in which it would operate.

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact.

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

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less Than Significant Impact.

The proposed homeless shelter, if managed and operated as proposed, would have a less than significant impact in comparison to other similar land uses. The shelter would not be anticipated to have a significant cumulative considerable effect upon the environment.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact.

If the mitigation measures listed on following pages are satisfied, then the environmental effects of the proposed homeless shelter would be reduced and it would not be expected to cause substantial adverse effects upon the staff, the clients or the surrounding environment.

MITIGATION MONITORING PROGRAM

MITIGATED NEGATIVE DECLARATION 17-04 FOR PROJECT ACHIEVE HOMELESS SHELTER 1368 OREGON AVENUE LONG BEACH, CALIFORNIA

I. AESTHETICS

- I-1 All personal belongings of shelter clients shall be stored on-site and out of public view. Any exterior storage of belongings shall be limited to the fenced-in portion of the property located along the northern half of the project site. For privacy and security, battens or another form of screening shall be incorporated into the existing fencing or an alternative form of screened fencing shall be installed.

TIMING: Field inspection prior to issuance of occupancy permits.

ENFORCEMENT: Planning Bureau

VII. HAZARDS AND HAZARDOUS MATERIALS

- VII-1 Prior to the issuance of building permits, the applicant/property owner shall satisfy the request of the Regional Board for a detailed letter explaining and justifying the intended change of use for the project site. Further, the applicant/property owner shall obtain from the Regional Board a "No Further Requirements" letter for 1368 Oregon Avenue for the proposed residential land use. The letter shall be submitted to the Environmental Health Bureau of the Department of Health and Human Services.

TIMING: Prior to issuance of building permits.

ENFORCEMENT: Environmental Health Bureau
Department of Health and Human Services

- VII-2 Prior to the issuance of building permits, the applicant /property owner shall have contacted the Department of Toxic Substance Control and completed the required process for environmental clearance for a residential land use, including the preparation of a Human Health Risk Assessment (HHRA) for the project site. All completed documentation

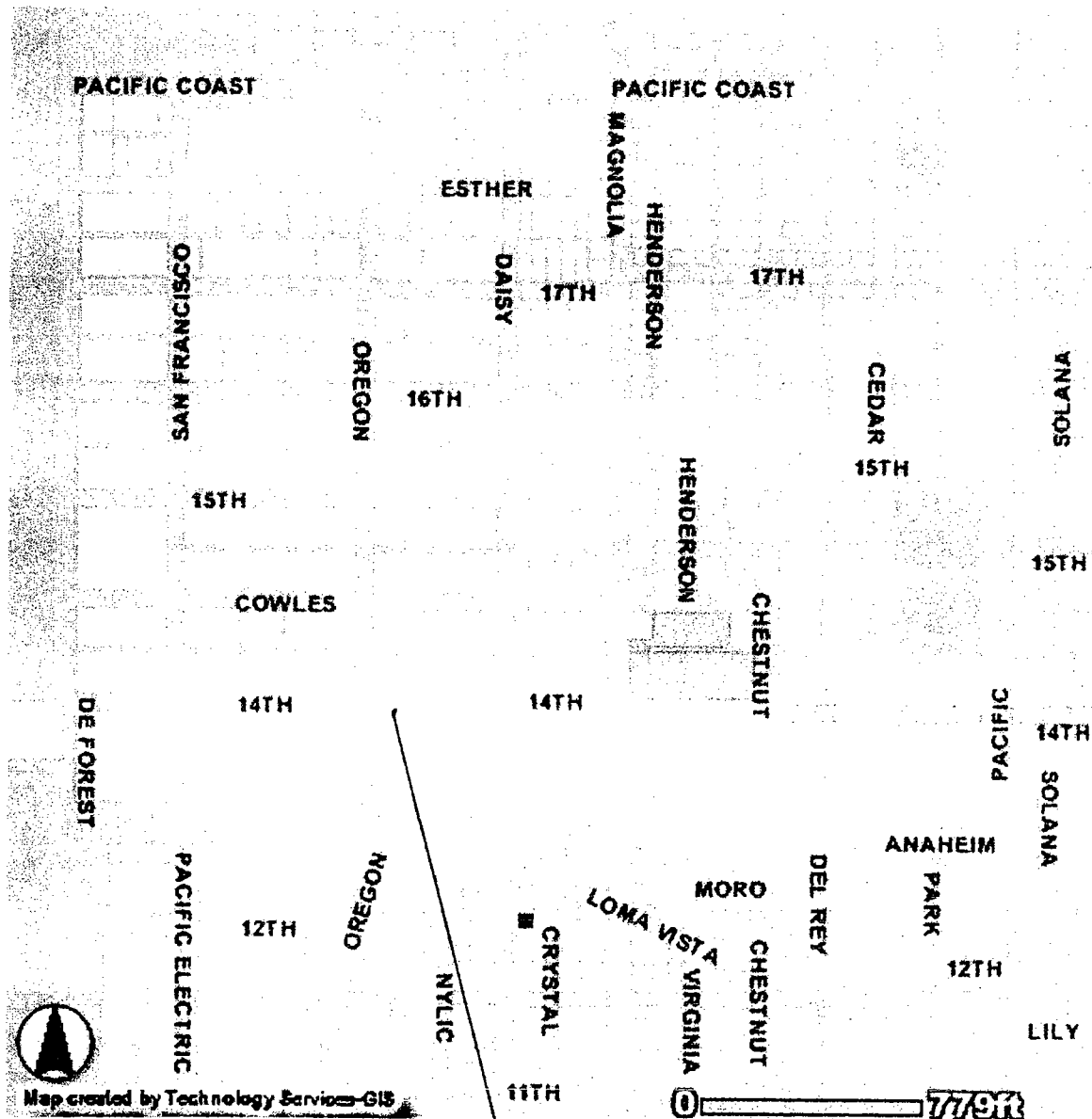
shall be submitted to the Environmental Health Bureau of the Department of Health and Human Services

TIMING: Prior to issuance of building permits.
ENFORCEMENT: Environmental Health Bureau
Department of Health and Human Services

VII-3 Prior to the issuance of certificates of occupancy, the applicant shall prepare, and submit for review and approval, an evacuation plan that addresses all aspects of a necessary evacuation from the shelter due to a hazard or emergency. The plan shall be prepared to the satisfaction of the Fire Chief or his appointee and shall be submitted to the Fire Department to be kept on file.

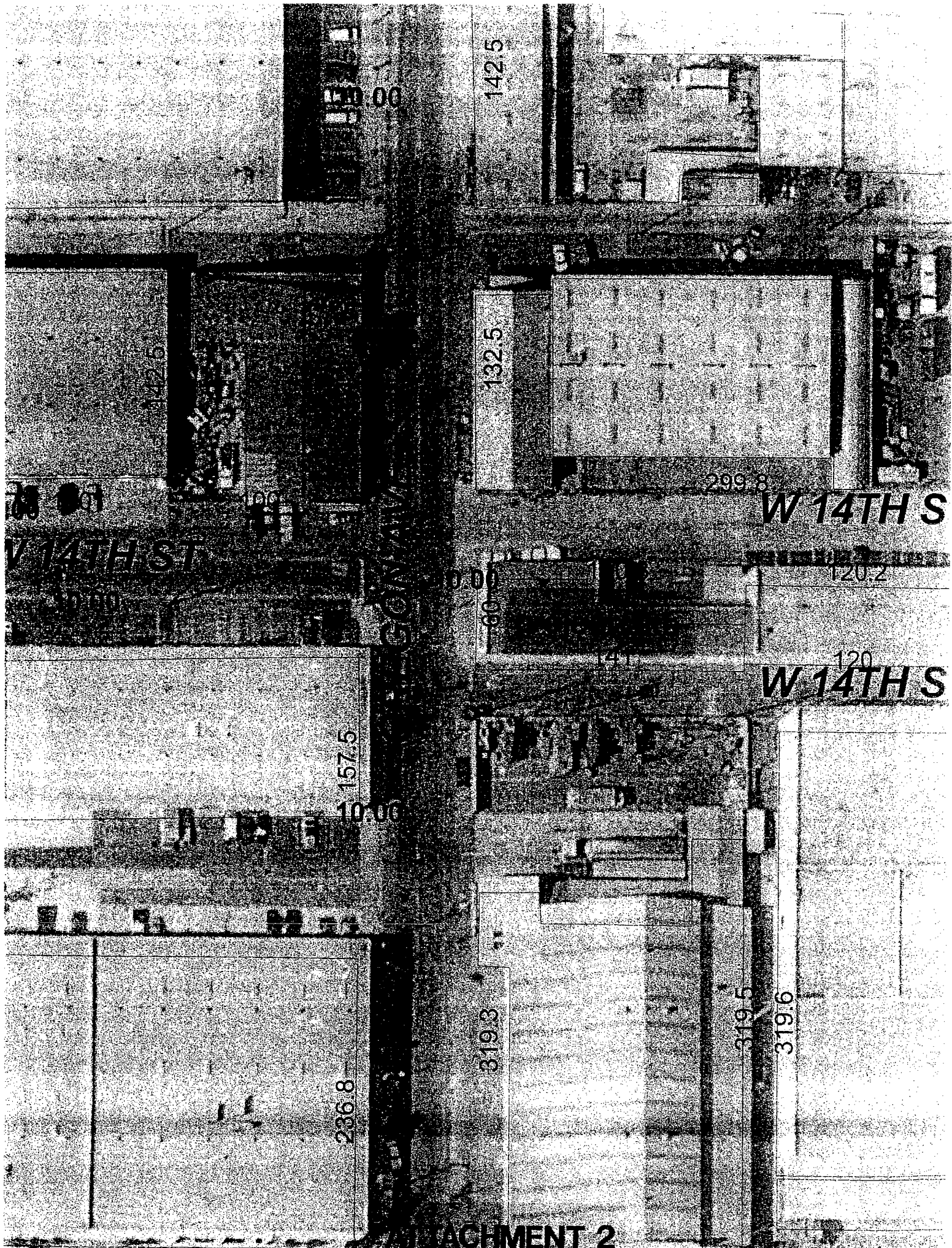
TIMING: Prior to issuance of occupancy permits.
ENFORCEMENT: Fire Department

VICINITY MAP



(Note: Map not to scale at this dimension)

project site



V 14TH ST

W 14TH S

W 14TH S

GONAV

142.5

132.5

299.8

120.2

120

157.5

236.8

319.3

319.5

319.6

ATTACHMENT 2



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board
Los Angeles Region

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Gray Davis
Governor

October 23, 2003

Mrs. Amy Ponzio-Belyea
Nova Techno Corporation
5901 Warner Avenue, Box 415
Huntington Beach, CA 92649-4659

NO FURTHER REQUIREMENTS – FORMER NOVA TECHNO CORPORATION FACILITY, 1368 OREGON AVENUE, LONG BEACH, CA 90813 (SLIC NO. 0624) (SITE ID NO. 1846900)

Dear Mrs. Ponzio-Belyea:

Regional Board staff has reviewed the *Remediation of Hexavalent Chromium-Impacted Soil* dated October 1, 2003, submitted by Targhee, Inc. (Targhee) on behalf of Nova Techno Corporation (Nova Techno) for the above-referenced facility (facility). The purpose of this letter is to provide notice on whether no further requirements have been met for cleanup or investigation of the soil and groundwater beneath the facility location. Upon review of the information in our case files, residual contaminants remaining in soil, while remaining above screening levels, are protective of groundwater quality.

BACKGROUND

Nova Techno purchased the property in March 1977, and has operated the facility specializing in machining and hard chrome plating. They closed the plating operation in January 1996, and relocated to another location in 2003. The facility includes approximately 8,800 square feet of interior space and approximately 2,100 square feet of exterior space. Of the interior space, approximately 500 square feet were used for plating operations. The remainder of the structure was used for machining of parts, storage, and office space. The entire area is fenced or otherwise enclosed. The facility had three vaulted open tanks on site used for plating (two plating tanks and one rinse tank). These approximately 930-gallon tanks were constructed of concrete and lined. These tanks and surrounding hexavalent chromium contaminated soil have recently been removed. There was a small-quantity wastewater treatment system on the site and a concrete sump. Wastes generated at the facility were shipped off-site. Nova Techno used chromiium trioxide and chromic acid flake in plating operations. Due to the type of operation over an extended period of time small amounts of plating acid containing hexavalent chromium have spilled through cracks in the concrete floor of the facility and contaminated surrounding soil.

ATTACHMENT 3

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption
For a list of simple ways to reduce demand and cut your energy costs, see the tips at: <http://www.swrcb.ca.gov/news/echallenge.html>

Mrs. Amy Ponzio-Belyea
Nova Techno Corporation

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October 23, 2003

The facility is located at an elevation of approximately 9 feet above mean sea level. Topography of the site vicinity is relatively flat. The property is located in the southern part of the West Coast Groundwater Basin, southeast of the Dominguez Gap Barrier Project. The Los Angeles River is located less than a quarter mile to the west of the site. The site is underlain by gravel, sand, sandy silt, silt, and clay (alluvial sediments). The presence of the nearby river and local semi-perched aquifers are taken into account with respect to this site. As well as its proximity to, but not inclusion in, an area to the west of the river that has been removed from designation as drinking water supply. Groundwater at this location has a designated beneficial use as drinking water supply in accordance with on Water Quality Control Plan for the Los Angeles Region (Basin Plan) adopted on June 13, 1994. The Regional Board has designated existing beneficial uses and has established water quality objectives for the protection of these uses for groundwater and coastal water in the Basin Plan.

SOIL ASSESSMENT

On February 24 and 25, 1996, eight soil borings were sampled at 2.5, 5.0, 7.5, 10.0, and 15.0 feet below ground surface (bgs) at the site around the perimeter of the plating area by Kendal/Adams Group, Inc. A total of 33 soil samples were collected and analyzed for hexavalent chromium. The highest concentration of hexavalent chromium detected was at 36.3 milligrams per kilogram (mg/kg), found at 4.0 feet bgs. This investigation concluded there was a low concentration of hexavalent chromium in soil, decreasing to near non-detect at the capillary fringe. In October 1996, one HydroPunch groundwater sample was collected from a location southwest of the former plating tank area. Analytical results showed hexavalent chromium at a concentration of 558,000 micrograms per liter ($\mu\text{g/L}$). Groundwater at the site is approximately 12 to 15 feet bgs. The direction of groundwater flow was west to northwest. The HydroPunch location was downgradient of the plating tanks.

GROUNDWATER ASSESSMENT

In November 2001, Targhee installed three groundwater-monitoring wells at the site. Soil samples were taken during installation and analyzed for volatile organic compound (VOCs) and semi-volatile organic compounds by USEPA Method 8260B and 8270. Analytical data that was submitted for these soil samples showed no detectable concentrations of VOCs. For hexavalent chromium in soil, samples were taken and analyzed by USEPA Method 7199, to a depth of 15 feet bgs. These samples detected low levels for hexavalent chromium, except for 1.1 and 2.2 mg/kg at 10 and 15 feet in boring MW3. Targhee sampled the three on-site groundwater-monitoring wells on November 26, 2001, March 6, 2002, January 7, 2003, and September 4, 2003. The results for monitoring wells MW1 and MW2 were all below the California Maximum Contaminant Level (MCL) for total chromium and hexavalent chromium. The MCL for total chromium is 50 $\mu\text{g/L}$. The results for monitoring well MW3, located adjacent the plating tanks,

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Mrs. Amy Ponzio-Belyea
Nova Techno Corporation

- 3 -

October 23, 2003

were all above the MCL for total chromium, but not for hexavalent chromium. These results for total chromium were concentrations of 80 µg/L in December 2001, 280 µg/L in March 2002, 89 µg/L in January 2003, and 240 µg/L in September 2003. Depth to groundwater in monitoring well number MW3 was 11.98 feet bgs in January 2003, and 14.65 feet bgs in September 2003.

REMEDATION

The removal of hexavalent chromium impacted soil at the facility was conducted between August 18, 2003, and August 28, 2003. During this time the following remedial activities occurred: concrete removal from around and between the two former plating tank secondary containment vaults, demolition and removal of the two concrete vaults, and excavation of hexavalent chromium-containing soil. The excavated soil was temporarily stockpiled on plastic sheeting within the building before being loaded into trucks for the off-site disposal. Ten truckloads of hexavalent chromium contaminated soil were removed and disposed of in a permitted facility. A small quantity of soil containing hexavalent chromium was removed to the west and south of the rinsate tank vault, and because of the proximity of the bearing wall to the east of the rinsate tank. This vault was filled with self-compacting gravel and left in place. The excavation terminated at a maximum depth of 12 feet bgs. Groundwater was not encountered during the excavation.

Soil samples were collected at various locations along the sidewalls and the bottom of the excavation to determine concentrations of hexavalent chromium present. After excavation, the hole was layered with sodium thiosulfate (a non-hazardous reducing agent), then filled with self-compacting gravel. Because of concern over maintaining structural integrity, the nearness of groundwater, and the proximate to groundwater monitoring wells, a small quantity of hexavalent chromium containing soil was left in place. The highest concentration of hexavalent chromium remaining was 738 mg/kg located 12 feet bgs. This concentration exceeds screening levels, which are protective of groundwater quality. The maximum concentration of hexavalent chromium in the soil removed was 3,110 mg/kg that was located 8 feet bgs.

CONCLUSION

The groundwater sampling report dated January 21, 2003, submitted by Targhee, reported total dissolved solids in a concentration of 3,150 mg/L from samples obtained in monitoring well number MW3. The facility is less than a half mile of the ocean, and being approximately one-and-a-half mile southeast of the Dominquez Gap (Salt Water) Barrier Project and the nearest municipal supply well. Shallow perched groundwater encountered is not of currently used for domestic purposes. Therefore, no further sampling of groundwater is required at this time. The concentrations of hexavalent chromium remaining in soil are not sufficient to further threaten groundwater quality. In addition, groundwater has been monitored, with no apparent trend in the flow of contaminants, which are at much lower concentrations for hexavalent chromium.

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Mrs. Amy Ponzio-Belyea
Nova Techno Corporation

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October 23, 2003

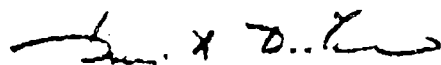
This location being designated for drinking water supply according to the Regional Board's Basin Plan in addition to designations for industrial use, the protection of this resource for future use is required. There is also concern for groundwater quality down-gradient of the facility, affecting coastal waters and the Los Angeles River for which beneficial use designations include marine and wildlife habitat. There was an unauthorized discharge of wastes at the facility that was in violation of water quality objectives established in the Basin Plan and contaminated the underlying soil, and thus threaten to impair groundwater resources. However, the site is less than a quarter mile from the Dededesignation Groundwater Area, and excavation onsite in the area of the former plating tanks has been recently completed.

Based on the information provided, and on other information in our files, with the provision that information provided to this Regional Board is accurate and representative of conditions at the subject site, we have no further requirements for the soil and groundwater at this facility at this time with the above stated condition. There is a condition attached to this finding, that is, the existing groundwater monitoring wells shall be maintained until further notice by this Regional Board and the owner of the property shall notify the Regional Board of any disturbance of the groundwater monitoring wells.

A written notification must be provided to the Regional Board within 72 hours should additional contamination be encountered during any future activities at any other portions of the property and also a written notification must be submitted to this Regional Board should a change of current land use be proposed for the site.

Please contact Mr. Dixon Oriola at (213) 576-6803 or Mr. Robert Ehe at (213) 576-6740, if you have any questions regarding this matter.

Sincerely,



Dennis A. Dickerson
Executive Officer

cc: Mr. Michael Lauffer, Office of the Chief Counsel, State Water Resources Control Board
Mr. Robert Sams, Office of the Chief Counsel, State Water Resources Control Board
Mr. John E. Van Vlear, Voss, Cook & Thel LLP
Ms. Linda Norwood, Targhee, Inc.
City of Long Beach, Dept. of Health & Human Services, Well Permits

California Environmental Protection Agency

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"Robert Ehe"

<rehe@rb4.swrcb.ca.gov>

06/07/2004 10:20 AM

To: <angela_reynolds@longbeach.gov>

cc: "Arthur Heath" <AHEATH@rb4.swrcb.ca.gov>, "David Bacharowski"

<DBACHARO@rb4.swrcb.ca.gov>, "Dixon Oriola" <DORIOLA@rb4.swrcb.ca.gov>

Subject: Former Nova Techno Corporation facility at 1368 Oregon Avenue, Long Beach

Angela

Concerning the "No further requirements" (NFR) letter issued by the Regional Board on October 23, 2003, for the former Nova Techno Corporation facility at 1368 Oregon Avenue, Long Beach. This letter provided notice on whether no further requirements have been met for cleanup or investigation of the soil and groundwater beneath the facility location. The letter states "residual contaminants remaining in soil, while remaining above screening levels, are protective of groundwater quality."

Nova Techno Corporation purchased the property in March 1977 and operated the facility specializing in machining and hard chrome plating until January 1996. The facility had three vaulted open tanks on site used for plating (two plating tanks and one rinse tank). The two plating tanks and surrounding hexavalent chromium contaminated soil were removed in July 2003. Ten truckloads of hexavalent chromium contaminated soil were removed and disposed of at a permitted facility. The rinse tank vault was filled with self-compacting gravel and left in place. Residual contaminated soil was left in place at a location onsite because of its the proximity of the building bearing wall to the east of the rinsate tank. The excavation terminated at a maximum depth of 12 feet below ground surface (bgs).

Groundwater was not encountered during the excavation. Soil samples were collected at various locations along the excavation sidewalls and the bottom of the excavation to determine concentrations of hexavalent chromium present. The highest concentration of hexavalent chromium remaining was detected at 738 milligrams per kilogram (mg/kg) located 12 feet bgs. This concentration exceeds screening levels, however excavation at this location may have put the building at risk. The maximum concentration of hexavalent chromium in the soil removed from the excavation was 3,110 mg/kg that was located 8 feet bgs. The letter states was an unauthorized discharge of wastes at the facility that was in violation of water quality objectives established by Regional Board. However, the shallow perched groundwater encountered is not of currently used for domestic purposes, therefore, no further sampling of groundwater were required. The residual hexavalent chromium remaining in soil at the

site are not sufficient in concentration to further threaten groundwater quality.

There are conditions attached to the findings of the NFR letter. Existing groundwater monitoring wells shall be maintained until further notice by this Regional Board, the owner of the property shall notify the Regional Board of any disturbance of the groundwater monitoring wells. A written notification must be provided to the Regional Board within 72 hours should additional contamination be encountered during any future activities at any other portions of the property. Also a written notification must be submitted to this Regional Board should a change of current land use be proposed for the site.

There was no disclosure to Regional Board staff that a change of use was intended, in fact this case closure was granted with the expectation of continued industrial use. It is our opinion that the city should conduct its own health risk assessment prior to any change of property use. That change of use should be qualified for the purpose proposed. We request you send the Executive Officer of the Regional Board a detailed letter explaining and justifying the intended change of use for this property as soon as possible. Thank you.

Robert Ehe
Water Resource Control Engineer
California Regional Water Quality Control Board
Los Angeles Region



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

GROUNDWATER MONITORING REPORT

Groundwater sampling at the site was completed in compliance with the California Regional Water Quality Control Board - Los Angeles Region's ("CRWQCB") August 14, 2001 request for quarterly groundwater monitoring at the subject site which is located at 1368 Oregon Avenue, Long Beach, California (Attachment 1).

Targhee, Incorporated ("Targhee"), on behalf of its client Nova Techno, obtained groundwater samples from the three on-site groundwater monitoring wells on September 4, 2003. Robert Eje, the site project manager from the CRWQCB, was present to observe the sampling. The location of the wells is shown in Attachment 2.

Targhee obtained groundwater samples from three groundwater monitoring wells at the site at 1368 Oregon Avenue, Long Beach, California (Attachments 1 and 2). The three wells (MW1, MW2 and MW3) were purged and sampled by Linda Norwood and Paul McCarter of Targhee.

GROUNDWATER SAMPLING METHODOLOGY

Each of the three wells was purged of at least three volumes of water before groundwater samples were obtained. Measurements of pH, temperature and conductivity were obtained from each well. The measurements of these parameters are included on Well Development Data Sheets in Attachment 3.

Purging and sampling procedures were performed under the supervision of a California Registered Geologist/Certified Hydrogeologist employed by Targhee.

Purged groundwater removed from the wells was placed into a 55-gallon metal drum. Appropriate disposal of the purged water will be completed by the end of October, 2003.

Groundwater samples were collected following the purging events at each of the wells. A clean, hand-held, disposable PVC bailer was lowered into each of the wells, and a groundwater sample was collected from the bailer and transferred into a half-liter plastic bottle. Mr. Eje stated that analyzing for VOCs would not be required for this sampling round because none had been detected in the previous monitoring events. However, he did require that the analytical methodology for hexavalent chromium be changed to EPA Method 218.6 as opposed to the 7199 method that had been previously used. The former method has a lower detection limit and is utilized for drinking water. He required that other metals be analyzed for in accordance with past monitoring events.

ATTACHMENT 5

The sample containers were stored in an iced cooler at 4°C prior to transport within 24 hours to a laboratory certified by the California Department of Health Services -- American Scientific Laboratories, LLC, DHS ELAP #2200 ("ASL").

Standard Chain-of-Custody procedures were maintained on all samples. The Chain-of-Custody Record with a request for analysis was initiated in the field by Targhee, Incorporated. Each time responsibility for custody of the samples changed, the receiving and relinquishing custodians signed the record and entered the date and time of transfer of the samples. The laboratory signed for the receipt of the samples and returned a copy of the Chain-of-Custody Record to Targhee.

HYDROGEOLOGY

The hydrogeology of the vicinity of the subject site was determined from available published literature and from observations made during the drilling operations.

Regional Hydrogeology

According to the report entitled "Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County, Appendix A Ground Water Geology", which was published by the California Department of Water Resources ("CDWR") as Bulletin No. 104 in June 1961 and reprinted in May 1990, the site is located in the Dominguez Gap east of the Los Angeles River. Based on information contained on the "Long Beach, California 7½ Minute Topographic Quadrangle Map", which was published by the U.S. Geological Survey in 1964 and photorevised in 1981, the site is relatively level and is at an approximate elevation of about 9 feet above mean sea level ("msl"). The land surface slopes to the west at a gradient of less than 2 feet/mile.

The site is underlain by alluvial sediments of Holocene age which overlie gravel, sand, sandy silt, silt and clay of the Lakewood Formation of Upper Pleistocene age. The Gaspur Aquifer is the uppermost documented aquifer in the area and is encountered in the Holocene-aged sediments. The Gaspur Aquifer is present in the area west of the site at an elevation of about 40 to 80 feet below msl and flows in a general southerly direction. The Semi-perched Aquifer is present near the surface and occurs in irregular patches throughout the area.

Groundwater data for the general area were obtained from the County of Los Angeles Department of Public Works. Three wells for which groundwater data were available are located within the

vicinity of the property. The groundwater levels in these wells appear to be indicative of the groundwater levels encountered in a shallow aquifer above the Gaspar Aquifer. The latest consistent data for these wells were from the Spring of 1997. All data are standardized to msl.

Well #400, which is located approximately 3,000 feet north of the site, encountered groundwater at a depth of 21.5 feet bgs (8.4 feet below msl) during the gauging event on April 21, 1997. Well #392G, which is located approximately 4,000 feet south-southwest of the site, encountered groundwater at a depth of 31.8 feet bgs (9.1 feet below msl) during the gauging event on April 24, 1997. Well #380T, which is located approximately 4,500 feet west of the site, encountered groundwater at a depth of 17.8 feet bgs (10.1 feet below msl) during the gauging event on April 21, 1997.

If the assumption is made that the groundwater levels which were determined from the above groundwater data represent a single aquifer, which in this case appears to be an undocumented aquifer above the Gaspar Aquifer, it can be calculated that the direction of groundwater flow in this area in the Spring of 1997 was S 87° W. The calculated gradient in this direction was approximately 0.0004 feet/foot or 2 feet/mile at that time. Extrapolation of these data to the site indicates that depth to this groundwater horizon at the site was approximately 18 feet bgs in the Spring of 1997.

The values for groundwater depth and gradient can change throughout the year and with varying climatic conditions. In addition, local variations in the groundwater table, confined aquifer conditions, effects due to groundwater pumping, locations of screened intervals in the above-referenced wells, extraction and injection activities, the presence of the Los Angeles River and the possible existence of local perched horizons or undocumented upper aquifers have not been taken into account with respect to the depth to groundwater and gradient at the subject site.

Information concerning existing production wells within one mile of the property was requested by the CRWQCB. Mr. Larry Oaks of the City of Long Beach Water Department reported that there are no production wells within one mile of the site. This information was confirmed by data available on line from GeoTracker™.

Site Hydrogeology

The sediments underlying the uppermost 25 feet of the site consist of fill materials and natural soils. Soil descriptions

were shown on the well logs contained in Attachment 3 in Targhee's December 12, 2001 Groundwater Monitoring Well Installation and Sampling Report.

Groundwater was first encountered during the drilling operations in December 2001 at a depth of about 15 feet bgs. The groundwater was present within all soil types below the groundwater level. The clay, which was present at a depth of 24 feet bgs, may serve as a partial aquiclude underlying the groundwater zone; however, the existence of the clay was not confirmed in the southwestern part of the site.

All of the wells were surveyed by Denn Engineers of Torrance, California on November 21, 2001. The data concerning the groundwater measurements obtained on September 4, 2003 and the reference points of the individual wells at the site are as follows:

<u>WELL NUMBER</u>	<u>REFERENCE POINT ELEVATION</u> (feet above msl)	<u>DEPTH TO GROUNDWATER</u> (feet)	<u>GROUNDWATER ELEVATION</u>
MW1	8.03	11.29	-3.26
MW2	8.18	14.16	-5.98
MW3	8.45	14.65	-6.20

A map showing the groundwater conditions is provided in Attachment 4. On September 4, 2003, groundwater at the site was flowing west at a gradient of 0.036 feet/foot or about 190 feet/mile in that direction.

ANALYTICAL DATA

Groundwater samples were collected from each of the wells at the subject site on September 4, 2003. The samples were analyzed for metals by EPA Method 6010B and hexavalent chromium by EPA Method 218.6. The only metal of concern at this site is hexavalent chromium. The groundwater analyses were performed by ASL. Analytical results for the groundwater sampling event on September 4, 2003, are shown in micrograms per liter (" $\mu\text{g/L}$ ") in Attachment 5 - Analytical Data.

Hexavalent chromium was not detected in the groundwater at a detection limit of 1 $\mu\text{g/L}$ in MW1 or MW2. The hexavalent chromium level in MW3 was 1.1 $\mu\text{g/L}$.

Total chromium was detected in MW1 at a concentration of 32 $\mu\text{g/L}$; in MW2 at a concentration of 12 $\mu\text{g/L}$; and in MW3 at a concentration of 240 $\mu\text{g/L}$.

DISCUSSION

The analytical data show that total chromium is present in the wells in very low concentrations. Hexavalent chrome ("Cr⁶⁺") is only present in MW3, and it had never been detected in that well prior to the remedial work performed inside the building. The other two monitoring wells do not contain hexavalent chromium in detectable concentrations. The following are the historical analytical results in tabular form for total chromium and hexavalent chromium ($\mu\text{g/L}$) in groundwater from the three sampling rounds:

Monitoring Well	Date Sampled	Total Chromium	Hexavalent Chromium
MW1	Dec 2001	ND	ND
	March 2002	41	ND
	Jan 2003	ND	ND
	Sept 2003	32	ND
MW2	Dec 2001	ND	ND
	March 2002	20	ND
	Jan 2003	ND	ND
	Sept 2003	12	ND
MW3	Dec 2001	80	ND
	March 2002	280	ND
	Jan 2003	89	ND
	Sept 2003	240	1.1

Over the past two years, the concentrations of total chromium indicate a background level in groundwater beneath the subject site. Hexavalent chromium had not been detected in any of the wells until this monitoring event. It is likely that due to the close proximity of the wells to the excavation, stockpiling and floor cleaning activities conducted during the remedial action, a minute quantity of chromium-contaminated soil dropped into MW3 during removal of the well's coverplate. There had never been hexavalent chromium in this well during past monitoring events.

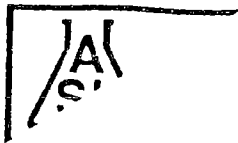
Mr. Eje requested that the EPA Method 218.6 be used during this event since it had been requested in Mr. Siddiqui's (CRWQCB) letter to Targhee on August 14, 2001. It was an oversight that

this analysis had not been implemented before, and instead, EPA Method 7199 had been used for past monitoring events at this site. Regardless, it is troubling that Method 218.6, which is generally used for analysis of drinking water, should be requested, because a drinking water standard does not apply in this case. This site is nearly in the Long Beach de-designated aquifer zone, and the water is very high in Total Dissolved Solids and probably brackish.

The fact that most of the hexavalent chromium was removed from the site during remedial activities and that hexavalent chromium was present in a concentration barely over the detection limit indicates that a very small quantity of hexavalent chromium reached MW3 from the surface, and not from subsurface contamination. If subsurface contamination were the case, then MW2 should also have shown the presence of hexavalent chromium, and hexavalent chromium should have been in the groundwater during past monitoring events.

Targhee suggests that the hexavalent chromium present in MW3 is an anomaly and is not indicative of actual conditions at the site. Total chromium concentrations have remained low. Targhee requests that the groundwater monitoring wells be abandoned and no further investigations be conducted on site. Targhee bases its request for abandonment on 1) the analytical data; and 2) the meeting on December 20, 2002, whereby Mr. Bacharowski stated that if an additional groundwater sampling round showed total and hexavalent chromium present in similar levels to previous sampling rounds, further sampling would not be required. This is certainly the case.

Targhee's client, Nova Techno, has been more than cooperative with the CRWQCB; in fact, it has been pro-active and acceded to all demands that the CRWQCB has presented. In light of this, and the remedial activities conducted on site, Nova Techno is seeking cooperation from the CRWQCB in approving closure of the wells which would help Nova Techno move forward with disposition of the property.



AMERICAN SCIENTIFIC LABORATORIES, LLC

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By**Site**

Targhee, Inc.
110 Pine Ave. Ste. 925
Long Beach, CA 90802

Long Beach

Telephone: (562)435-8080

Attn: Linda Norwood

Page: 3

Project ID: 1368 OREGON

Project Name: 1368 Oregon

Job Number	Order Date	Client
19385	09/04/2003	TARGHE

Method: 6010B, CCR Title 22 Metals

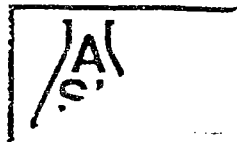
Batch No:

Our Lab I.D.	115405	115406	115407	
Sample ID	MW1	MW2	MW3	
Date Sampled	09/04/2003	09/04/2003	09/04/2003	
Date Extracted	09/10/2003	09/10/2003	09/10/2003	
Preparation Method				
Date Analyzed	09/10/2003	09/10/2003	09/10/2003	
Matrix	Water	Water	Water	
Units	mg/L	mg/L	mg/L	
Detection Limit Multiplier				
Analytes	PQL	Results	Results	Results
ICP Metals				
Antimony	0.010	0.039	0.019	0.041
Arsenic	0.010	ND	ND	ND
Barium	0.010	0.134	0.115	0.224
Beryllium	0.010	ND	ND	ND
Cadmium	0.010	ND	ND	ND
Chromium	0.010	0.032	0.012	0.240
Cobalt	0.010	0.021	ND	0.021
Copper	0.010	0.047	0.027	0.052
Lead	0.005	0.008	0.007	0.011
Molybdenum	0.010	ND	0.013	0.013
Nickel	0.010	0.042	0.023	0.041
Selenium	0.010	ND	ND	ND
Silver	0.010	ND	ND	ND
Thallium	0.010	ND	ND	ND
Vanadium	0.010	0.095	0.070	0.121
Zinc	0.010	0.106	0.054	0.100

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS	LCS/LCSD
ICP Metals	% REC	% Limit
Antimony	98	60-120



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Page: 4
Project ID: 1368 OREGON
Project Name: 1368 Oregon

Job Number	Order Date	Client
19385	09/04/2003	TARGHE

Method: 6010B, CCR Title 22 Metals

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS	LCS/LCSD							
	% REC	% Limit							
ICP Metals									
Arsenic	98	80-120							
Barium	92	80-120							
Beryllium	94	80-120							
Cadmium	93	80-120							
Chromium	90	80-120							
Cobalt	98	80-120							
Copper	95	80-120							
Lead	92	80-120							
Molybdenum	93	80-120							
Nickel	101	80-120							
Selenium	100	80-120							
Silver	111	80-120							
Thallium	96	80-120							
Vanadium	90	80-120							
Zinc	96	80-120							



TARGHEE, INC.

ENVIRONMENTAL CONSULTING REMEDICATION OF HEXAVALENT CHROMIUM-IMPACTED SOIL

Former Nova Techno Corporation
1368 Oregon Avenue
Long Beach, California

Introduction

Targhee's August 7, 2003 report "Results - Evaluation of Subfloor Conditions", revealed soil contamination by hexavalent chromium at the above-referenced facility. Appendix A shows the location of the subject site. The plating shop has been inoperative for seven years. Concentrations of hexavalent chromium exceeded 100 milligrams per kilogram ("mg/kg") in various areas around the former plating tanks inside the building. Please refer to Targhee's August 7, 2003 report for analytical results and isopleth maps.

The purpose of Targhee's August 7, 2003 "Remedial Action Plan" was to remove concentrations of hexavalent chromium to the extent feasible to reduce the potential health and environmental risks of that material. Removal was limited due to structural considerations with the building including proximity to groundwater.

Robert Eje of the California Regional Water Quality Control Board ("CRWQCB") was notified prior to the beginning of excavation work. Mr. Eje visited the site after the subsurface investigation identifying hexavalent chromium in soil was completed. Mr. Eje did not visit the site during excavation and backfilling activities. He was on site one more time during groundwater monitoring well sampling.

Remedial Action

A site-specific Health and Safety Plan was on site for the duration of the project. The Health and Safety Plan is contained in Appendix B.

There were several areas of structural concern within the building, including a wall adjacent to the east side of the rinsal tank, the wall at the south side of the former south plating tank, and a support pole adjacent to MW-2. To address these elements, a geophysical survey was completed by NorCal Engineering of La Alamos, California. NorCal determined the lateral extent of soil removal allowable to maintain the structural integrity of the building. NorCal prepared a "Limited Soils Investigation" report prior to excavation activities. That report is included in Appendix C.

ATTACHMENT 6

Targhee supervised work that began on August 18, 2003 and ended on August 28, 2003. As work progressed, the following activities occurred: concrete removal from around and between the two former plating tank secondary containment vaults, demolition and removal of the two concrete vaults, and excavation of hexavalent chromium-containing soil. The soil was temporarily stockpiled on plastic sheeting within the building before being loaded into trucks for off-site disposal. Photographs of the work in progress are contained in Appendix D.

A small quantity of soil containing hexavalent chromium was removed west and south of the former rinsate tank vault. Because analytical data obtained during Targhee's previous investigations showed that there was no hexavalent chromium present to the north of the rinsate tank vault, and because of the proximity of a bearing wall to the east of the vault, the rinsate tank vault was filled with self-compacting gravel and left in place.

The excavation terminated at a maximum depth of about 12 feet below ground surface ("bgs") within the excavation as the groundwater level has historically been located at approximately 1.5 feet bgs. Groundwater was not encountered during the excavation.

Soil Sampling

Soil samples were collected at various locations along the sidewalls and the bottom of the excavation to determine the level of hexavalent chromium present. Appendix E shows the sampling locations. A field test (Standard Methods for the Examination of Water and Wastewater 312B) was used to assist in qualitative determining values of hexavalent chromium in the soil. This test was invaluable for saving time and money because it allowed for determination of the amount of hexavalent chromium remaining in the soil. This information was used in certain locations where the NorCal report allowed the excavation to continue without compromising the integrity of the building. Soil samples destined for the laboratory were collected in 500-ml plastic containers or plastic bags according to laboratory instructions, labelled and preserved in the field in a cooler maintained at 4°C until delivered to a state-certified laboratory on the day of collection. Standard chain-of-custody documentation was used. Soil samples were analyzed for hexavalent chromium. Appendix F contains the analytical data and chain-of-custody documentation.

During excavation, the scope-of-work changed regarding the type of fill material to be used (from soil to self-compacting gravel). The change was based upon the logistics of removing the former plating tank vaults while maintaining building integrity.

NorCal was apprised of these changes and was involved in the decision-making process. NorCal provided Targhee with field notes (Appendix C) on the days that it was on site, reviewing and approving work as it progressed.

Ten truckloads of hexavalent chromium-contaminated soil and concrete were removed off site during the eight-day work period by licensed haulers. Standard manifest documentation was employed as required by the state. Appendix G contains copies of the manifests. The soil and concrete were disposed at U.S. Ecology in Beatty, Nevada, which is a facility permitted to accept this type of waste material.

After all of the soil that could practically and safely be removed was excavated, the hole was layered with sodium thiosulfate (a non-hazardous reducing agent), then self-compacting gravel. Sodium thiosulfate replaced the iron that was in the soil beneath the floor of the shop. The iron had originally and successfully acted as a reducing agent on the hexavalent chromium. (See EP 625/R-001004: October 2000 Technical Resource Guide.) The iron has been present from historic fill activities, not from operations conducted by Nova Techno. The floor was resurfaced with rebar reinforced concrete.

Discussion

Because of the concern over maintaining the building's structural integrity, the nearness to groundwater and to groundwater monitoring wells, and limited access, a small quantity of hexavalent chromium-containing soil remains in place at depths estimated between 8 and 12 feet bgs. Groundwater was not encountered. The highest concentration remaining in the soil is 738 milligrams per kilogram ("mg/kg") at DLB6-B12 (refer to Appendix E). DLB6-B12 is located at about 12 feet bgs at the former south vault's north wall. Concentrations from other samples ranged from less than 100 mg/kg west of the former rinsate vault at a depth of 10.5 feet bgs to over 3,000 mg/kg at a depth of 8 feet bgs at the west side of the excavation. This highly contaminated soil was excavated. The following table shows the sample number, depth and analytical result for hexavalent chromium in mg/kg.

Sample - Depth	Cr ⁶⁺
DLB1 - 9 feet bgs	99.7
DLB2 - 8 feet bgs	113
DLB3 - 8 feet bgs	330
DLB4 - 11.5 feet bgs	912
DLB5 - 11.5 feet bgs	214
R1W-10.5	181
R1N-10.5	104
R1E-10.5	97.4
R1B-11.5	164
DLB6-B12	738
DLB7-B10.5	276
SW-W8.0	3,110
SWC-11.0	113
SE-12	409
SEC-12	229
SSWB-12	358

SSWB-12 was obtained four feet deeper than SW-W8.0. The analytical results showed that the hexavalent chromium value decreased significantly from 3,100 mg/kg to 358 mg/kg due to additional excavation. DLB6-B12 was obtained in about the same location as DLB4. DLB4 was obtained at a depth of 11.5 feet bgs, and DLB6-B12 was collected from a depth of 12 feet. The concentration of hexavalent chromium decreased slightly. Additional soil was not excavated due to the proximity of groundwater.

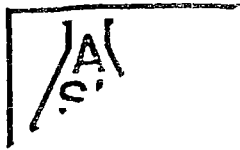
The remaining impacted soil has not and should not present a threat to groundwater. Most of the hexavalent chromium was removed during the excavation activity. Over 2,000 pounds of sodium thiosulfate, a non-hazardous reducing material, was added to the sides and bottom of the excavation to provide an environment for the hexavalent chromium to be reduced to trivalent chromium. The amount of sodium thiosulfate used was calculated based on the maximum potential quantity of hexavalent chromium left on site.

Remediation - Hexavalent Chromium
Nova Techno Corp.
1368 Oregon Ave., Long Beach, CA
October 1, 2003
Page 5

This is less than 20% of the reducing capacity of the sodium thiosulfate ultimately added. The sodium thiosulfate will continue to serve as a reducing agent over a long period of time. This reaction is expected to prevent groundwater impacts.

The soil originally underlying the plating shop floor was fill material containing high concentrations of iron. As previously stated, the iron-containing fill did not come from operations conducted at Nova Techno. Iron is a powerful reducing agent that had been reducing the hexavalent chromium to trivalent chromium. Since the bulk of that original soil was removed during the remediation process, a secondary reducing agent (sodium thiosulfate) was added to the bottom of the excavation prior to backfilling.

As the final portion of the remedial activities, the monitoring wells were sampled on September 4, 2003. A report of groundwater monitoring activities is contained in Appendix H.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Arghee, Inc.
10 Pine Ave. Ste. 925
Long Beach, CA 90802

Site

1368 Oregon Ave.
Long Beach, CA

Telephone: (562)435-8080

Attn: Linda Norwood

Page: 2

Project ID: NOVA TECHNO

Project Name:

Job Number	Order Date
19210	08/20/2003

Method: 7199, Hexavalent Chromium by Ion Chromatography

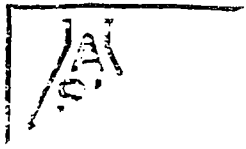
Batch No:

Our Lab I.D.	114501	114502	114503	114504
Sample ID	DLB1	DLB2	DLB3	DLB4
Date Sampled	08/20/2003	08/20/2003	08/20/2003	08/20/2003
Date Extracted	08/21/2003	08/21/2003	08/21/2003	08/21/2003
Preparation Method				
Date Analyzed	08/21/2003	08/21/2003	08/21/2003	08/21/2003
Matrix	Soil	Soil	Soil	Soil
Units	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Detection Limit Multiplier				
Analytes	PQL	Results	Results	Results
Conventionals				
Chromium (VI)	0.100	99.7	113	330

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS	LCS/LCSD
	% REC	% Limit
Conventionals		
Chromium (VI)	90	80-120



AMERICAN SCIENTIFIC LABORATORIES, LLC

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-95

ANALYTICAL RESULTS

Ordered By
Sarghee, Inc.
10 Pine Ave. Ste. 925
Long Beach, CA 90802

Site
1368 Oregon
LB

Telephone: (562)435-8080
Attn: Linda Norwood

Page: 2
Project ID: 1368 OREGON
Project Name: 1368 Oregon

Job Number	Order Date	C
19255	08/25/2003	T

Method: 7199, Hexavalent Chromium by Ion Chromatography

Batch No:

Our Lab I.D.

Sample ID

Date Sampled

Date Extracted

Preparation Method

Date Analyzed

Matrix

Units

Detection Limit Multiplier

Analytes

Conventionals

Chromium (VI)

	114703	114704	114705	114706
SW-W8.0	SWC-11.0	SE-12	SEC-12	
08/25/2003	08/25/2003	08/25/2003	08/25/2003	08/25/2003
08/26/2003	08/26/2003	08/26/2003	08/26/2003	08/26/2003
08/26/2003	08/26/2003	08/26/2003	08/26/2003	08/26/2003
Soil	Soil	Soil	Soil	
mg/Kg	mg/Kg	mg/Kg	mg/Kg	
PQL	Results	Results	Results	Results
0.100	3.110	113	409	229

QUALITY CONTROL REPORT

Batch No:

Analytes

Conventionals

Chromium (VI)

LCS	LCS/LCSD
% REC	% Limit
89	80-120



TARGHEE, INC.
ENVIRONMENTAL CONSULTING

August 7, 2003

Ms. Amy Ponzio
Nova Techno, Inc.
5901 Warner Avenue, Box 415
Huntington Beach, CA 92649-4659

Re: Results - Evaluation of Subfloor Conditions
Remedial Action Plan
1368 Oregon Avenue
Long Beach, California 90813

Dear Ms. Ponzio:

A subsurface investigation was completed on July 23, 2003, the above-referenced property.

The attached report contains a description of the work performed, analytical results and discussion.

The Remedial Action Plan describes discusses those actions that will be taken to remediate the impacted soil.

If you should have questions, please contact the undersigned at your earliest convenience.

Sincerely,

Linda D. Norwood
Project Manager
REA II No. 20178

Paul N. McCarter
Registered Geologist #5243
Certified Hydrogeologist #HG 543

cc: Robert Eje - CRWQCB
John Van Vlear, Esq.

ATTACHMENT 7

2003 AUG 11 PM 1:00
C:\PROJECTS\2003\2003 AUG 11 PM 1:00



TARGHEE, INC.

ENVIRONMENTAL CONSULTING

RESULTS - EVALUATION OF SUBFLOOR CONDITIONS REMEDIAL ACTION PLAN

1368 Oregon Avenue
Long Beach, California

Based on previous analytical data, a subsurface investigation was conducted at the above-referenced property to identify the lateral and vertical extent of hexavalent chromium contamination. Attachment A shows the location of the subject property, and Attachment B is a map of the site.

On July 19, 2003, the proposed boring locations were pre-marked and Dig-Alert was notified. A drilling permit was obtained from the City of Long Beach. A copy of that permit is contained in Attachment C.

Subfloor Evaluation

On July 23, 2003, a tailgate Health and Safety meeting was conducted, prior to work beginning on site. The Health and Safety Plan is contained in Attachment D.

There were a total of fifteen soil borings. Twelve were located near three secondary containment areas that are within the former plating shop building. Three borings were located in an alley just south of the building. Attachment B shows the boring locations.

A Geoprobe rig was used to drill each boring and obtain soil samples at depths up to 12 feet below ground surface ("bgs"). Soil samples were generally obtained at 2, 5 and 10, 11, or 12 feet bgs from each boring location (B9 through B23). A mister was used to reduce the dust generated when drilling through the concrete. The driller elected to wear respiratory protection.

Completed soil borings were backfilled with bentonite and hydrated. The borings inside the building were resurfaced with concrete, and the borings south of the building were finished with an asphalt patch. All drilling work was under the direction of Mr. Paul McCarter (Targhee), a California Registered Geologist and Certified Hydrogeologist. Attachment E contains the boring logs.

Soils in the upper 12 feet of the subsurface at the site consist of approximately 1 to 2 feet of fill materials consisting of sand, asphalt, gravel and cinders which overlie three distinct soil horizons. A unit of silty clay, clayey silt and silt underlies the fill materials to a depth of about 3 to 4 feet bgs. This unit is underlain by a fine-grained sand which extends to a depth of about 7 or 8 feet bgs. The sand is underlain by a sandy silt or clayey material, the lowermost portion of which extends into the groundwater table.

Soil samples were collected in acetate liners, capped and labelled and then stored in a cooler maintained at 4°C until delivery to a state-certified laboratory on the day of sample collection. All soil samples were analyzed for total chromium and hexavalent chromium. Standard chain-of-custody documentation was used. Analytical data and the chain-of-custody are contained in Attachment F.

Analytical Results

Analytical results reveal widespread soil contamination by hexavalent chromium. Concentrations of hexavalent chromium exceed 100 milligrams per kilogram ("mg/kg") in one shallow sample south of the building in the alley and also in the building in soil near the former rinsate tank and the two secondary containment areas. The following tables list the boring location, the depth of the sample and the concentrations for both total chromium and hexavalent chromium.

Boring Number -- Depth	Total Chromium (mg/kg)	Hexavalent Chromium (mg/kg)
B9-2	269	31.1
B9-5	96.5	37.1
B9-12	221	26.6
B10-2	233	225
B10-5	38.1	11.9
B10-11	8,700	38.6
B11-2	42.7	3.08
B11-5	17.7	1.46
B11-11	3,090	37.4
B12-2	41.2	6.28
B12-5	79.5	39.4
B12-11	1,010	91.0
B13-2	25.9	6.30
B13-5	34.9	4.40
B13-11	24.0	0.21

Boring Number - Depth	Total Chromium (mg/kg)	Hexavalent Chromium (mg/kg)
B14-2	6.34	0.23
B14-5	914	468
B14-12	1,851	89.0
B15-2	15.3	0.98
B15-5	342	354
B15-11	3,760	173
B16-2	63.7	35.2
B16-5	44.6	35.5
B16-11	1,660	145
B17-2	1,390	436
B17-5	7,160	1,650
B17-11	4,360	694
B18-2	128	98
B18-5	122	151
B18-10	1,520	430
B19-2	57.8	31.4
B19-5	55.1	12.4
B19-10	4,640	135
B20-2	1,010	462
B20-5	398	238
B20-10	39.2	6.80
B21-2	142	91.5
B21-5	506	552
B21-10	64.7	31.8
B22-2	12.5	0.49
B22-5	129	139
B22-10	94.8	47.9
B23-2	202	29.3
B23-5	146	68.8
B23-10	2,610	387

The analytical results indicate that there is hexavalent chromium in soil in concentrations exceeding 100 mg/kg at varying depths around each of the former rinsate and plating secondary containment areas. This suggests that the chromium-containing

plating solutions seeped through the secondary containment into the surrounding soil during plating shop operations.

During the installation of the groundwater monitoring wells in November 2001, soil samples were obtained from depths of 5, 10 and 15 feet bgs in monitoring wells MW-2 and MW-3. Soil samples were obtained from 5 feet and 10 feet bgs in the upgradient monitoring well MW-1. The samples were analyzed for total chromium and hexavalent chromium. The results for total chromium ranged from 10.4 mg/kg at MW-3 at a depth of 10 feet to 25.5 at MW-3 at a depth of 15 feet. All other total chromium values for soil samples collected during well installation were between these two concentrations. The range for hexavalent chromium in monitoring well installation soil samples was 0.16 mg/kg to 2.22 mg/kg.

Hexavalent chromium has not been detected in the groundwater at the site during the sampling events from November 2001 to January 2003.

Data plotted on the isopleth maps contained in Attachment G indicate that there are insignificant concentrations of hexavalent chromium in soil as the boring locations approach MW-2 and MW-3. At depths of 5 feet and 10-12 feet bgs, there are higher concentrations of hexavalent chromium in soil around the former rinse and plating tank secondary containment areas.

Remedial Action Plan

The purpose of the following remedial action plan is to remove concentrations of hexavalent chromium to the extent feasible to reduce the potential health and environmental risks of that material. Clean closure cannot be achieved at this site. It is contemplated that a deed restriction acknowledging that fact and controlling future activities at the site will be put in place. A model deed restriction has been proposed by the CRWQCB for this site.

Further lateral delineation will not be required. Soil contamination is defined in all directions to a depth of 12 feet bgs. The major area of contamination is between the two former plating tanks.

Targhee proposes that all three secondary containment areas be removed and soil around and beneath them excavated and disposed at an appropriate disposal facility. The CRWQCB will be notified prior to excavation work beginning. A site-specific Health and Safety Plan will be on site for the duration of the project.

There are three areas of structural concern within the building: a wall adjacent to the east side of the rinsate tank, the wall at the south side of the former south plating tank and a support pole adjacent to MW-2. A Professional Engineer (structural civil engineer) will determine the lateral extent of soil removal allowable in order to maintain the structural integrity of the building. In other words, the footprint of the excavation will be determined in part by the structural engineer. It is anticipated that a slope no steeper than 1:1 or 1.5:1 will be used. The excavation will terminate at a maximum of 12 feet bgs or when moist soil is encountered. Excavation depths will be determined by senior Targhee staff. Groundwater will not be impacted or disturbed by excavation or soil sampling activities. The maximum extent of excavation is indicated in the figures contained in Attachment G.

Soil samples will be collected at intervals along the sidewalls and the bottom of the excavation to determine the remaining levels of hexavalent chromium. A certified geologist will direct the excavation and sampling procedures. Soil sampling will be performed according to SW-846 protocols. Soil samples will be collected in acetate liners, capped, labelled and preserved in the field in a cooler maintained at 4°C until delivery to a state-certified laboratory on the day of collection. Standard chain-of-custody documentation will be used. Soil samples will be analyzed for total and hexavalent chromium.

Hexavalent chromium-impacted soil and concrete will be loaded onto trucks operated by licensed haulers, covered and disposed at a disposal facility licensed to accept waste contaminated with hexavalent chromium. All appropriate manifest documentation will be employed. After soil sampling data have shown the levels of hexavalent chromium remaining in the soil, the excavation will be backfilled with clean imported fill material, compacted and finished with concrete.

The three on-site groundwater monitoring wells will be sampled once more to confirm that hexavalent chromium remains nonexistent in the groundwater beneath the site.

Work is scheduled to begin the week of August 18, 2003. The CRWQCB will be informed several days prior to that date. The presence of the CRWQCB project manager would be appreciated.

HEALTH AND SAFETY PLAN
TARGHEE, INCORPORATED

for

NOVA Techno Corporation
1368 Oregon Ave.
Long Beach, CA 90813

1.0 INTRODUCTION

This Health and Safety Plan is prepared specifically for the environmental activities at the former Nova Techno Corporation ("NOVA"), 1368 Oregon Avenue, Long Beach, California 90813 ("site"). This plan is prepared specifically for subsurface drilling activities at the property.

The work to be performed under this Health and Safety Plan ("HSP") is to drill 15 boreholes to a depth of approximately 12 feet below ground surface ("bgs") and to collect soil samples in these borings to determine the lateral and vertical extent of chromium contaminated soils. This HSP will apply to all Targhee employees and any observers or other personnel entering the work areas. This plan will also apply to Targhee subcontractors on site. Copies of this plan are to be in the field when the related work is performed. The plan is to be read and understood by all the applicable persons.

This plan is intended to comply with the applicable regulations and guidance and is the governing document for all health and safety related issues/procedures for the duration of this investigation.

1.1 Purpose/Objectives

The purpose of this plan is to identify specific site health and safety hazards and to delineate the appropriate safety and health control procedures needed to protect Targhee employees, subcontractor, observers, and the general public.

It is designed to provide guidelines for safe management of the work performed in the investigations and describe the safety-related responsibilities of the various personnel involved.

1.2 Site Description

The subject site is located at the southeast corner of Oregon Ave. and 14th Street in the City of Long Beach, California

HEALTH AND SAFETY PLAN
Former Nova Techno Site
1368 Oregon Ave., Long Beach, CA

The site address is 1368 Oregon Street, Long Beach, CA 90813, and is improved with a metal, wood and concrete block structure.

Nova was a manufacturing operation that included a plating line where articles were plated with chrome. All chrome plating operations were terminated seven years ago.

1.3 Job Task

The current job task will consist of drilling 15 boreholes adjacent to three former secondary containment structures in the former plating area and obtaining soil samples for chemical analysis.

1.4 Job Duration

This project is expected to require one day to complete.

1.5 Site Topography

The subject site is flat.

1.6 Site Access

The subject site is located on the southwest corner of Oregon Avenue and 14th Street. The site is accessed via 14th Street. (Thomas Brothers Guide: LA County pg 795: C 5-6)

While there will not be any formal sign-in requirements at the job site¹, access will be controlled. Entrance to the job site will be limited to the owner, Targhee personnel, regulatory agency personnel and subcontractor personnel directly involved in the investigation effort. Certain Targhee subcontractors may choose to implement a formal sign-in requirement during their portion of the work.

2.0 PERSONNEL

This section of the Health and Safety Plan describes safety-related responsibilities of the various personnel involved with the proposed investigations. Additional responsibilities may be assigned during the work by the Site Safety Officer and will be documented in the daily tailgate safety briefings.

¹All persons wishing to enter the job site will, however, be required to read the HSP and sign the Tailgate Safety Form acknowledging they have read and are knowledgeable of the HSP requirements.

The designated Client contact is Ms. Amy Ponzio. However, she will not be available or at the property during the implementation of this HSP.

The personnel classifications and individuals involved in performing this project are as follows:

Site Safety Officer - responsible for implementation of this Health and Safety Plan and upgrading the level of PPE as appropriate. Linda Norwood, Targhee, Inc. 562-435-8080.

Targhee Project Manager - responsible for implementing the project and all client interactions. Linda Norwood, Targhee, Inc. 562-435-8080. The Project Manager will be responsible properly labeling and preserving environmental samples obtained during this project. The Project Manager will also be responsible for completing all required record keeping involving the environmental samples (chain-of-custody, etc.) and performing personnel monitoring.

Targhee geologist - responsible for logging boreholes and supervising the drill crew.

Drillers - responsible for operation of a Geoprobe drill rig, decontaminating sampling equipment as well as properly obtaining environmental samples obtained during this project. Sampling locations will be at the direction of the Project Manager.

2.1 Site Safety Officer

The Site Safety Officer responsible for implementation of this Health and Safety Plan is Linda Norwood. The Site Safety Officer is responsible for assuring that the established safety procedures are followed, that notifications are made as specified in this plan and that proper records are maintained. The Site Safety Officer or designated representative will directly supervise the field activities for this environmental investigation. The Site Safety Officer will require that all subcontractors, at a minimum, follow the procedures detailed in this Health and Safety Plan. The Site Safety Officer is also responsible for observing the work practices and upgrading the personal protective equipment if unanticipated chemical or work hazards arise during the investigation.

2.2 Subcontractor Field Supervisor

This subsurface sampling will involve work by subcontractor who will be involved in drilling operations and obtaining subsurface soil samples. For any activities that require mor

than one person in the field, each subcontractor will be required to designate a Subcontractor Field Supervisor. The Subcontractor Field Supervisor will directly supervise the subcontractor personnel in the field and will be responsible for their compliance with the applicable safety procedures of this Health and Safety Plan. The Subcontractor Field Supervisor will report to the Targhee Site Safety Officer or the designated representative.

3.0 POTENTIAL HAZARDS

Previous environmental investigation have revealed the presence of hexavalent chromium adhered to the concrete and present in the surficial soils. The other potential hazards discussed in this section are typical for the proposed work in this geographic and topographic setting.

3.1 Chemical Hazards

Previous environmental investigation have revealed the presence of hexavalent chromium adhered to the concrete and present in the surficial soils.

The following brief descriptions of the physical characteristics, incompatibilities, toxic effects, routes of entry, and target organs for hexavalent chromium acid are provided to alert personnel to the hazards associated with this chemical. These data are summarized from U.S. Department of Labor information (Noyes Data Corporation, 1990, OSHA Regulated Hazardous Substances). Exposure standards for these chemicals are contained in "Threshold Limit Values and Biological Indices" published by the American Conference of Governmental Industrial Hygienists ("ACGIH", 1999). Certain chemicals which may be present on the site (cadmium, hexavalent chromium, and nickel) are known to the State of California to cause cancer or reproductive toxicity under the criteria of Proposition 65.

CHROMIUM (Cr) - Divalent and Trivalent

Chromium is a hard, steel-gray, lustrous metal which react with dilute hydrochloric acid and sulfuric acid but not with nitric acid. Chromium can have a valence of 2, 3, or 6, and a wide range of chromium alloys and inorganic chromium compounds are encountered in the work place. These compounds vary greatly in their toxic and carcinogenic effects.

Divalent chromium compounds (Cr^{2+}) include chromous chloride and chromous sulfate. Trivalent chromium compounds (Cr^{3+}) include chromic oxide, chromic sulfate, chromic chloride, chromic potassium sulfate, and chromite ore.

Early studies indicate that divalent and trivalent chromium compounds have a low order of toxicity. Dermatitis has been reported in workers handling trivalent chromium compounds. [ACGIH, p. 139, 1986]

There is no evidence that trivalent chromium (the most common form found in nature and probably always the form of chromium contained in biologic materials) is converted to hexavalent forms in biologic systems, according to "Casarett and Doull's Toxicology", Third Edition, 1986, p. 597. Trivalent chromium compounds are considerably less toxic than the hexavalent compounds and are neither irritating nor corrosive. Nevertheless, nearly all workers in industries are exposed to both forms of chromium compounds; and, at present, there is no information as to whether there is a gradient of risk from predominant exposure to the hexavalent or insoluble forms of chromium to exposure to the soluble trivalent forms.

Chromium, metal and inorganic compounds, as Cr

OSHA PEL: 1.000 mg/m³; TWA
ACGIH/TLV: 0.500 mg/m³ as trivalent chromium compounds; TWA
NIOSH/REL: None

HEXAVALENT CHROMIUM (Cr^{6+})

Hexavalent chromium compounds include chromium trioxide (also known as chromic anhydride, chromic acid, or chromium [VI] oxide), the anhydride of chromic acid chromates (e.g., sodium chromate [VI], dichromates (e.g., sodium dichromate [VI]), and polychromates.

In general, hexavalent chromium compounds tend to be of low solubility in water. They may be subdivided into two subgroups: (a) water-soluble hexavalent chromium compounds: these include chromic acid and its anhydride and the monochromates and dichromates of sodium, potassium, ammonium, lithium, cesium, and rubidium; and (b) water-insoluble hexavalent chromium compounds: these include zinc chromate, calcium chromate, lead chromate, barium chromate, strontium chromate, and sintered chromium dioxide. [ACGIH, p. 139, 1986]

Hexavalent chromium is corrosive and causes chronic ulceration and perforation of the nasal septum. It also causes chronic ulceration of other skin surfaces, which is independent of hypersensitivity reactions on skin. Allergic chromium skin reactions readily occur with exposure and are independent of dose.

Hexavalent Chromium, metal and inorganic compounds as Cr⁶

OSHA PEL:	0.1; Ceiling
ACGIH/TLV:	0.05 mg/m ³ as water-soluble compounds; TWA 0.010 mg/m ³ as insoluble compounds; TWA
NIOSH/REL:	0.010 mg/m ³ ; TWA carcinogenic 0.025 mg/m ³ ; TWA non-carcinogenic 0.050 mg/m ³ ; STEL-15 minutes

Carcinogenicity Designation - A1. Certain hexavalent chromium compounds have been demonstrated to be carcinogenic on the basis of epidemiological investigations on workers and experimental studies in animals.

The known harmful effects of chromium in humans have been attributed to the hexavalent form (hexavalent chromium is a confirmed human carcinogen by ACGIH), and it has been speculated that the biologic effects of hexavalent chromium may be related to the reduction to trivalent chromium and the formation of complexes with intracellular macromolecules.

The major acute effect from ingested chromium is acute renal tubular necrosis. Exposure to chromium, particularly in the chrome production and the chrome pigment industries, is associated with cancer of the respiratory tract.

Whether chromium compounds cause cancer at sites other than the respiratory tract is not clear. A slight increase in cancer of the gastrointestinal tract has been reported in some studies, but each involved only small groups of workers.

3.2 Exposure Recognition

Persons working in the field during this environmental investigation should be alert for indications of unanticipated chemical hazards or potential employee exposure. These would include odors of hydrocarbons or other chemicals, stained or discolored soils, hydrocarbon slicks in water, or possible other indications. Field personnel are cautioned to inform each other of the non-visual effects of exposure to toxic substances, such as:

HEALTH AND SAFETY PLAN
Former Nova Techno Site
1368 Oregon Ave., Long Beach, CA

- o Headaches
- o Dizziness
- o Nausea
- o Blurred vision
- o Cramps
- o Irritation of eyes, skin, or respiratory tract
- o Changes in complexion or skin discoloration
- o Changes in apparent motor coordination
- o Changes in personality or demeanor
- o Excessive salivation or changes in tongue
- o Changes in speech ability or pattern

If indications of unanticipated chemical exposure are observed, field activities should be stopped, and the Site Safety Officer notified immediately. Conditions will be evaluated, and the scope of work for the environmental investigation revised as appropriate, including any needed revisions to this Health and Safety Plan.

3.3 Physical Hazards

The physical hazards associated with this site investigation program are those typical of drilling activities and sampling operations. These include dangers associated with vehicle and heavy equipment, handling heavy or bulky objects, working with overhead hoists and machinery, vehicle operation, and trip-slip-fall hazards.

Physical hazards will be avoided by using proper lifting and hoisting procedures and maintaining a neat and orderly work area. Vehicles and other equipment will be operated in accordance with established applicable safety procedures.

The physical hazards specific or peculiar to this remediation are those generally associated with heavy equipment and machinery and will be emphasized during the daily tailgate safety meeting.

3.4 Electrical Hazards

For this specific environmental investigation, no on-site electrical hazards are believed to exist in the subsurface

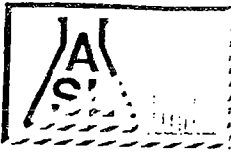
Groundwater data for the general area were obtained from the County of Los Angeles Department of Public Works. Three wells for which groundwater data were available are located within the vicinity of the property. The groundwater levels in these wells appear to be indicative of the groundwater levels encountered in a shallow aquifer above the Gaspar Aquifer. The latest consistent data for these wells were from the Spring of 1997. All data are standardized to msl.

Well #400, which is located approximately 3,000 feet north of the site, encountered groundwater at a depth of 21.5 feet bgs (8.4 feet below msl) during the gauging event on April 21, 1997. Well #392G, which is located approximately 4,000 feet south-southwest of the site, encountered groundwater at a depth of 31.8 feet bgs (9.1 feet below msl) during the gauging event on April 24, 1997. Well #380T, which is located approximately 4,500 feet west of the site, encountered groundwater at a depth of 17.8 feet bgs (10.1 feet below msl) during the gauging event on April 21, 1997.

If the assumption is made that the groundwater levels which were determined from the above groundwater data represent a single aquifer, which in this case appears to be an undocumented aquifer above the Gaspar Aquifer, it can be calculated that the direction of groundwater flow in this area in the Spring of 1997 was S 87° W. The calculated gradient in this direction was approximately 0.0004 feet/foot or 2 feet/mile at that time. Extrapolation of these data to the site indicates that depth to this groundwater horizon at the site was approximately 18 feet bgs in the Spring of 1997.

The values for groundwater depth and gradient can change throughout the year and with varying climatic conditions. In addition, local variations in the groundwater table, confined aquifer conditions, effects due to groundwater pumping, locations of screened intervals in the above-referenced wells, extraction and injection activities, the presence of the Los Angeles River and the possible existence of local perched horizons or undocumented upper aquifers have not been taken into account with respect to the depth to groundwater and gradient at the subject site.

Information concerning existing production wells within one mile of the property was requested by the CRWQCB. Mr. Larry Oaks of the City of Long Beach Water Department reported that there are no production wells within one mile of the site. This information was confirmed by data available on line from GeoTracker™.



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Targhee, Inc.

10 Pine Ave. Ste. 925
Long Beach, CA 90802

Site

1368 Oregon Ave
Long Beach

Telephone: (562)435-8080

Attn: Linda Norwood

Page: 11

Project ID: 1368 OREGON AVE

Project Name:

Job Number	Order Date	Client
12420	11/16/2001	TARGHEE

Method: 6010B, CCR Title 22 Metals

Batch No:

Our Lab I.D.		76987	76988	76989	76990	76991
Sample ID		MW-1-5	MW-1-10	MW-2-5	MW-2-10	MW-2-15
Date Sampled		11/16/2001	11/16/2001	11/16/2001	11/16/2001	11/16/2001
Date Extracted		11/20/2001	11/20/2001	11/20/2001	11/20/2001	11/20/2001
Preparation Method						
Date Analyzed		11/21/2001	11/21/2001	11/21/2001	11/21/2001	11/21/2001
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Detection Limit Multiplier						
Analytes						
ICP Metals	PQL	Results	Results	Results	Results	Results
Antimony	0.50	ND	ND	ND	ND	ND
Arsenic	0.50	ND	ND	ND	0.77	ND
Barium	0.50	153	79.7	105	159	116
Beryllium	0.50	ND	ND	ND	ND	ND
Cadmium	0.50	ND	ND	ND	ND	ND
Chromium	0.50	ND	ND	ND	ND	ND
Cobalt	0.50	24.0	24.8	15.5	17.1	16.0
Copper	0.50	14.6	9.58	9.87	9.70	9.95
Lead	0.50	35.3	28.6	17.5	25.7	14.0
Molybdenum	0.25	2.96	6.36	1.38	2.04	0.85
Nickel	0.50	ND	0.85	ND	ND	ND
Selenium	0.50	24.4	23.6	15.5	16.3	16.8
Silver	0.50	1.36	1.97	0.72	0.95	0.80
Thallium	0.50	ND	ND	ND	ND	ND
Vanadium	0.50	ND	ND	ND	ND	ND
Zinc	0.50	34.6	43.2	24.1	21.8	26.5
	0.50	156	72.7	58.3	54.6	50.3



AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Site

Targhee, Inc.
 10 Pine Ave. Ste. 925
 Long Beach, CA 90802

1368 Oregon Ave.
 Long Beach

Telephone: (562)435-8080

Attn: Linda Norwood

Page: 15

Project ID: 1368 OREGON AVE

Project Name:

Job Number	Order Date	Client
12420	11/16/2001	TARGHEE

Method: 7199, Hexavalent Chromium by Ion Chromatography

Our Lab ID.		76987	76988	76989	76990	76991
Sample ID		MW-1-5	MW-1-10	MW-2-5	MW-2-10	MW-2-15
Date Sampled		11/16/2001	11/16/2001	11/16/2001	11/16/2001	11/16/2001
Date Extracted	EVA 3-6-	11/21/2001	11/21/2001	11/21/2001	11/21/2001	11/21/2001
Preparation Method						
Date Analyzed		11/21/2001	11/21/2001	11/21/2001	11/21/2001	11/21/2001
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	PQL	Results	Results	Results	Results	Results
Conventionals						
Chromium (VI)	0.100	0.51	0.16	0.16	0.45	0.56

QUALITY CONTROL REPORT

Analytes	LCS % REC	LCS/LCSD: % Limit							
Conventionals									
Chromium (VI)	100	80-120							



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Site

Targhee, Inc.
 10 Pine Ave. Ste. 925
 Long Beach, CA 90802

Long Beach

Telephone: (562)435-8080

Attn: Linda Norwood

Page: 2

Project ID: 1368 OREGON

Project Name: 1368 Oregon Ave.

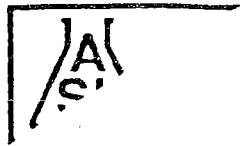
Job Number	Order Date	Client
12475	11/26/2001	TARGHE

Method: 6010B, CCR Title 22 Metals

Our Lab I.D.		77310	77311	77312	
Sample ID		MW-1	MW-2	MW-3	
Date Sampled		11/26/2001	11/26/2001	11/26/2001	
Date Extracted		11/28/2001	11/28/2001	11/28/2001	
Preparation Method					
Date Analyzed		11/28/2001	11/28/2001	11/28/2001	
Matrix		Water	Water	Water	
Units		mg/L	mg/L	mg/L	
Detection Limit Multiplier		1	1	1	
Analytes	PQL	Results	Results	Results	
ICP Metals					
Antimony	0.010	ND	ND	ND	
Arsenic	0.010	ND	ND	ND	
Barium	0.010	0.03	0.03	0.03	
Beryllium	0.010	ND	ND	ND	
Cadmium	0.010	ND	ND	ND	
Chromium	0.010	ND	ND	0.08	
Cobalt	0.010	ND	ND	ND	
Copper	0.010	ND	ND	ND	
Lead	0.005	ND	ND	ND	
Molybdenum	0.010	ND	0.02	0.03	
Nickel	0.010	ND	ND	ND	
Selenium	0.010	ND	0.02	0.02	
Silver	0.010	ND	ND	ND	
Thallium	0.010	ND	ND	ND	
Vanadium	0.010	0.03	0.05	0.05	
Zinc	0.010	ND	ND	ND	

QUALITY CONTROL REPORT

Analytes	LCS	LCS/LCSD					
	% REC	% Limit					
ICP Metals							
Antimony	100	80-120					
Arsenic	104	80-120					



AMERICAN SCIENTIFIC LABORATORIES, LLC

Testing Services

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ANALYTICAL RESULTS

Ordered By

Targhee, Inc.
110 Pine Ave. Ste. 925
Long Beach, CA 90802

Site

Long Beach

Telephone: (562)435-8080

Attn: Linda Norwood

Page: 2

Project ID: 1368 OREGON

Project Name: 1368 Oregon

Job Number	Order Date	Client
19385	09/04/2003	TARGHEE

Method: 218.6, Hexavalent Chromium by Ion Chromatography

Batch No:

Our Lab I.D.	115405	115406	115407
Sample ID	MW1	MW2	MW3
Date Sampled	09/04/2003	09/04/2003	09/04/2003
Date Extracted	09/05/2003	09/05/2003	09/05/2003
Preparation Method			
Date Analyzed	09/05/2003	09/05/2003	09/05/2003
Matrix	Water	Water	Water
Units	ug/L	ug/L	ug/L
Detection Limit Multiplier	1	1	1
Analytes	PQL	Results	Results
Conventionals			
Chromium (VI)	1.000	ND	1.124

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS/LCSD % Limit
Conventionals		
Chromium (VI)	109	80-120

ATTACHMENT #6

PROJECT CORRESPONDENCE



646 W. PACIFIC COAST HWY.
LONG BEACH, CALIFORNIA 90806-5239

#2

- *Property Management*
- *Community Associations*
- *Real Estate Brokerage*

June 24, 2004

Planning Commission
City of Long Beach Department of Planning & Building
Craig Chalfant, Project Planner, Zoning Division
333 W. Ocean Blvd, 7th Floor
Long Beach, CA 90802

Re: Proposed Homeless Shelter at 1368 Oregon, Long Beach, CA

Dear Commissioners:

I would like to state my personal viewpoints regarding the above proposed homeless shelter. Even though I am on the board of directors of the Magnolia Industrial Group, Inc., (MIG), it is important to clarify that these are my personal viewpoints and do not represent the board of directors as a whole.

At first I was opposed the homeless shelter being located in the MIG Area. But then I chose to take a more open-minded look into the long-range aspects of the shelter that would affect individual MIG property owners. I also felt that the shelter might act as a tool and an opportunity for the city to get involved on first hand basis with a growing problem "homeless population".

In addition, my understanding was that certain "health and safety issues" in the form of improvements might be performed to benefit the MIG area, specifically having some dirt alleys cemented in and having some long overlooked curbs and gutters installed. I have curbs and gutters in front of my business but many of our business owners in MIG do not.

This issue seems to have the intensity of a final Lakers/Pistons basketball game. So it appears that we will have to let the planning commission and the city council review the facts and decide what they feel is best for the area and the city in general.

In closing, I personally do support the permanent shelter project. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Van", written over a horizontal line.

Ed Van, Owner/Broker
Vanco Property Management



#2

June 28, 2004

Craig Calfant
Planning and Building Dept
City of Long Beach
7th Floor, City Hall
333 W Ocean Blvd
Long Beach CA 90802

Re: Hearing July 1 regarding 1368 Oregon Avenue

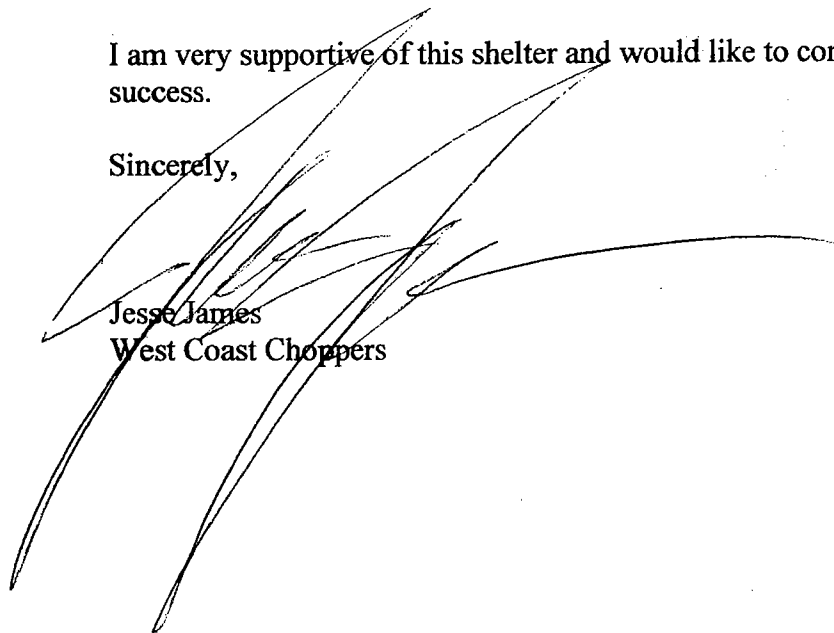
Dear Mr. Calfant:

I am writing to express my support for the establishment of a proposed homeless shelter in the Magnolia Industrial area. I have two businesses located in the Magnolia Industrial area: West Coast Choppers and Mighty Whitey LLC, comprising over 70,000 square feet. I have a financial stake in the success of this neighborhood and, in fact, have been renovating an additional building for expansion of West Coast Choppers.

I believe there is a critical need for the proposed shelter to be run by Urban Research and Development in this area. I believe it will be an asset to the area, and it will help get people off the streets and out of their cars and into permanent housing.

I am very supportive of this shelter and would like to contribute any way I can to its success.

Sincerely,


Jesse James
West Coast Choppers

718 West Anaheim Street
Long Beach Ca, 90813

Phone: (562)983-6666
Fax: (562)983-6556

www.westcoastchoppers.com

June 21, 2004

City of Long Beach
Planning Commission
333 West Ocean Boulevard, Fourth Floor
Long Beach, CA 90802

Dear Members:

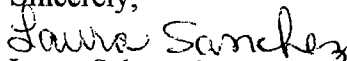
I write to invite you to a meeting this Saturday, June 26, 3:00 - 5:30 p.m., at First Congregational Church, Third and Cedar, Long Beach, concerning workforce housing in Long Beach and the need for a year-round emergency shelter for homeless persons. I've enclosed ~~a flyer as well as~~ a page of factual information concerning incomes of working people in Long Beach. I've listed some other relevant information for you below and given the City sources for each:

- ◆ "Clients are placed into short-term emergency shelter to allow client to become stable and access next steps to becoming permanently housed and self-sufficient." (1)
- ◆ Long Beach Median Income is \$37,270 per year.(2)
- ◆ Nearly two-thirds of Long Beach households have incomes of \$ 50,000 per year or less; one-third earn less than \$ 25,000 (2)
- ◆ Section 8 Federal funding to assist low-income workers with rent payments is being reduced now and in the coming Fiscal Year.(3)
- ◆ Nearly 6000 people, including 795 families with children, are homeless in Long Beach; and 74% of these were living in Long Beach when they became homeless (4)
- ◆ 1456 beds exist in Long Beach to provide temporary shelter for homeless people. (1)

-
- (1) Long Beach 2004-2005 Draft Action Plan, pages 7 and 74 (Neighborhood Services Bureau)
 - (2) Long Beach FY 2005-2009 Housing Action Plan, page 6 (Housing Services Bureau)
 - (3) Long Beach Housing Authority Commission Hearing, June 1, 2004
 - (4) Long Beach 2003 Homeless Assessment Survey, page 33 (Human and Social Services Bureau)

I hope you will give careful attention to the implications of this information for Long Beach.

Sincerely,



Laura Selway Sanchez, Member, Serving Team

California Heights United Methodist Church, 3579 Orange Ave., Long Beach 90807

Out of Reach in 2003

Renters' Housing Wage

The Fair Market Rent of a two-bedroom one bath apartment in Long Beach rents for \$1,021/month.* The standard for housing affordability is that a family should not pay more than 30% of their earnings on rent. Thus, a working family needs to earn \$19.63 per hour – or \$40,840 per year – to afford the average two bedroom one bath rent in Long Beach.

The minimum wage in California is not enough to pay the rent in Long Beach. At \$6.75 per hour, two full-time minimum wage workers supporting a family would have to each work nearly 58 hours per week to afford the average 2 bedroom one bath rent.

In 2003, Rental Housing Is Out of Reach for These Heads of Households in the city of Long Beach

fast food workers	\$14,800/year
garment workers	\$14,800/year
cashiers	\$15,200/year
security officers	\$17,100/year
nurses aides	\$18,800/year
social worker	\$24,900/year
bookkeepers	\$26,700/year
janitors (unionized)	\$27,500/year
administrative assistants	\$30,368/year
carpenters (non-union)	\$33,400/year
auto mechanics (non-union)	\$33,000/year
legal secretaries	\$36,000/year
computer technicians	\$37,400/year
grade school teachers	\$40,100/year

*HUD, 2004, Proposed.

Long Beach Housing Wage

For Long Beach renters

\$19.63/hour

\$40,840/year

For Long Beach homebuyers

\$46.83/hour

\$89,921/year

Homebuyers' Housing Wage

In October 2003, the median-priced home in Long Beach sold for \$354,083.** The monthly mortgage payment needed to support buying the median priced Long Beach home is \$2,017/month (\$2,498 once taxes and insurance are included). A family would need to earn at least \$89,921 per year to support this mortgage, assuming they pay no more than 33% of the family's income.***

Homeownership is out of reach for

county sheriff deputies	\$43,600/year
registered nurses	\$47,700/year
firefighters	\$45,800/year
police officers	\$49,400/year
computer programmers	\$49,858/year
electrical engineers	\$53,100/year
union carpenters	\$57,200/year

**Dataquick, as printed in 10/03 *LA Times*, using the mean medians listed for 12 representative Long Beach city zip codes.

***This assumes 5% down, an interest rate of 6% and a loan period of 30 years.

S C A N P H

Southern California Assoc. of Non-Profit Housing
3345 Wilshire Blvd, Ste 1005, Los Angeles CA 90010
(213) 480-1249, fax (213) 480-1788

December 2003

2

June 28, 2004

TO: Members, Planning Commission
Please include in packet for meeting of July 1, 2004

RE: Homeless Shelter on Oregon Street

Honorable Commissioners:

In anticipation of community opposition to the proposal, I respectfully wish to inform the commission on several salient points.

Client referral to the proposed shelter will originate through individual placement case management at the Multi-Service Center for the Homeless (MSC). The applicant will also provide on-site case management to facilitate each client's acquisition of ancillary services. A very limited number of nightly beds are reserved for direct client referrals by Long Beach police as an element of the Long Beach Homeless Emergency Access Referral Team (HEART) efforts, as directed by the City Council. No walk-in clients will be served.

If a comparison is to be drawn between city enforcement of conditions placed upon this project and the enforcement of conditions placed upon the MSC, then the latter situation needs to be correctly understood. There has never been a condition placed upon the MSC which requires clients to be transported to and from the facility. The Conditions of Approval of the MSC (Case No. 9612-17, July 15, 1997) are attached for the commission's use. Condition 21 clearly is limited to the prevention of "loitering or other activity around the building or in the parking lot that could be a nuisance to adjacent businesses." There is no condition on the operator to have an infinitely long reach beyond the premises in order to control individual behavior. Nor could the city compel such a condition. Individuals in public have the right of free association and movement in our society, and, beyond the terms of Condition 21 in this regard, nothing requires the operator to abridge such rights. Further, the operator has neither the legal right nor the means to do so.

If a comparison is to be drawn between city enforcement of conditions placed upon this project and the enforcement of conditions placed upon dissimilar projects such as the Long Beach Police Department's crime lab roof-top HVAC equipment screening, the commission should note that no reasonable comparison can be drawn. Requirements on design elements cannot be reasonably compared to requirements to control the movement and free association of residents in our city. If unlawful behavior is the problem, then I would submit that the operator is not responsible for area-wide law enforcement when its project is an otherwise lawful endeavor. Additionally, there has been no clear relationship drawn between the client base of the proposed project and any alleged unlawful behavior.

Sincerely,



Gary Shelton, Vice-chair
Homeless Services Advisory Committee

Attach: Notice of Final Action and Conditional Use Permit, Case No. 9612-17



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD, 7TH FLOOR • LONG BEACH, CALIFORNIA 90802

(562) 570-6399
FAX (562) 570-6034
TDD (562) 570-6793

NOTICE OF FINAL ACTION

Case No. 9612-17

Project Location: 1301-1327 West 12th Street

Applicant: Carlene Baskevitch

Applicant Address: Urban Vision
1601 Dove Street, Suite # 250
Newport Beach, Ca. 92660

Permit Requested: Conditional Use Permit

Project Description: Convert an Existing Industrial Building into a Multi-Service Center (Alpha Project) for the Homeless.

Action was taken by the: City Council - July 15, 1997

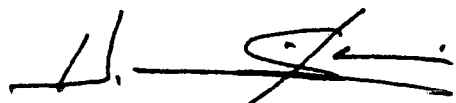
Decision: Approved with conditions

Action is final: July 15, 1997

For projects in the Coastal Zone, this action_ is X is not appealable to the Coastal Commission.

You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.


Robert Benard
Zoning Administrator


Harold Simkins, Senior Planner
Project Planner Phone No. 570-6607
Council District: 2

Attachments

This information is available
in an alternative format by
request at (310) 570-6405.

CONDITIONAL USE PERMIT

CONDITIONS OF APPROVAL

CASE NO. 9612-17

July 15 , 1997

1. The use permitted hereby on the site, in addition to uses permitted in the Port-Related Industrial District (IP), shall be a Multi-Service Center (Alpha Project) for the homeless.
2. Except as otherwise provided in the conditions of approval, every right or privilege authorized under this title shall terminate one year after the granting of the request if the right or privilege has not been exercised in good faith within that year as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This approval shall be invalid if the owner(s) and applicant(s) have not returned a written acknowledgment of their acceptance of the conditions of approval on forms supplied by the Planning and Building Department. This acknowledgment must be submitted within one month from the date of approval of the Conditional Use Permit.
4. Violation of any of the conditions of this Conditional Use Permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
5. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use and development of said property as set forth by this Conditional Use Permit together with all conditions which are a part thereof. The specific requirements must be recorded with all title conveyance documents at time of closing escrow if the same use is to be continued.
6. This approval is required to comply with these Conditions of Approval as long as this use is on this site. As such the site shall allow periodic re-inspection to verify compliance. When such inspection is carried out, the property owner or the responsible party of the property shall reimburse the city for the cost according to the special building inspection established by City Council.
7. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
8. Approval of this development project is expressly conditioned upon payment, (prior to building permit issuance, or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established city service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.

21. The operator of the use shall prevent loitering or other activity around the building or in the parking lot that could be a nuisance to adjacent uses.
22. The applicant/owner shall provide a trash enclosure to the satisfaction of the Director of Planning and Building. If visible from the street, the trash enclosure area shall be fully screened with solid material.
23. The applicant/owner shall provide curb, gutter, and sidewalks around the perimeter of the site as deemed necessary to the satisfaction of the Director of Public Works.
24. The applicant/owner shall provide a detailed fence and improvement plan for the yard area on the north side of the structure to the satisfaction of the Director of Planning and Building. The fence and landscape plan along Anaheim Street shall follow any applicable standards of the Harbor Department/Port.
25. The applicant/owner/operator shall be required to submit a report to the Planning Commission after one year of commencing operation of the service center to monitor/review compliance with the Conditions of Approval.
26. The applicant/owner/operator shall be required to review the project with the West Long Beach Industrial Redevelopment Project Area Committee (PAC) prior to the issuance of a Building Permit to the satisfaction of the Director of Planning and Building.



INDUSTRIES OF LONG BEACH & SOUTH BAY, INC.

800 West Pacific Coast Hwy • Long Beach, CA 90806

www.goodwill-lbsb.org • www.shopgoodwill.com

PH (562) 435-3411 • TTY (562) 590-8588 • FAX (562) 495-1447

Board of Trustees

Theodore B. Horn

Chair

June 22, 2004

Dr. Barbara Young

*Vice Chair &
Chair, Commercial
Operations Committee*

Mr. Craig Chalfant
Project Planner – Zoning Division
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802

Ron Casriel

*Treasurer & Chair,
Finance/Investment Committee*

Maria Giese

*Secretary & Chair, Workforce
Development Committee*

Brad Ward

*Chair, Subsidiary
Business Committee*

Dear Mr. Chalfant:

Janet McCarthy

*President & CEO
(Ex-Officio)*

This letter will serve to advise you that the board of Goodwill Industries of Long Beach and South Bay (Goodwill) has taken no position with respect to the proposed homeless shelter to be located at 1368 Oregon Ave, in the city of Long Beach. However, you must note, that Janet McCarthy, our President and CEO, has full authority to speak and act on behalf of Goodwill and has expressed support of the shelter with the provisions that said property is deemed appropriate for said use.

Patti Martin

*President, Goodwill Guild
(Ex-Officio)*

Please understand that the only reason the Goodwill board of directors has not taken an official position, is that it has not been formally presented to them. Further, you should be aware that individual members of the Board of Trustees have expressed support for the proposed shelter and I am certain that when, or if, the matter is presented to the board, it would receive board approval.

Peggy Bryant

Lawrence Burton

Aaron Carter

Dr. Jeffrey Cornejo

Larry DeJarnett

Margery Lynn Grey

Robert Laskey

James Drew Lawson, Esq.

Josef Levy

Allen Mellow

Kevin T. Piggee

Dr. Ellen Powers

Rick Rosa

Kimmo Sahakangas

Corinne Schneider

Dr. Victor Thompson

Richard Thor

George West, Jr.

Rev. Christopher Wilke

Additionally, Goodwill has not entered into, or discussed, any arrangements for services with the operators of the proposed shelter. As always, Goodwill will provide services, as appropriate, to any one who presents themselves and qualifies, for our assistance.

Sincerely,

Theodore Horn
Chairman of the Board of Trustees

Honorary Board Members

Ned Gaylord

Jay Picking

Robert Creighton

Cc: Bonnie Lowenthal, 1st District Council Member
Mr. Ed Van, Magnolia Industrial Group

C:\Documents and Settings\janet\My Documents\IURD Homeless Shelter.doc



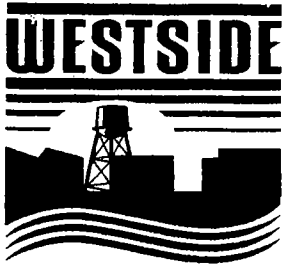
COMMISSION ON
ACCREDITATION OF
REHABILITATION FACILITIES

The Way to Work

Goodwill is a community resource, providing skill development and work opportunities, to help people feel whole through the power of work.

We Care About Results!
Our performance is
independently measured by...





Westside Project Area Committee

1724 Santa Fe Avenue, Suite 204 * Long Beach, CA. 90813

Craig Chalfant
Project Planner/Zoning Division
333 W. Ocean Blvd., 7th floor
Long Beach, CA 90802

June 16, 2003

Dear Mr. Chalfant:

It has been brought to our attention that the year-round homeless shelter slated for 1368 Oregon will be standing before the Planning Commission on July 1. The Westside Project Area Committee would like its position recorded and submitted as part of the staff report for the Commission's consideration on this important issue.

At WPAC's March 10 meeting, a vote was taken to not support a year-round shelter on the Westside and the vote was unanimous. During the discussions leading up to that vote, the neighborhood voiced its concerns based on what they experienced with the temporary shelter, which was in the Westside Project Area this past winter. According to the many neighbors affected, that shelter inspired an increase in the number of vagrants loitering and panhandling in front of businesses as well as blight, theft, and vandalism. At that time, we did not receive any help in curtailing the problem from the operators of that facility or the Multi-Service Center. In fact, they even went so far as to deny that these situations were occurring.

An additional motion was made at our June 9 Meeting to support CPAC's position – that there should be no year-round shelter anywhere in the Central Project Area. We expanded CPAC's motion to include that there is no support for a shelter anywhere in any of the project areas. That motion carried unanimously. Though this particular facility is slated for a location in the Central Project Area, many of the homeless will be gathered and bussed from the Westside so we are directly effected.

In addition to those stated above, there are several other specific reasons why we would not welcome a shelter on the Westside. We have listed them here for your review.

- The Westside had a negative experience housing the temporary shelter this winter. Indeed, there is a history of negative experiences with other such facilities that have operated on the Westside in the past.
- Though shelter staff may take responsibility for operations within the facility, their effectiveness does not extend beyond those four walls. The increase in vagrant traffic around a shelter and throughout the community wherein a shelter exists is something the neighborhood is left to contend with - as was evidenced this past winter with the operation of the temporary shelter.

Westside Project Area Committee Letter to Craig Chalfant – Continued
Page II

- Though there are codes in place that would protect the neighborhood from any negative impact a shelter might place on the area, this community has no faith that those codes will be respected or enforced. The Planning Commission directed the Police Department to screen the air conditioning unit atop the Crime Lab in 2002 and despite that ruling and extensive civic involvement, the Department has not yet complied. This example of the arrogance and lack of concern for the Westside gives us no confidence that any other codes will be respected any better.
- Wherein something like the screening of an air conditioning unit is easily identifiable, the infractions brought on by a shelter will be more difficult to substantiate and more devastating to the businesses in the area. The impact on this community will be felt but not so easily identified. As vagrancy, vandalism, theft, and blight increase, we may not be able to prove from where these increases have come but the community will know - and suffer the consequences.
- This shelter claims it will only house a finite number of homeless, bussing them in and out without the neighborhood having to even be aware of their activity. But this shelter, as is true with all shelters, will be a magnet for the overwhelming number of homeless who are not "processed through" the system. These are people you are dealing with, and like most people, they have friends and family who will be waiting to meet up with each other around and beyond the facility and drop-off points.
- This shelter is slated to open within a Redevelopment Project Area. The very mission of a Project Area is to remove blight and a homeless facility will increase it.
- For citizenry to have a voice regarding code enforcement and the mitigation of neighborhood problems (such as those brought on by a shelter's presence), it needs to be situated in a high-vote area. As the 1st District is one of the lowest voting areas, and in that this community is not strong enough to protect itself against the negative effects a shelter will introduce, this is not the most logical place for such a facility.

Our position is clearly not to allow this shelter to open here. This is not the only part of Long Beach available for this project. Please explore your other options. Thank you for noting our concerns and committing them to the record.

Sincerely,


Dan Berns/Chair, Westside Project Area


Jane Kelleher/Vice-Chair, Westside Project Area Committee

George Janich
3939 Pacific Avenue
Long Beach, California 90807

Tel: (562) 424 3464
Fax: (562) 424 3464

Leonard Chudacoff
4338 Redwood Avenue, # 316
Marina del Rey, California 90292

Tel: (310) 821 4313
Fax: (310) 933 2909

June 28th, 2004

Craig Chalfant
Project Planner
Zoning Division
Department of Planning and Building
City of Long Beach
333 West Ocean Blvd., 7th Floor
Long Beach, California 90802

RE: Application for Proposed Homeless Shelter at 1368 Oregon Avenue, Long Beach
("PHS")

Dear Mr. Chalfant:

Just recently three members of the Magnolia Industrial Group, Inc. ("MIG") completed a survey of 91 members of MIG to ascertain their positions on the PHS. The three members who conducted the survey are George Janich, Jim Zupanovich, and Geoff Bennett. MIG has a total of 91 members. The survey was completed by way of facsimile, telephone and personal visits. Of those who responded, none indicated their support of the PHS. One was not contacted: Southern Pacific Transportation Company.

At the time of this writing, 47 members of MIG have expressed their opposition to the PHS. Of the 3,539,970 square feet in MIG, the opposition's square footage comes to 2,120,792 square feet, or approximately 60% of the total. We have yet to hear from other members who were contacted. Two members have expressed their approval of the PHS.

In consideration of the above, it would not be overreaching to write that the Magnolia Industrial Group, as such, is opposed to the Proposed Homeless Shelter.

There has been some confusion and misinformation concerning the management of MIG. This should be clarified. MIG's Board of Directors consists, at the present, of four members. Janet McCarthy, George Janich, Ed Van and Leonard Chudacoff. There is one vacancy on the Board. There are only two officers: Leonard Chudacoff, Secretary, and Ed Van, Chief Financial Officer. There are no others.

Magnolia Industrial Group, Inc. a mutual benefit non-profit corporation, was incorporated some ten years ago. The City of Long Beach expended considerable funds and provided considerable help (among those whose help was magnificent, were Liz Schindler and Donna Snowden.) in forming the corporation.

The accomplishments of the MIG are exemplary for any such corporation: vacancies are down, crime is down, and there is considerably less graffiti. The area is and was known as an industrial area. To make it into the "Magnolia Industrial Group and Homeless Shelter" strikes us as wholly inappropriate. The proposed PHS would be a formidable threat to all that has been accomplished.

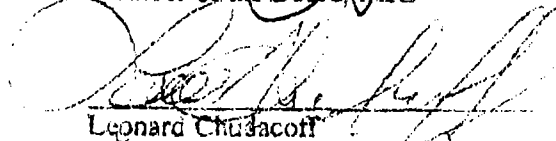
It isn't that we are not sympathetic to the plight of the homeless. May of us make contributions to help the homeless. But to establish such a home in the midst of the MIG area just doesn't make any sense.

Accompanying this letter is a list of all of the members of MIG. The names of those members who have indicated their opposition to the Proposed Homeless Shelter are highlighted.

Sincerely Yours,



George Janich
Member of the Board, MIG



Leonard Chudacoff
Member of the Board, Secretary, MIG

CC: Bennie Lowenthal,
Council Member, 1st District
Long Beach City Hall
Fax: (562) 570 6590

Ed Van, Member of the Board
Chief Financial Officer
Fax: (562) 602 1929

Janet McCarthy, Member of the Board
Fax: (562) 495 1447

**CITY OF LONG BEACH
MAGNOLIA INDUSTRIAL GROUP PROPERTY AND IMPROVEMENT DISTRICT
MEMBERSHIP LIST**

Owner	Address	Mailing Address
Air Products & Chemicals Inc.	901 W. 12th St.	901 W. 12th St., Long Beach, CA 90813
Anderson, Hazel L.	639 W. Esther St.	14353 Oak Ridge Ln., Clovis, CA 93611
Associated Brewers Distributing Co.	615 W. 17th St.	4338 Redwood Ave., #316, Marina del Rey, CA 90292-7648
Avalos, Rodolfo & Miriam Avalos	645 W. Esther St.	645 W. Esther St., Long Beach, CA 90813
Berg, Robert O and Donna M	1200 Oregon Ave.	5161 Vineyard Dr., Paso Robles, CA 93446
Bunting, Vincent H.	520 W. Esther St.	520 W. Esther St., Long Beach, CA 90813
California Refrigerated Services, Inc.	625 W. Anaheim St.	625 W. Anaheim St., Long Beach, CA 90813
Camm, James L. and Catherine P.	525 W. 15th St.	525 W. 15th St., Long Beach, CA 90813
Case, Joseph A and Barbara L.	925 W. Esther St.	5564 Naples Canal, Long Beach, CA 90803
Cohen, Joseph	600 W. 15th St.	600 W. 15th St., Long Beach, CA 90813
Compass Marine Supply Corp.	634 W. 14th St.	29413 Bayend Dr., Rancho Palos Verdes, CA 90275
Cornwall, Harry J. Co-TR & Bonnie J	733 W. 14th St.	900 Yosemite Lane, Lincoln, CA 95648
Corona, Alice E.	1409 Magnolia Ave.	7838 Midfield Ave., Los Angeles, CA 90045
De Young, Roger TR &	850 W. 15th St.	355 Bristol St., Costa Mesa, CA 92626
DeLelio, Romero J & Rose M.	1501 Magnolia Ave.	3830 Pueblo Ave., Los Angeles, CA 90032
Dominguez Hills/TD LLC	1501 Daisy Ave.	5710 E. 7th St., Ste. 176, Long Beach, CA 90803
Emilio, Edith & Edith	820 W. Esther St.	13881 Thunderbird Dr. #I-64, Seal Beach, CA 90740-5360
Enlow, Fred & Judith	600 W. 14th St.	1067 Via Cordova, San Pedro, CA 90732
Erickson, Walter CO-TR	514 W. Pacific Coast Hwy	P.O. Box 25269, Anaheim, CA 92825-5269
Ernandes, Frank & Barbara	546 W. Esther St.	546 W. Esther St., Long Beach, CA 90813
Esfandi, Jahanguir & Edna	533 W. 17th St.	1640 Daisy Ave., Long Beach, CA 90813
Farmers & Merchants Bank TR/Mercer	660 W. 16th St.	302 Pine Ave., 2nd Floor, Long Beach, CA 90802
Foodbank of Southern California	828 W. Cowles St.	828 W. Cowles St., Long Beach, CA 90813
G & B Wholesale Food B Wh	520 W. 15th St.	520 W. 15th St., Long Beach, CA 90813
Gem Long Beach LLC	500 W. 17th St.	500 W. 17th St., Long Beach, CA 90813
Gill, Gregory R and Tomilee T	620 W. 16th St.	1827 Ximeno Ave., PMB 334, Long Beach, CA 90815
Goodwill Industries of So. California	821 E. Esther St.	800 W. Pacific Coast Hwy., Long Beach, CA 90815
Grant, K	1749 Magnolia Ave.	1749 Magnolia Ave., Long Beach, CA 90815
Graybar Electric Co., Inc.	800 W. 16th St.	800 W. 16th St., Long Beach, CA 90813

Owner	Address	Mailing Address
Green, John	519 W. 17th St.	521 W. 17th St., Long Beach, CA 90813
Griffen, Larry W & Donna	700 W. 16th St.	14471 Southfield Dr., Westminster, CA 92683
Hanke, Eric	899 W. Cowles St.	365 Weymouth Pl, Laguna Beach, CA 92651
Harer, O Halloran Venture	1492 Oregon Ave.	1492 Oregon Ave., Long Beach, CA 90813
Henderson, Michael J & Patricia A	1350 Daisy Ave.	4018 Woodside Ct., Lafayette, CA 94549
J & B Properties	1645 Daisy Ave.	1511 Weymount Pl., Santa Ana, CA 92705
J & T Properties	537 W. Anaheim St.	537 W. Anaheim St., Long Beach, CA 90813
Janich, George P & Angelina	740 W. Esther St.	3939 Pacific Ave., Long Beach, CA 90807-3229
Jesse James (Delsac, I, Inc.)	702 W. Anaheim St.	702 W. Anaheim St., Long Beach, CA 90813
KBKS, Ent (Barry Stillwell)	825 W. 16th St.	711 W. 16th St., Long Beach, CA 90813
Keranen, Charles	701 W. 14th St.	701 W. 14th St., Long Beach, CA 90813
Kim, Howard W & Hidy	600 W. Pacific Coast Hwy.	3721 Stephen M. White Dr., San Pedro, CA 90731
Lamar Industries, Inc.	1500 Daisy Ave.	1500 Daisy Ave., Long Beach, CA 90813
Le Chateau Apts	1765 Magnolia Ave.	647 E. 4th St., Long Beach, CA 90802
Long Beach Central and Wholes	624 W. Cowles St.	624 W. Cowles St., Long Beach, CA 90813
Long Beach Industrial	724 W. Anaheim St.	9401 Wilshire Blvd., #735, Beverly Hills, CA 90212
Long Beach Seafood Co.	711 W. 16th St.	711 W. 16th St., Long Beach, CA 90813
Looff, Eta M TR/co Pamela Cincola	1640 Oregon Ave.	1640 Oregon Ave., Long Beach, CA 90813
Magnolia & 16th St LLC	500 W. 16th St.	2750 Signal Parkway, Signal Hill, CA 90755
Mahesh, Sanmukh/State Motel	550 W. Pacific Coast Hwy.	550 W. Pacific Coast Hwy., Long Beach, CA 90813
Mansoor Ghaneenian	1630 San Francisco Ave.	27492 Hidden Trail Rd., Laguna Hills, CA 92653-5876
Meany Trust	515 W. Cowles St.	850 E. Ocean Blvd., #1605, Long Beach, CA 90802
Molnee, Michael	812 W. Cowles St.	812 W. Cowles St., Long Beach, CA 90813
Morrison Trust	1417 Daisy Ave.	2760 Atlantic Ave., Long Beach, CA 90803
Mortara, Carole TR (JEBBIA-Seven J)	707 W. 17th St.	1042 Oak Grow Pl., San Marino, CA 91108
Mountain View Dairies, Inc.	727 W. Anaheim St.	725 W. Anaheim St., Long Beach, CA 90813
Multi Cable MCI	1524 Oregon Ave.	5935 Kester Ave., Van Nuys, CA 91411
Nova Techno Corp.	662 W. 14th St.	1368 Oregon Ave., Long Beach, CA 90813
Patel, Jagdishchandra V & Hansaben	660 W. Pacific Coast Hwy.	3553 E. Imperial Hwy., Lynwood, CA 90262
Picarelli, Dominic	1429 Magnolia Ave.	405 Morning Canyon, Compton, CA 92625
Potechin, Barry	1600 Daisy Ave.	50-175 Doral St., La Quinta, CA 92253-2878
Riley, John	1450 Daisy Ave.	4 Aleria, Laguna Niguel, CA 92677
Riley, William A & Theresa	840 W. Esther St.	11239 Delano, North Hollywood, CA 91606
Romero, Mario & Leticia	1465 Magnolia Ave.	1465 Magnolia Ave., Long Beach, CA 90813
Rubin, Ruth Simmons	519 W. 15th St.	435 Avenida Sevilla, Laguna Hills, CA 92653
Sanchez, Daniel H	651 W. 15th St.	1371 W. 12th St., San Pedro, CA 90732

Owner	Address	Mailing Address
Scott Burrows	707 W. 16th St.	707 W. 16th St., Long Beach, CA 90813
Seven J Investment Co.	525 W. 14th St.	1122 El Centro St., So. Pasadena, CA 91030
So Calif Edison Co S B of E Par 1 MA		2244 Walnut Grove Ave., Rosemead, CA 91770
Southern California Airgas, Inc.	520 W. Pacific Coast Hwy.	P.O. Box 6030, Lakewood, CA 90714-6030
Southern Pacific Trans Co.		no address available
Spotskey, Thomas J and Patricia S	624 W. Pacific Coast Hwy	630 W. Pacific Coast Hwy, Long Beach, CA 90806
Starr, Glenn, Paul & Suzanne	847 W. 15th St.	847 W. 15th St., Long Beach, CA 90813
Sunset Lodge 26 F&AM	516 W. Esther ST.	516 W. Esther St., Long Beach, CA 90813
Swanson, Clifford L & Letha M	1750 Daisy Ave.	4353 Citrus Dr., Fallbrook, CA 92028
Taylor, Alfred E & Faye M	717 W. 14th St.	4320 Parkview Dr., Lakewood, CA 90712
Tedesco, Charles & Winifred T	524 W. 17th St.	26602 Via Desmonde, Lomita, CA 90717
Thirty First Street Ptnshp	1773 Daisy Ave.	914 E. 31st St., Los Angeles, CA 90011
Thompson, Lee W Jr. & Violette B Trs	745 W. 17th St.	745 W. 17th St., Long Beach, CA 90813
Tichauer, Siegfried & Hanni	515 W. 17th St.	3721 Oleander St., Seal Beach, CA 90740
Torres, Francisco R & Raquel	1405 Magnolia Ave.	14316 Bellflower Blvd., Bellflower, CA 90706
TR Oil Services Inc.	801 W. 14th St.	1260 Kern St., Taft, CA 93268-9701
Tucker, Henry M & Victoria V	551 W. Anaheim St.	1604 Lakegrove Ave., Montebello, CA 90640-2132
Van Eenenaam, Ed	646 W. Pacific Coast Hwy	646 W. Pacific Coast Hwy, Long Beach, CA 90806
W.W.Grainger, Inc.	724 W. Cowles St.	724 W. Cowles St., Long Beach, CA 90813
Wayne, Sanford	1727 Daisy Ave.	1727 Daisy Ave., Long Beach, CA 90813
Weinstein, Robert & Carolyn D	1402 Daisy Ave.	1236 S. Magnolia Ave., Anaheim, CA 92804
Welch, Fern G.	500 W. Pacific Coast Hwy	419 Olive Ave., Long Beach, CA 90802
Wirtz, Rose M.	700 W. Esther St.	1322 E. Voigt Way, Placentia, CA 92870
Wolhaupter, William F & Family Trust	635 W. 15th St.	P.O. Box 425, Malibu, CA 90265
Young, Richard	1501 Oregon Ave.	1065 W. Pier E St., Long Beach, CA 90802
Zadeh, Akbar M.	1401 Magnolia Ave.	3700 S. Plaza Dr., #Aph, Santa Ana, CA 92704

~~12~~



Candace_Mead@AHM.
HONDA.COM

06/24/2004 06:27 PM

To: <craig_chalfant@longbeach.gov>
cc: ATolkoff@aol.com, "Jane Kelleher" <janek@verizon.net>, Danbernsco@aol.com, geoff_bennett@caravanmfg.com, GeorgeJanich@aol.com, JackSmithLB@aol.com, <DonBarbi@aol.com>, "Tonia reyes Uranga" <district7@ci.long-beach.ca.us>, "Bry Myown" <brymyown@webuniverse.net>

Subject: Former Chromium Plating Facility - 1368 Oregon Ave., Long Beach

Dear Craig,

Please include these additional statements by Robert Ehe, Water Resource Control Engineer, California Regional Water Control Board, in the report to the Planning Commission.

In the email below Robert Ehe states, "I do not agree that any residential use is appropriate for this property."

Best regards,

Candace Mead

2925 Eucalyptus Ave.
Long Beach, CA 90806

"Robert Ehe"
<rehe@rb4.swrcb.c
<Candace_Mead@ahm.honda.com>
a.gov>
<angela_reynolds@longbeach.gov>

To:
cc:
Subject: Re: Health Risk

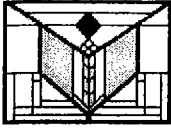
Assessment at 1368 Oregon Ave., Long Beach
06/24/2004 10:44
AM

What I emailed Angela Reynolds was my recommendation that the City of Long Beach contact the Regional Board in a letter to our Executive Officer throughly explaining the circumstance and rational for any intended change of use at this property. I do not agree that any residential use is appropriate for this property.

There was no prior disclosure to Regional Board staff that a change of use was intended, in fact this case closure was granted with the expectation of continued industrial use. I stated that it was my opinion that the city should conduct its own health risk assessment prior to any change of property use. Which would need to be checked by a third party before submitting results to the Regional Board. I do not prepare or estimate the cost of a health risk assessments. The State Office of Environmental Health Hazard Assessment (OEHHA) is reponsible for developing and providing risk managers in state and local government agencies with toxicological and medical information relevant to decisions involving public health.

Robert Ehe
Water Resource Control Engineer
California Regional Water Quality Control Board

#2



Corinne Schneider
06/29/2004 09:57 AM

To: Greg Carpenter/CH/CLB@CLB, Angela Reynolds/CH/CLB@CLB, Craig Chalfant/CH/CLB@CLB
cc: Susan Price/HE/CLB@CLB, Jeff Benedict/HE/CLB@CLB, ldn@targheinc.com
Subject: Re: FW: Health Risk Assessment at 1368 Oregon Ave., Long Beach

Craig/Greg/Angela - see note below from the Targhee company we have contracted with per the neg Dec. If you are going to include the other email, can you include this along with it.

Thanks Corinne

----- Forwarded by Corinne Schneider/HE/CLB on 06/29/2004 09:56 AM -----



"linda norwood"
<ldn@targheinc.com>
06/28/2004 12:17 PM
Please respond to "linda norwood"

To: <Corinne_Schneider@longbeach.gov>
cc:
Subject: Re: FW: Health Risk Assessment at 1368 Oregon Ave., Long Beach

Hi Corrine: Four things:

1. The CRWQCB closure letter did not state that closure was granted based on expectations for continued industrial use;
2. Mr. Ehe did not give reasons why he doesn't agree with the proposed use;
3. Mr. Ehe stated that he does not get involved with HHRAs, yet he is giving an opinion on intended future use of the property;
4. All of the items that he mentions should be done by the City are being done, including written notification to the CRWQCB by you of intended use change.

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

From: Corinne Schneider@longbeach.gov
To: ldn@targheinc.com
Sent: Monday, June 28, 2004 11:46 AM
Subject: Fwd: FW: Health Risk Assessment at 1368 Oregon Ave., Long Beach

----- Forwarded by Corinne Schneider/HE/CLB on 06/28/2004 11:45 AM -----

jack garrett <jgarrett_iurd@yahoo.com>

06/28/2004 10:47 AM

To: corinne schneider <corinne_schneider@longbeach.gov>
cc: susan price <susan_price@longbeach.gov>, Joe Colletti <jocolletti@earthlink.net>
Subject: Fwd: FW: Health Risk Assessment at 1368 Oregon Ave., Long Beach

Hi Corinne, I thought you would find the e-mail below interesting. Do you know Ms. Mead? It looks like she has contacted Mr. Ehe directly. Have we heard anything further on these issues? -- Jack

Note: forwarded message attached.

Jack Garrett
Project Director - Long Beach & Orange County
Institute for Urban Research and Development
Ph. 562/733-1147 x.144 jgarrett_iurd@yahoo.com

Do you Yahoo!?

New and Improved Yahoo! Mail - 100MB free storage!

----- Message from "Jack Garrett" <jgarrett@iurd.org> on Mon, 28 Jun 2004 10:42:30 -0700 -----

To: <jgarrett_iurd@yahoo.com>

Subject: FW: Health Risk Assessment at 1368 Oregon Ave., Long Beach

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

From: Candace_Mead@ahm.honda.com [mailto:Candace_Mead@ahm.honda.com]
Sent: Friday, June 25, 2004 6:13 PM
To: jgarrett@iurd.org; Joseph Colletti
Cc: Geoff Bennett; Jane Kelleher
Subject: Health Risk Assessment at 1368 Oregon Ave., Long Beach

Dear Jack and Joe,

Members of the community are interested in bringing to your attention a couple items which I will make brief.

The first is a response from the Water Resource Control Engineer at the California Regional Water Quality Control Board (whose email is included as

Attachment 4 in the Negative Declaration). Robert Ehe writes, "I do not agree that any residential use is appropriate for this property."

Also, on page 25 of the negative declaration, several procedures are required by the Regional Board and the Department of Toxic Substance Control before building permits may be issued. I understand the HHRA is the responsibility of the "applicant/property owner."

Best regards,

Candace Mead

----- Forwarded by Candace Mead/AHM/AM/HONDA on 06/24/2004 11:48 AM -----

"Robert Ehe"
<rehe@rb4.swrcb.c
<Candace_Mead@ahm.honda.com>
a.gov>
<angela_reynolds@longbeach.gov>
To:
cc:
Subject: Re: Health Risk
Assessment at 1368 Oregon Ave., Long Beach

06/24/2004 10:44
AM

What I emailed Angela Reynolds was my recommendation that the City of Long Beach contact the Regional Board in a letter to our Executive Officer throughly explaining the circumstance and rational for any intended change of use at this property. I do not agree that any residential use is appropriate for this property.

There was no prior disclosure to Regional Board staff that a change of use was intended, in fact this case closure was granted with the expectation of continued industrial use. I stated that it was my opinion that the city should conduct its own health risk assessment prior to any change of property use. Which would need to be checked by a third party before submitting results to the Regional Board. I do not prepare or estimate the

cost of a health risk assessments. The State Office of Environmental Health Hazard Assessment (OEHHA) is reponsible for developing and providing risk managers in state and local government agencies with toxicological and medical information relevant to decisions involving public health.

Robert Ehe
Water Resource Control Engineer
California Regional Water Quality Control Board
Los Angeles Region

Carol McCafferty

1060 Maine Avenue, Long Beach, CA 90813

562/432-8999

Friday, 06/18/04

Craig Chalfant

The folks from Magnolia Industrial Group said I can submit a letter regarding placement of a homeless shelter near my home. As the crow flies, I'm about three blocks from the Oregon Ave. location. As the crow walks, it's about two blocks further.

This was submitted to the Press-Telegram and the Business Journal. The BJ asked permission to quote from it, and the P-T has sat on it long enough that it might run Sunday. Or not.

*Yrs. truly
Carol M.*

Carol McCafferty

1060 Maine Avenue, Long Beach, CA 90813

562/432-8999

June 06, 2004

Since the Press-Telegram reported that the Project Area Committee of the Central Redevelopment Area voted to oppose a permanent Homeless Shelter anywhere in the Central Project Area, I would like to explain why I voted with them. I speak only for myself, but I was part of an overwhelming yea vote.

I am sure the word NIMBY is free-floating out there, so let me make it clear that I am proud to be a NIMBY, in terms of protecting my neighborhood and my property value, just as anyone anywhere should be.

If one were to have a homeless shelter, the one proposed sounded ideal, until I read two conflicting proposals for its operation. As stated in both proposals, it would serve a cherry-picked population of homeless people who have committed to getting on their feet. However, one of the proposals says that some of them would come from other cities. We have plenty of homeless people already, thank-you-very-much. Not all social services recipients are successful, and presumably the out-of-towners who fail would join the people who already push baby strollers down the sidewalk, go through my trash, and defecate behind my dumpster.

But there is an even bigger issue. As I stated at C-PAC, I oppose the shelter because to put it in a building currently zoned for light manufacturing would require an Administrative Use Permit (AUP) issued by the Building Department. An AUP

would allow use as a dormitory with conditions placed on how it is to operate. In my experience, those conditions cannot cover the issues we neighbors find most egregious, and whatever conditions would be written would not be enforced anyway. Building Inspectors are not on duty in the middle of the night, and they usually don't enter buildings for random inspections. In another neighborhood is a agency with dormitories, and it cannot be reached if there's a problem in the night. It's as if no one is in charge.

The AUP would be in force the entire time the operator ran his shelter, even if he were to change his target population, for instance taking in parolees or other clientele we consider dangerous. If the operator were to cease using the building, the AUP would remain in place for 180 days (six months) and it is highly unlikely that another operator would not move in within the 180 days with whatever program he wanted and with absolutely no input from or recourse for the neighbors or the city.

An AUP would amount to spot rezoning of a premises near me. We already are officially blighted; otherwise we would not be in a redevelopment area. Our neighborhoods got that way in large part because of bad zoning in years past. We finally have decent zoning and we don't need it tweaked one lot at a time.

I moved from Lakewood Village to an old house in Willmore City looking for a more interesting place to spend my time and energy. The elderly people who had populated the area for many decades were dying and being replaced by Latino immigrants. We had to build a stable neighborhood where people trust and rely upon one another. We got no help from our over-concentration of social

service agencies. I would say that 90 percent of them are bad neighbors and that they work actively at destabilizing our neighborhoods. (An account of how they do it is a subject for another letter.)

Operating without any public controls, they concentrate on meeting the terms of whatever grant they are working under that year and totally ignore the effect they are having on the families that call the area home. Those families are right up there on my priority list, along with my own sanity and my property value. Since we can't control what agencies are located here and we can't move to get rid of them, I don't need them.

I suspect that the operator of the proposed shelter would be a responsible neighbor, but until the social services industry gets its house in order, he is not welcome near me.

June 16, 2004

Planning Commission
City of Long Beach Department of Planning and Building
Craig Chalfant, Project Planner, Zoning Division
333 W. Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Re: Proposed Homeless Shelter at 1368 Oregon Avenue, Long Beach, CA

Dear Commissioners,

I, Richard Bechler, president of Bechler Corp/Mountain View Dairies, Inc., owner of the property since 1921 directly across Oregon Avenue to the west of 1368 Oregon Avenue project location, respectfully request that you deny this proposed homeless shelter project.

I attended the information meeting at the Multi Service Center (the "MSC") on April 29, 2004, and the Institute for Urban Research and Development (the "IURD") presentation at the Magnolia Industrial Group (the "MIG") meeting of May 19, 2004 where Joe Colletti and his staff at IURD explained their mission and method. It did not make sense. IURD stated they would collect the selected homeless person at the MSC by 4-4:30pm and bus them to 1368 Oregon Avenue (the "Project Site") for dinner, housing, and breakfast. The next morning they would bus the homeless person back to the MSC about 8:30 am. The object of the project is to allow the homeless person to get a job, save money while under the care of IURD to get on their feet and able to pay for an apartment and be off the program. However, the time required to be at the Project Site, time to assemble and for transport to and from the Project Site to the MSC and then travel to jobs cuts into the time that the homeless person has available for work to less than seven hours. Therefore, the program will be modified; homeless persons will walk and drive to the Project Site at all hours and attract non-participant homeless persons to the Project Site surrounding area.

The Project Site can accommodate a maximum of ten parking places for staff, loading of meals, buses and the sixty homeless persons, some of which will ultimately drive to the Project Site when the program is revised as a practical method.

Once the investment is made at the facility, and funding and priorities of the IURD change, the facility will degenerate into a place where all local homeless will come and camp out in the area waiting for a chance to get in. The Project Site staff will have no control over the homeless persons not on the facility grounds. Crime and panhandling will increase having a negative impact on the MIG area businesses. The progress of MIG association over the past ten years will be slowed and perhaps partly lost. Investment in the area will be reduced, tenants will leave the area, and the MIG area property values,

taxes, and rents will not reach their full potential resulting in a move towards an industrial slum.

The MIG area is zoned industrial with no residential. Owners or tenants cannot live at their businesses. Will anybody else be able to get live-in status? Are you going to wave the parking requirement at the Project Site putting the burden on the neighbors? Are you waving the landscape requirement?

The MIG area is dangerous enough at night that the MIG association assesses its property owners to pay for armed patrol and escort service. Are you endangering homeless persons by bringing them to the Project Site at night? Do you really think the Project Site staff will lock down the facility at night keeping the homeless persons indoors from 4:30pm to 8:30am at times against their will? What will be the Project Site staff program for the homeless persons non-working days?

This project is in the wrong area, wrong building (could not ordinarily get entitlement) and a program method which would be modified for practicality resulting in a program that the planning commission would not have approved.

I respectfully request that you deny this proposed homeless shelter project.

Respectfully,

A handwritten signature in cursive script that reads "Richard W. Bechler".

Richard W. Bechler, President

Leonard Chudacoff
4338 Redwood Avenue, # 316
Marina del Rey, California 90292
Tel: (310) 821 4313
Fax: (310) 822 3909

June 17th, 2004

Craig Chifant
Project Planner, Zoning Division
Department of Planning and Building
City of Long Beach
Fax: (562) 570 6068

RE: Application for Proposed Homeless Shelter at 1367 Oregon Avenue

Dear Mr. Chifant,

By way of a wholly owned corporation (Associated Brewers Distributing Co. Inc.), I am a property owner within the Magnolia Industrial Group ("MIG") area. I am Secretary and a Member of the Board of Directors of MIG and have been since its inception. This letter is not being written on behalf of MIG but as a private property owner.

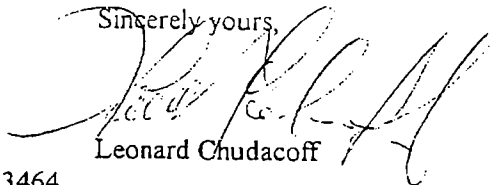
Since its inception MIG has worked to improve the area within its boundaries. It has been quite successful: property values have risen, rents have risen, and vacancies have decreased.

I now see a formidable threat to what has been accomplished. The proposed homeless shelter is not an innocuous proposal. Despite its internal controls, it will have no control over uninvited homeless who will drift into the area. This is foreseeable. MIG does not have the resources to deal with this.

As I understand it, the shelter will bring in federal funding. This cannot compensate for the loss of value to properties within the MIG area.

I am opposed to the proposed homeless shelter.

Sincerely yours,



Leonard Chudacoff

CC: George Janich Fax: (562) 424 3464
Ed Van Fax: (562) 602 1929
Janet McCarthy Fax: (562) 495 1447
Richard Young Fax: (661) 821 3512

Craig Chalfant
Project Planner
Zoning Division
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

June 10, 2004

RE: Application for Proposed Homeless
Shelter at 1368 Oregon Ave.

Dear Mr Chalfant:

We are property owners in the Magnolia Industrial area, a member of the Magnolia Industrial Group and a member of the Board of Directors of Magnolia Industrial Group (MIG) since it's inception. This letter is not written as a Board member but as a private property owner.

I am a 75 year resident of Long Beach and the property in the MIG area has been owned since the late '40's. In the early years, we conducted business from the various properties but in the later years, the properties have been leased to others.

In 1992, because of the concerns of some property owners and business tenants with the increase in crime, transients (homeless), prostitution and illegal dumping of trash, the group met to discuss these concerns. A committee was formed, without the help of the City of Long Beach or any other organization, to discuss these issues. Those of us who formed this group agreed, on our own, to contribute \$50.00 per month and hire a private security firm on a temporary basis. We quickly learned by working together, we could make some progress to improve the area. Also, a group of volunteers from the area provided cleanup on the weekends. This informal group continued into 1994. With a change in the law in 1994, an Assessment Association was formed and approved by the City of Long Beach in 1996. MIG was formed.

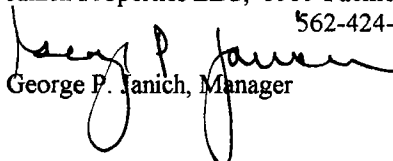
In April of this year, I was out of town and returned on April 25 - on April 26 I learned there was a meeting on April 29 at the Multi Service Center to hear, for the first time, about the proposed Homeless Shelter at 1368 Oregon Ave. No prior notice of this proposal was given to the property owners on business tenants which would be most affected. I did have a chance to speak and voiced my opposition to the proposed shelter. The reasons I gave were the years spent improving the area, not only in time spent but increases in property taxes to fund MIG. My property taxes have contributed over \$8,000.00. You just simply have to multiply the 80 plus property owners times property taxes paid to determine the total costs to them.

I firmly believe, if the proposed shelter is allowed in our area, the time and effort spent, as well as the money was a wasted effort. Due to the late notice and the efforts by the City of Long Beach to "push" the shelter into our area, I have a very strong belief that if they could have done this without any notice to the property owners or business tenants, they would have.

I attended the recent Central Project Area (CPAC) meeting and they too had late notice of the proposed shelter - a vote was taken to send a letter to the 1st District Councilperson, stating that not only do they oppose the shelter on Oregon Street but any shelter within the CPAC area - MIG is within the CPAC area. Will notice be sent to property and business owners? I will attend the hearing on July 1, 2004 in opposition to the shelter.

Very truly yours,

Janich Properties LLC, 3939 Pacific Ave, Long Beach, CA 90807-3229
562-424-3464 email: georgejanich@aol.com.


George F. Janich, Manager

GREEN'S
PHARMACEUTICAL

521 W. 17th Street Long Beach, Ca. 90813 Phone ⁵⁶²(213) 432-7387

6/28/04

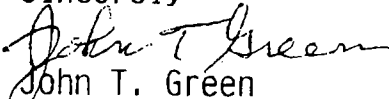
Craig Chalfant
Project Planner
Zoning Division
City of Long Beach
333 W. Ocean Blvd 7th Floor
Long Beach, Ca. 90802

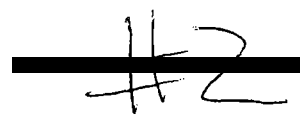
Dear Sir:

I understand that a hearing will be held on July 1, regarding a
60 Bed Homeless Shelter at 1368 Oregon Avenue.

While I am sympathetic with the homeless, I am afraid that we will
experience an increase in crime in the area.

Sincerely


John T. Green



Mr. Craig Chalfant
Project Planner
City of Long Beach
333 W. Ocean Blvd, 7th Floor
Long Beach, CA 90802

June 28, 2004

Dear Mr. Chalfant,

I own property in the MIG district known as 925 W. Esther and oppose the proposed homeless center.

I feel that we do more than our fair share for the homeless. Building the center will only attract more homeless to the area. We already pay a premium to keep the area clean and safe.

Thank You for your consideration,



Joseph A. Case

Name: William A. and Theresa Ann Riley

Voice Number: 818-487-9313

Fax Number: 818-487-9313

Fax

#2

Date: Monday, June 28, 2004

Total Pages: 1

Subject: Proposed homeless shelter

Name: Craig Chalfant, Project Planner

Company: City of Long Beach

Voice Number:

Fax Number: (562) 5706068

Note: We are unable to attend meeting on July 1, 2004, but wish to make our feelings known. We are very much against the proposed homeless shelter in our MIG area.

Regards,

William A. and Theresa Ann Riley, property owners

840 W. Esther St.
Long Beach, CA 90813



Real Estate Investments

June 24, 2004

Mr. Craig Chalfant
Project Planner, Zoning Division
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Fax: 562-570-6068

Re: Proposed Homeless Shelter, 1368 Oregon Avenue

Dear Mr. Chalfant,

We recently purchased the property located at 1501 Oregon. A large part of our decision to invest in the area was the positive results that the Magnolia Industrial Group's efforts have made in terms of appearance and security. The area has improved and is now attracting higher quality companies that take pride in their facilities and employ local people.

We feel that locating a homeless shelter in this area would be counter-productive to the strides made in the last few years. The experience of the homeless shelter that was temporarily located in the West PAC area created issues that negatively affected the properties in the area as well as the personal safety of many who work there.

Needless to say we do not want to see the same thing happen in the Magnolia Industrial Area and as such we strongly urge the planning commission to deny the proposed shelter. Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Richard Witt".

Richard Witt

G & B WHOLESALE FOODS, INC



June 22, 2004

Mr. Chalfant, Project Planner/Zoning Division
Dept. of Panning & Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, Ca 90802

Dear Mr. Chalfant:

I am writing this letter to express to you the concerns the proposed homeless shelter has brought forth for us here at G&B Wholesale Foods, Inc. First let me say that the idea with no doubt has good intentions, but at the same time please recognize that as members of the Magnolia Industrial Group, we have a right to voice our concern to you. Several years ago this area was known for its saturation of addicts, prostitutes, gang members, and homeless people. All of who wandered on the streets posing a security issue for all of us here that work at this establishment. In those days we found ourselves having to confront many of these people on a daily basis, we had homeless people begging for money, digging in our dumpsters, using the outside premises of our property as public restrooms, and at one point even having them enter the warehouse during business hours. These are all safety issues to our employees but also to the general public, the reason being is that we are a USDA Federally inspected meat packing plant, and we have many regulations in which we abide from, and they are all met to insure that commerce receives its products wholesome, if we have to worry about vagrants littering our property with all of the issues mentioned, it will definitely cause a major issue for all of us. By having this shelter installed, you will be making the outsiders feel right at home, and you are inviting many problems for the future. Please reconsider the issues brought forth, and we thank you for giving us the opportunity to voice them out.

Sincerely,

A handwritten signature in cursive script that reads 'George Pappas'.

George Pappas

President

Craig Chalant
Dir of Planning & Building
City of Long Beach
333 W. Ocean Blvd
7th Floor
Long Beach, CA 90802

6/23/04

Dear Mr. Chalant,

AT THIS TIME I WOULD BE OPPOSED TO THE OPENING OF A HOMELESS SHELTER IN THE M.I.G. AREA. I FEEL THIS WOULD BRING MORE TRANSIENTS BACK INTO THE AREA AS HAPPENED WHEN THE RECYCLING STATION WAS LOCATED THERE. THE SHELTER WOULD BE A STEP BACKWARD AS THE AREA IS CONTINUING TO LOOK BETTER EVERY YEAR.

Sincerely,



Barry Potectin

MIG MEMBER

G & B WHOLESALE FOODS, INC



June 22, 2004

Mr. Chalfant, Project Planner/Zoning Division
Dept. of Planning & Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, Ca 90802

Dear Mr. Chalfant:

I am writing this letter to express to you the concerns the proposed homeless shelter has brought forth for us here at G&B Wholesale Foods, Inc. First let me say that the idea with no doubt has good intentions, but at the same time please recognize that as members of the Magnolia Industrial Group, we have a right to voice our concern to you. Several years ago this area was known for its saturation of addicts, prostitutes, gang members, and homeless people. All of who wandered on the streets posing a security issue for all of us here that work at this establishment. In those days we found ourselves having to confront many of these people on a daily basis, we had homeless people begging for money, digging in our dumpsters, using the outside premises of our property as public restrooms, and at one point even having them enter the warehouse during business hours. These are all safety issues to our employees but also to the general public, the reason being is that we are a USDA Federally inspected meat packing plant, and we have many regulations in which we abide from, and they are all met to insure that commerce receives its products wholesome, if we have to worry about vagrants littering our property with all of the issues mentioned, it will definitely cause a major issue for all of us. By having this shelter installed, you will be making the outsiders feel right at home, and you are inviting many problems for the future. Please reconsider the issues brought forth, and we thank you for giving us the opportunity to voice them out.

Sincerely,

George Pappas

President

JF FIXTURES & DESIGN

June 17, 2004

Mr. Craig Chalfant
Project Planner/Zoning Division
Dept. of Planning and Building
City of Long Beach
333 W. Ocean Blvd, 7th Floor
Long Beach, CA 90802

RE: Opposition to proposed permanent year-round Homeless Shelter

Dear Mr. Chalfant,

This letter comes to you in regards to the homeless shelter that has recently been proposed to be located at 1368 Oregon Avenue in the Long Beach Industrial area. As a business owner who has resided in this area since 1986, I will have to, unfortunately, oppose this proposition because it presents certain undeniable concerns for my business and for the safety of my 25+ loyal employees. Though I can appreciate your concern for the homeless in our area, and I assure you my employees are also thoughtful about the community, I cannot offer my support for a proposition that allows a permanent shelter to be placed in this thriving industrial location.

My business sees a lot of traffic, with large trucks coming in and out of my property carrying heavy and expensive loads. As of now, pedestrian traffic on our street is minimal, and therefore so is the danger. However, I do not feel comfortable with the amount of new people that may be flooding our street, causing a more congested area, and therefore posing a more serious risk for their safety and the safety of our drivers and the drivers of our many vendors. I cannot accept or be subjected to this new risk.

In addition, because of our delivery-centered operation, our gates are often left open during business hours to accommodate this traffic. Our warehouse contains machinery that would be dangerous to individuals trespassing our property who have no knowledge of their usage, nor an understanding of our safety rules and regulations. Furthermore, I cannot have the possibility of outside individuals hassling my employees.

Consequently, I am in opposition to the proposed permanent year-round homeless shelter located at 1368 Oregon Avenue, Long Beach. We, at JF Fixtures & Design, appreciate your efforts to solve a tragedy that befalls this community, and we hope we can help you to find a new location for the shelter.

Respectfully,



Frank Ernandes
President

CALIFORNIA SWAGING & CABLE PRODUCTS CO. (INC.)

AIRCRAFT ASSEMBLIES • WIRE ROPE • SLINGS • FITTINGS

708 WEST ESTHER STREET • LONG BEACH, CA 90813-1422

(562) 437-7638 FAX (562) 437-3548

June 18, 2004

Project Officer
Craig Chalfant
Project Planner
Zoning Division
Department of Planning and Building
City of Long BEach
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802

Re: Opposition to Homeless Shelter at 1368 Oregon Ave.

Dear Mr. Chalfant

We have owned our business in Long Beach for over 55 years. We are opposed to any homeless shelter in our area because our area is already doing its fair share to help the unfortunate by having Goodwill Industries in our area. Since Goodwill moved their as-is store next door to our business there has been a great influx of people. This once quiet neat manufacturing neighborhood is turning into a large junkyard. There is no parking for our customers or our employees. The trash is so bad that the sidewalk must be swept everyday.

If this homeless shelter is located in our neighborhood, we would seriously consider moving our business out of the city of Long Beach. Thank you very much for considering our position in this matter.

Very truly yours,

Ken Wirtz
President

KW/sa

KMT+BCIA

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6/18/04

Homeless Shelter Commission

Attention: Craig Chalfant.

Regarding the establishment of a homeless shelter in the Magnolia Group area.

We are strongly opposed to this plan

We believe the probability of this Shelter living up to the promise of neat, tidy and without negative impact upon the surrounding community to be slim to none

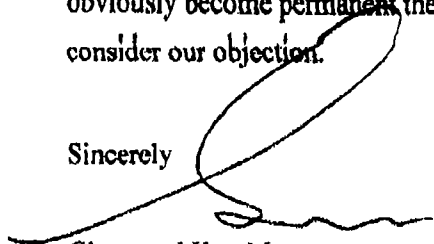
Further more we believe that once established, the removal of this shelter, due to unacceptable community impact would be nearly, if not totally impossible.

Not to long ago there was a re-cycle center set up in our area. We are still hurting from all the damage, auto break ins, trash all over our property etc.

We have been doing business in this area for about 20 years. We are very upset about the above possibility. Our Autos are in danger and the value of all the property is also at risk.

We strongly suggest that you do not start this project. It would plight our area, and would obviously become permanent the day it is opened. Thank You for taking the time to

consider our objection.



Sincerely

Glenn and Ken Mason
809-847 west 15th Street
Long Beach Calif. 90813



Manufacturer of ALL Headlinings Since 1932
• Convertible Tops • Boots • Stone Masks • Landau's • Carpet

June 18, 2004

Project Officer
Mr. Craig Chalfant – Project Planner
Zoning Division
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd., 7th floor
Long Beach, CA 90802

Dear Mr. Chalfant:

I am writing in regard to the proposed homeless shelter to possibly be located in the Magnolia Industrial Group Area. Acme is a family owned business that has been in Long Beach for 55 years and has been at its present location since 1967. We lease three buildings in the area and employ 75 people. When I came to work for Acme 11 years ago the area was a mess and a dangerous place to work. While it still leaves a lot to be desired as a place to have property and employees it is so much better now than it was then thanks to the hard work of the people in the Magnolia Industrial Group.

While I have nothing against homeless people, as except for the grace of god I could be one, I am strongly opposed to locating a homeless shelter in the M.I.G. area. I am very concerned that all the good works of the M.I.G. over the years will be lost in a few days and the area will revert to what it was 11 years ago.

A homeless shelter is like a magnet and despite everyone's best intentions and efforts the area around it will soon be full of homeless people from other areas. I very rarely see a police vehicle in this area. It seems like that except for the M.I.G. security patrol we are already a severely under served area. To introduce a magnet for homeless people into the area will result in a higher crime rate and make it more difficult for business to protect their property and employees in the area. To make it more difficult for businesses to operate successfully and profitably in the area seems to me to be counter productive for all concerned.

We are already looking seriously at moving all or a portion of the business out of California because of the poor business climate in California. I am sure we are not the only ones doing so. More problems to deal with in this area certainly would not be helpful in any way and would only hasten our decision.

Sincerely,

A handwritten signature in black ink that reads "William O. Smith". The signature is written in a cursive, slightly slanted style.

William O. Smith
General Manager

Shipping Address: 550 W. 16th St., Long Beach, CA 90813
Mailing Address: P.O. Box 847, Long Beach, CA 90801

Customer Service /
Order Desk: 800-288-6078

Administration / Accounting: 562-432-0281
FAX: 562-437-0453



Long Beach Seafood Co.

DISTRIBUTION DIVISION
(562) 435-5357
FAX (562) 590-0408

PROCESSING DIVISION
(562) 432-7300
FAX (562) 435-3927

SAN DIEGO OFFICE
(760) 632-8282
FAX(760) 632-8088

825-845 W. SIXTEENTH ST.

LONG BEACH, CALIFORNIA 90813

June 18, 2004

Craig Chalfant
Project Planner
Zoning Division
Dept of Planning and Building
City of Long Beach
333 W. Ocean Blvd, 7th Floor
Long Beach, Ca. 92802

RE: Application for Proposed Homeless Shelter at 1368 Oregon Ave.

Dear Mr. Chalfant:

We are property owners in the Magnolia Industrial area and a member of the Magnolia Industrial Group (MIG). In addition, we are fourth generation Long Beach Residents and have owned industrial and residential property in Long Beach since the 1800's. We have owned industrial property in the Magnolia Industrial area since the mid 1950's and currently own four properties on 16th St. which we have operated our family seafood business since 1957.

In 1992, because of major concerns of increasing crime, prostitution, loitering, and destruction of property, we formed a committee of area property and business owners to address these issues. Without expense to the city, we hired a private security company and began literally cleaning up our neighborhood of discarded trash and graffiti.

Security for our employee's, many who start in the late night or very early morning, is our primary concern. Before MIG existed, we had several break-ins, prostitutes and homeless sleeping in our doorways, leaving their trash, human waste and digging through our trash for food. Several cars were broken into in the early morning and transients often confronted our employees scaring them beyond belief. The area is now much safer and the appearance has improved greatly.

When we heard of a proposed homeless shelter being placed in an industrial area we became very concerned that many of these issues would resurface. We wondered why your office did not contact us before there would be a vote of such proposal.

For the record, we oppose any proposal of a homeless shelter being placed in Magnolia Industrial area for the above reasons. Unfortunately, I will be out of town during the July 1st hearing so I will not be able to speak in opposition during that hearing.

Sincerely,

Bob Stilwell
Vice President
Long Beach Seafood Co
711-845 W. 16th St
Long Beach, Ca. 90813
562-432-7300
bob@longbeachseafood.com

FAMILY OWNED AND OPERATED SINCE 1921



520 W. Esther St.
Long Beach, CA 90813
June 17, 2004

City of Long Beach
Dept. of Planning & Building
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Attention: Mr. Craig Chalfant
Project Planner/Zoning Division

RE: PROPOSED "HOMELESS" SHELTER

Dear Mr. Chalfant,

I am **emphatically against** the proposed "Homeless Shelter" being located at the 1368 Oregon site. I have owned the business at the above-mentioned location since 1981. I remember the problems we had in this area when a recycling center was located not far from your proposed site. Many vagrants roamed the area then. My business lost customers because derelicts asking for money and cigarettes harassed them. We also lost tools and materials due to theft.

This area has been designated as an "industrial" area. By bringing a "shelter" to this location you will discourage the very business enterprises we are trying to foster here. The "homeless" people will not just populate your shelter, but will spill over into the surrounding area. My business, and other businesses in the area, will suffer.

I propose that you look into some of the vacant car dealership properties on Long Beach Blvd. that already have a somewhat "homeless" appearance for your shelter site. As those businesses have already left for more favorable locations, you will not be disrupting businesses that continue to bring revenue to the City of Long Beach.

Sincerely,



Vince Bunting, Owner
C. H. Topping & Co., LLC

JF FIXTURES & DESIGN

June 17, 2004

Mr. Craig Chalfant
Project Planner/Zoning Division
Dept. of Planning and Building
City of Long Beach
333 W. Ocean Blvd, 7th Floor
Long Beach, CA 90802

RE: Opposition to proposed permanent year-round Homeless Shelter

Dear Mr. Chalfant,

This letter comes to you in regards to the homeless shelter that has recently been proposed to be located at 1368 Oregon Avenue in the Long Beach Industrial area. As a business owner who has resided in this area since 1986, I will have to, unfortunately, oppose this proposition because it presents certain undeniable concerns for my business and for the safety of my 25+ loyal employees. Though I can appreciate your concern for the homeless in our area, and I assure you my employees are also thoughtful about the community, I cannot offer my support for a proposition that allows a permanent shelter to be placed in this thriving industrial location.

My business sees a lot of traffic, with large trucks coming in and out of my property carrying heavy and expensive loads. As of now, pedestrian traffic on our street is minimal, and therefore so is the danger. However, I do not feel comfortable with the amount of new people that may be flooding our street, causing a more congested area, and therefore posing a more serious risk for their safety and the safety of our drivers and the drivers of our many vendors. I cannot accept or be subjected to this new risk.

In addition, because of our delivery-centered operation, our gates are often left open during business hours to accommodate this traffic. Our warehouse contains machinery that would be dangerous to individuals trespassing our property who have no knowledge of their usage, nor an understanding of our safety rules and regulations. Furthermore, I cannot have the possibility of outside individuals hassling my employees.

Consequently, I am in opposition to the proposed permanent year-round homeless shelter located at 1368 Oregon Avenue, Long Beach. We, at JF Fixtures & Design, appreciate your efforts to solve a tragedy that befalls this community, and we hope we can help you to find a new location for the shelter.

Respectfully,



Frank Ernandes
President



TELEPHONE
(562) 599-6261

551 W. ANAHEIM ST.
LONG BEACH, CA 90813

Project Officer, Craig Chalfant
Project Planner, Zoning Division
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

RE: Proposed Permanent Year Round Homeless Shelter located at 1368 Oregon Avenue, Long Beach, CA

June 17, 2004

Dear Mr. Chalfant:

I have been in the automotive business and a commercial resident of Long Beach since 1983 dealing with other business referrals, loyal customers and walk ins. Through the years, my business has been affected and endured many changes in the community and economy. I have seen both decline and resurgence in this community to its present state of stabilization. The proposed establishment of a large homeless shelter in the heart of a multi business district is greatly misplaced and poses deep concern for everyone.

While I do understand the plight of the homeless, it is well known statistics 68% of homeless clients report problems with alcohol, 58% report problems with drug use and 57% report mental problems thereby constant supervision of these people, 24 hours a day is impossible and definitely not feasible. We are talking about adults who rather roam around and litter looking to satisfy their addiction thereby posing trouble and deterrence to my customers giving an impression of unsafe neighborhood, unable to attract and bring their business to us.

My priority is to safeguard my employees, my customers and their properties to stay in business. We have tools and automotive parts out in the open and we have some customers and employees cars parked on the streets, all of which are obvious temptations to those who looking to steal or vandalize. I agree with my co-business neighbors that increase pedestrian traffic due to restless homeless clients will pose danger, trouble, aggravation, and decrease safety in our community.

I hope you will find alternative solution to this problem, which will result in creating a bigger problem if this is approved in this busy commercial community.

Sincerely,

Henry M. Tucker
(president)

FAXED TO (562) 570-6068
MAILED ON 6/17/04

SEVEN J. INVESTMENT CO.

1122 EL CENTRO STREET
SOUTH PASADENA, CALIFORNIA 91030

OFFICE PHONE (323) 682-1174
FAX (626) 799-5690

June 17, 2004

Mr. Chalfant, Project Planner/Zoning Division
Department of Planning & Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

RE: Proposed Homeless Shelter at 1368 Oregon Ave., Long Beach

Mr. Chalfant:

Seven J. Investment Co. owns nine industrial buildings that are leased and occupied by thirteen businesses in the MIG area.

We have spoken to each lessee regarding the proposed shelter in order to get their opinion since their businesses may be affected by the proposed use of the property in an industrial area. All thirteen lessees have stated their opposition to the project for a variety of reasons including increased pedestrian traffic as well as possible increased theft and other crimes.

MIG has worked hard for 10 years to better the area and attract quality businesses and it would not serve property owners and businesses to have the area slip back to a pre-MIG environment. Although we personally feel the proposed project is well intentioned we strongly oppose it in an industrial setting.

Sincerely,

SEVEN J INVESTMENT CO.



Philip Raymond Jebbia
General Partner

PRJ/gd

John Abazis
29413 Bayend Drive
Rancho Palos Verdes, California 90275

June 16, 2004

Mr. Chalfant, Project Planner/Zoning Division
City of Long Beach
Department of Planning and Building
333 W. Ocean Blvd., Seventh Floor
Long Beach, CA 90802

Re: Proposed Homeless Shelter Site at 1368 Oregon Avenue Long Beach, CA 90813
Case No. 0405-15

Dear Mr. Chalfant:

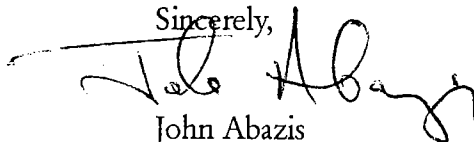
My name is John Abazis and I am the owner of the property located at 634 W. 14th Street, which is adjacent to the proposed homeless shelter site referenced above. I am strongly opposed to the proposed shelter site because it will likely bring more crime to the area, increase the homeless presence in the neighborhood, add to the existing parking problem, and make it more unsafe for business owners during evening hours in the immediate area.

I have owned the building on 14th Street for thirty (30) years and, from a real estate investment standpoint, I believe having a homeless shelter next to my investment property will decrease its rental and sales value significantly. Any future tenants or buyers would be hesitant in leasing or purchasing my building knowing that a homeless shelter was located next door. This would be very detrimental to my financial situation because I am dependent on the income from the rents I receive from this property.

I believe the program has good intentions and I do support the program. However, the critical issue is where the site is proposed. The site should not be immediately adjacent to businesses that may be disrupted or detrimentally affected by the proposed site. I trust that City officials, the Planning Department and the Coastal Commission will prudently evaluate the situation and come up with the right decision on the location of the shelter.

Thank you for your time in consideration of this matter.

Sincerely,


John Abazis

TEL 310 833-5463

The Berns Company

1250 W. 17th Street * Long Beach, CA 90813 * 562.437.0471

Craig Chalfant
Project Planner/Zoning Division
333 W. Ocean Blvd., 7th floor
Long Beach, CA 90802

June 16, 2003

Dear Mr. Chalfant:

As the homeless shelter slated for 1368 Oregon will go before the Planning Commission on July 1, the Berns Company wishes to have its position recorded and submitted for the Commission's consideration. We do not support the establishment of a shelter anywhere on the Westside.

We have experienced many problems in the past because of such facilities, and most recently suffered an increase in vandalism and loitering around the Berns Company during the operation of the temporary shelter this winter.

We protest the establishment of any year-round shelter on the Westside and wish to make our position known.

Thank you for including this in the Staff Report for the Commission's review.

Sincerely,



Dan Berns/ President, The Berns Company



CARAVAN MANUFACTURING COMPANY, INC.
655 WEST 14th STREET · LONG BEACH, CA 90183
Tel: (562)432-9788 · Fax (562)432-3671

Project Officer, Craig Chalfant
Project Planner, Zoning Division
Department of Planning and Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

RE: Proposed Permanent Year round Homeless Shelter located at 1368 Oregon Avenue, Long Beach, CA

June 15, 2004

Dear Mr. Chalfant

I am against the proposed permanent year round homeless shelter to be located at 1368 Oregon Avenue. This is not the right location for this facility. The proposed location for this shelter is on the corner of one of the busiest streets in our neighborhood. Many of our employees, customer, vendors and visitors will pass by this location and we cannot deny the negative perception that this facility will have on many of them. Also, we have seen in locations like WPAC where the proposed busing of the homeless has failed to alleviate the problems associated with the homeless in industrial areas. There are a few homeless in our area but it is not like it was 10 years ago. Homeless will be coming from all parts of our city and we know that people are going to fail the proposed program and there is a potential for people to stay in our area. I do not want to return to what we had in the past. We do not need to accept this risk. Many evenings I can stand outside and not see a single person on the streets. When people start to fail this program that may change. Additionally, the homeless shelter will be located two block from residential areas to the east, across Magnolia Avenue and two blocks to the south, across Anaheim Street. The negative impact that this shelter could have on these areas is too great. I stand with the residential associations, CPAC and WPAC who have voted against this shelter.

We have seen the crime rate in our area rise and fall and rise again over the last 30 years and we know that crime follows the homeless. Ten year ago, before MIG was formed Quality of Life crimes such as petty theft, auto burglaries, drugs and prostitution were high. But when MIG was formed and we added the security patrol we saw the crime rate and the homeless population fall dramatically. There are no positive advantages of having this shelter in our area. It is not worth trading a few paved allies and sidewalks for the potential negative impact that this facility may have. MIG has worked to hard to improve our neighborhood and this is not the right thing to do. Thanks to MIG we now have a safe and clean neighborhood and we need to keep it that way. Let's work to find a location that is better suited for this facility.

Sincerely,


Geoff Bennett
President



www.harbordiesel.com

HARBOR DIESEL AND EQUIPMENT INC.

537 West Anaheim Street • Long Beach, California 90813
P.O. Box 21399 • Long Beach, California 90801
(562) 591-5665 • FAX (562) 591-2941

June 14, 2004

Project Planner/Zoning Division

Dept. of Planning & Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, Ca 90802

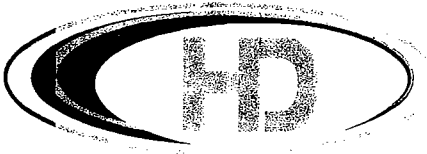
Dear Mr. Chalfant:

I am writing this letter to you as a property owner, business owner/employer and member of MIG concerned about the homeless shelter that has tentative plans to be located at 1368 Oregon Ave. The MIG group has worked very hard to clean up this area over the past 10 years and has made it a safer place for our employees to come to everyday. Harbor Diesel & Equipment, Inc. employ's approximately 60 people and as far as I am concerned the negatives far outweigh the positives. I feel very strongly that this shelter will become a magnet for all the things that we have rid ourselves of and my number one concern is for the safety of our employees because we offer 24 hour emergency services.

A few of the negatives no matter what the people who are trying to get this shelter open are, attraction of vagrants and homeless people who will come into our place of business begging for money, stealing tools from us and our mechanics, breaking into employee cars, prostitution, narcotics, alcohol and I can go on and on because these are the things that happened before this area was cleaned up.

Factory Authorized

Caterpillar • Cummins • Detroit Diesel • John Deere Natural Gas
ZF Transmissions • Capacity of Texas Yard Tractors



I have been in business at this location for 30 years and the last 7 years have been the best because all of those things I mentioned above are gone for the most part. I do not want my employees to come to work afraid and I do not want to carry a gun to work again. The MIG group and our company have not only worked hard to clean up this area but have gone to great expense to keep it that way. Please consider all of this before approving any plans for a homeless shelter in this area.

Very truly yours,


Jim Zupanovitch

#2



P.O. Box 20347
Long Beach, CA 90801-3347

625 W. Anaheim Street
Long Beach, CA 90813

Phone: (562) 599-5831
Fax: (562) 599-5107

www.calcold.com

June 14, 2004

Mr. Chalfant, Project Planner/Zoning Division
Dept of Planning & Building
CITY OF LONG BEACH
333 W. Ocean Blvd, 7th Floor
Long Beach, California 90802

Dear Mr. Chalfant:

My name is Peter Divona and I am the President of California Refrigerated Services, Inc. located at 625 W. Anaheim Street in Long Beach. We have been in the same location since 1923.

I am writing to express my **opposition** to the homeless shelter under consideration at 1368 Oregon Street. This proposed shelter is directly adjacent to and butts up against our warehouse whose shipping docks are within 6 to 8 feet of the proposed facility. Our docks are very busy loading and unloading 80,000-pound, 40-foot tractor trailers that back into our docks 6 days a week. I am very fearful that a shelter at this location poses an inherent risk to the people who will live there as they will undoubtedly cross paths with these trucks. Indeed, one of the draws in being at our location and in the Magnolia Industrial Group is its focus on business-to-business activities, which limit pedestrian traffic.

I am also **very** concerned over the possibility that this project will draw non-law abiding citizens who will cause trouble in our business community as many businesses are closed on Sundays which invites an easy target to those with nefarious motives.

I ask you to take these points into consideration and oppose this well-intentioned but ill-advised project.

Very truly yours,

Peter Divona
President

PD:af



#2

City TOW SERVICE

704 West 17th Street, Long Beach, CA 90813
PHONE: (562) 432-0941 FAX: (562) 437-5579

Craig Chalfant
Zoning Division/Project Planner
Department of Planning and Building
City of Long Beach
333 W Ocean Blvd., 7th Floor
Long Beach, Ca. 90802

June 28, 2004

RE: proposed homeless shelter-1368 Oregon

As a business owner and representative of the property owner (704 W. 17th Street) we feel it is our responsibility to support the business owners, property owners and mig in their opposition to the homeless shelter in our area.

At CITY TOW SERVICE we tow and store cars for registered owners as well as police agencies and insurance companies. It is the responsibility of CITY TOW SERVICE to preserve the integrity of these vehicles for the owners as well as for any police investigation that may be required.

I purchased the business in 1995. At that time theft and vandalism were common both in and out of our storage yard. The vandals would cut the fence to come in and steel whatever they could find. vagrants and homeless have been observed rifling in the trash and leaving an unsightly mess as well as being a deterrent to our customers.

Due to the efforts of mig, the security company, and the local business and property owners support, the area is safer, cleaner and has very little vandalism or theft. Now you seldom see anyone lurking aimlessly in the area.

I believe that if a homeless shelter is in the area it will draw not only those who are qualified to participate but others who are not and we will again have all of the problems we all worked so hard to eliminate.

Sincerely,


Ben Shafie

#2

BEACON MOTEL

660 West Pacific Coast Highways Long Beach CA 90806
Tel# 562-432-3031(Manager) 310-537-2013(Owner)

6-29-2004

Craig Chalfant, Project Planner
Dept of Planning & Building
Zoning Division
City of Long Beach
333 W. Ocean Blvd. 7th Floor
Long Beach CA 90802

Thru Fax to 562-570-6068

Dear Mr. Chalfant,

Sub: Proposed Permanent 60 Bed Homeless Shelter-1368 Oregon Ave.

I would like to invite your kind attention to the problems this proposed shelter will cause to us.

- (1) It will detoriate the current ambience of all the surrounding properties and the neighborhood. Which will result in sharp decline in the desirability, demand and the prices of all the neighborhood properties including my motel..
- (2) In the past many of the homeless people who frequented the shelter will gather, sit and sleep around the Bus Stop which is located right across my motel. This has scared off many potential visitors and Tourist. In the past I have called the police numerous time, to handle many drunken unruly and criminal elements. Who had threatened violence when I asked them not to pee or use motel surrounding as the toilet for the human waste.
- (3) Because of these gathering at the Bus Stop many of our Motel Guest as well as the resident of the neighborhood are afraid to use the Bus Stop. This is particularly difficult situation for many of the low-income familics for whom bus is the only means of transportation.
- (4) Many of these homeless peoples who gathers around the shelter had left and will litter again with the trash, abandoned shopping carts, broken glass bottles etc, not just the immediate shelter surroundings.but also around the Bus stop and also ncarby neighborhood.

Thanks,

Truly


Jagdish V. Patel
Motel Owner & Operator

CC thru fax to Magnolia Ind. Group @562-591-3095, Harbor Diesel & Eqp. In @ 562-591-2941

**CORRESPONDENCE RECEIVED AFTER
JULY 1, 2004 PLANNING COMMISSION
MEETING**

TO: Letters to Editor: Long Beach Press Telegram; Grunion Gazette
 FROM: Laurence B. Goodhue: Long Beach California
 RE: RECENT EDITORIALS IN SUPPORT OF HOMELESS CENTER
 DATE: July 5, 2004

Make no mistake about it-my opposition to the homeless center championed by the above papers as well as the council person for the district whose actions often ill advised-resemble those of a fifth columnist vis a vis the efforts of many in the city to develop, upgrade and stabilize the downtown area....is not a NIMBY mindset-rather a NIMC mindset...NOT IN MY CITY. This resident neither lives nor works in the first district. More to the point-my view point has been developed-outside the apparent vacuum in which the supporters of the project are operating.

There is no question we have a moral responsibility to offer, on a limited basis, aid to, tenured residents of our city, who are the legal citizens of this country-born of legal residents of the United States. Those outside the above parameters who come to Long Beach homeless/unemployed or who now live in our city and become homeless and unemployed-are not our responsibility.

The aid we should offer should be confined to: a highly controlled voucher system that would offer vouchers to the qualified. Said vouchers would be good at designated hotel or motels selection of which would be made on a basis which would preclude-concentrating in one area; LBT or MTA bus passes.

As to the toxic Oregon site-it is an invitation to costly litigation. Look but to the Belomont Learning Center in Los Angeles or-right here in our own city where the city had to sue a highly regarded, well known firm because, in the city's view-the firm had made errors in their assessments and findings on issues toxic. It is unfair to the residents of the city to subject city coffers to such exposure-particularly when there are alternative plans as suggested above.

Clear analysis reveals that the impact of the project will not be limited to the Oregon site-but rather cut a wide swath across the already troubled district to an area already under siege which would be a drop off/pick up point for those living at Oregon facility.

A mature sense of reality tells us what can be expected in the referenced swath and unrealistic "lock down" approach at the Oregon facility. The people at the center will reportedly be shuttled in and out-at one time in the late afternoon-and out at 8:00 PM.

What happens when one of the 95 has a job interview or, if employed, has to stay late or come in early. To say that will not happen is unrealistic.

More disturbing however is what happens when the word gets out on the street-that in addition to brunch in Lincoln park-Long Beach now has a newly homeless center. What ever restrictions may be imposed on the intake process...ie no walk ins...would be irrelevant. Inaccurate and misinformation will reign as it does in any dynamics.

Given the legions of displaced from the City of Los Angeles alone-as a result of an unrelenting urban redevelopment program rasing its flop houses-we can expect a exponential increase in the, already existing flow that hop the Blue Line to live at an inviting beach city.

The misinformed would show up, on their own, at the pick up/drop off point at one end of the impacted swath or at the Oregon site at the other-only to be turned away. Left wandering we can expect them to use the nearest doorway as an abode and alley or street as a comode.

The two homeless people that stabbed each other in a knife fight over a sleeping spot in the Promade-the very day the Press Telegram was drafting its editorial on the project-points not only to the navite of its supporting editorial-but also gives an idea of that which will have been invited to the city. Additionally its editors are apparently plagued by short memories. About 90 days the paper chronicled-on its front pages the story of two unemployed who had moved here from the midwest-unemployed when they arrived-using Lincoln Park as an abode. They are not our responsibility.



BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

822 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012
Telephone (213) 974-4444 / FAX (213) 626-6941

MEMBERS OF THE BOARD
GLORIA MOLINA
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ZEV YAROSLAVSKY
DON KNABE
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DON KNABE
CHAIRMAN OF THE BOARD
SUPERVISOR, FOURTH DISTRICT

June 29, 2004

City of Long Beach Planning Commission
Department of Planning and Building
333 West Ocean Boulevard
Long Beach, California 90802

To Whom It May Concern:

I am writing this letter in support of the Institute for Urban Research and Development (IURD) Project ACHIEVE, Long Beach's proposed Year-round Homeless Shelter. This program, funded by the County of Los Angeles, is necessary to address the homeless crisis within the County. This new shelter will provide a crucial 59 beds for homeless individuals on a temporary basis until they can re-integrate into the community as contributing members of society.

The staffing model developed by IURD has proven to be successful with similar projects in neighboring communities. Professional security will be stationed on site 24-hours a day. Homeless individuals will be transported to and from the site via a van shuttle service. A Community Advisory Committee will be created to serve as the primary vehicle for on-going neighborhood and program communication.

Sincerely,

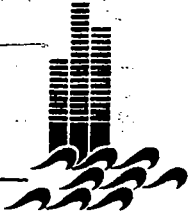
A handwritten signature in black ink, appearing to read "Don Knabe", written over the word "Sincerely,".

DON KNABE
Chairman of the Board
Supervisor, Fourth District
County of Los Angeles

DK:co

ATTACHMENT 2

APPEAL FORMS



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-6194
FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1ST day of JULY 19 2004
 Planning Commission

APPELLANT: GEORGE JANICH - MAGNOHA INDUSTRIAL GROUP, INC

APPLICANT: JOE COLETTI, INSTITUTE FOR URBAN RESEARCH & DEVELOPMENT

Project address: 1368 OREGON AVE

Permits requested: ADMINISTRATIVE USE PERMIT

Project description: PERMANENT HOMELESS SHELTER
59 BEDS

Reason for appeal: 85% OF THE MEMBERS OF THE MAGNOHA INDUSTRIAL GROUP, INC OPPOSE THE SHELTER. WE ARE IN THE CENTRAL PROJECT AREA, A RDA, AND A HOMELESS SHELTER IS NOT SUITABLE. THIS HAS BEEN A ZONED INDUSTRIAL AREA AND SHOULD NOT ADD RESIDENTIAL ZONING.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: George P. Janich

Print name of Appellant: GEORGE P. JANICH DIRECTOR, MAGNOHA INDUSTRIAL GROUP, INC

Mailing Address: 3939 PACIFIC AVE, LONG BEACH CA 90807-3229

Phone No. 562-424-3464

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: Joe R. Case No. 0405-15 Date: 7/2/04

Filing Fee Required: () Yes No Application complete: Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-6194
FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1ST day of July ~~18~~ 2004
 Planning Commission

APPELLANT: SEVEN J. INVESTMENT Co.

APPLICANT: Joe Colletti, INSTITUTE FOR URBAN RESEARCH + DEVELOPMENT

Project address: 1368 Oregon Avenue

Permits requested: ADMINISTRATIVE USE PERMIT

Project description: CASE # 0405-15 Re 59 BED PERMANENT HOMELESS
SHELTER

Reason for appeal: OUR TENANTS IN 2 OF 9 BUILDINGS HAVE INDICATED
THEY WILL MOVE IF SHELTER IS APPROVED - OTHER TENANTS HAVE CONCERN
OVER INCREASE IN ^{POSSIBLE} CRIME AND HOMELESS PRESENCE IN MIG AREA.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the ()
Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: Seven J Investment Co. by Philip Raymond Jessica G.P.

Print name of Appellant: SEVEN J INVESTMENT Co, PHILIP RAYMOND JESSICA G.P.

Mailing Address: 1122 El Centro Street South Pasadena, CA 91030

Phone No. (323) 682-1174

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

• (562) 570-8194
FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 7TH day of JULY 19 2004
(X) Planning Commission

APPELLANT: J & B PROPERTIES, JOHN MATOVICH, GEN. PARTNER

APPLICANT: _____

Project address: 1368 OREGON AVE. LONG BEACH

Permits requested: _____

Project description: ADMINISTRATIVE USE PERMIT FOR HOMELESS SHELTER

Reason for appeal: THE INTENDED USE WOULD HAVE A NEGATIVE IMPACT ON THE IMMEDIATE AND SURROUNDING AREAS.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or (X) Planning Commission and () approve or (X) deny this application.

Signature of Appellant: John Matovich

Print name of Appellant: JOHN MATOVICH, G.P., J & B PROPERTIES

Mailing Address: 1511 WEYMOUNT PL. SANTA ANA, CA 92705

Phone No. 714-508-0283

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

===== STAFF USE ONLY =====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-3194
FAX (562) 570-0088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the _____ day of _____ 19____.
() Planning Commission

APPELLANT: BARRY POTSEKIN

APPLICANT: JOE COLLETTI

Project address: OREGON ST.

Permits requested: _____

Project description: HOMECROSS SECTION

Reason for appeal: I BELIEVE IT WILL BE A DETRIMENT TO THE AREA.

Your appellant herein respectfully requests that Your Honorable Body (reject) the decision of the () Zoning Administrator or () Planning Commission and () approve or () deny this application.

Signature of Appellant: Barry Potsek

Print name of Appellant: BARRY POTSEKIN

Mailing Address: 50125 JACAR ST LA QUINTA CA 92253

Phone No. 760/564-4587

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

~~STAFF USE ONLY~~

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

• (562) 570-3184
• FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 7 day of 7 19 2004
 Planning Commission

APPELLANT: George Pappas - G&B Wholesale Foods, Inc.

APPLICANT: Joe Coletti; Institute for Urban Research + Development

Project address: 1368 Oregon Ave. Case # 0405-15

Permits requested: Administrative use Permit

Project description: Permanent Homeless Shelter
59 Beds

Reason for appeal: Homeless shelter will bring to many
problems to this industrial area. Unsafe conditions
for employees.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the ()
Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: George Pappas

Print name of Appellant: GEORGE PAPPAS

Mailing Address: 540 W 15th St Long Beach CA 90813

Phone No. 562 436-6155

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-8194
FAX (562) 570-8068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the _____ day of _____ 19____.
 Planning Commission

APPELLANT: Jane Kelleher

APPLICANT: Joe Colletti

Project address: 1368 Oregon Ave LB

Permits requested: _____

Project description: Homeless Shelter

Reason for appeal: Location inappropriate for use as a homeless shelter

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: Jane Kelleher

Print name of Appellant: Jane Kelleher

Mailing Address: 3929 E. Anaheim St., Long Beach, CA

Phone No. 562-901-3414 90804

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No • Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor

Long Beach, CA 90802

(562) 570-6154

FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the 1ST day of JULY 2004
 Planning Commission

APPELLANT: JOHN ABAZIS

APPLICANT: JOE COLETTI, INSTITUTE FOR URBAN RESEARCH & DEVELOPMENT

Project address: 1368 OREGON AVE CASE # 0405-15

Permits requested: ADMINISTRATIVE USE PERMIT

Project description: 59 BED PERMANENT HOMELESS SHELTER

Reason for appeal: I AM STRONGLY OPPOSED TO THE SHELTER LOCATION
MY PROPERTY IS NEXT TO THE SITE. RENTAL VALUE IS DOWN,
PROPERTY VALUE IS DOWN, I WORKED VERY HARD THIS IS MY RETIREMENT
INCOME.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the Zoning Administrator or Planning Commission and approve or deny this application.

Signature of Appellant: John Abazis For Company MARWA SUARY WORK

Print name of Appellant: JOHN ABAZIS

Mailing Address: 29413 BAYVIEW DRIVE RPT CA 90275

Phone No. 310 833-5463

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: Yes No Application complete: Yes No



CITY OF LONG BEACH

FAX 570-6068

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-8184
FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1ST day of JULY 2004.
 Planning Commission

APPELLANT: HENRY TUCKER - BODY FRAME & WHEEL

APPLICANT: JOE COLETTI, INSTITUTE FOR URBAN RESEARCH & DEVELOPMENT

Project address: 1368 OREGON AVE CASE # 0405-15

Permits requested: ADMINISTRATIVE USE PERMIT

Project description: PERMANENT HOMELESS SHELTER

Reason for appeal: THE AREA FOR PROPOSED SHELTER IS ZONED INDUSTRIAL AND COMMERCIAL, THE SHELTER WILL DRIVE CUSTOMERS AND BUSINESS AWAY. MOREOVER, 85% OF THE BUSINESS HERE ARE AGAINST THE SHELTER.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: HENRY M. TUCKER

Mailing Address: 551 W. ANAHEIM ST, LONG BEACH, 90813

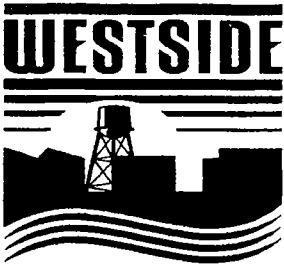
Phone No: 562) 599-6261

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

===== STAFF USE ONLY =====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



Westside Project Area Committee

1724 Santa Fe Avenue, Suite 204 * Long Beach, CA. * 90813 * 562.432.6754

RECEIVED
OFFICE OF THE MAYOR
CITY OF LONG BEACH

2004 JUL -8 A 9:19

RECEPTION

The Honorable Beverly O'Neill
Office of the Mayor
City of Long Beach
333 W. Ocean Blvd., 14th Floor
Long Beach, CA 90802

July 7, 2004

Dear Madame Mayor:

The Westside Project Area Committee wishes to appeal the decision of the Planning Commission on July 1 to grant a conditional use permit to the Institute for Urban Research and Development (IURD) to run a homeless shelter at 1368 Oregon Avenue in the Magnolia Industrial area.

We believe this facility, and indeed any such facility, will jeopardize the welfare of the community by encouraging an insurgence of blight and loitering in the neighborhood surrounding the shelter.

Thank you for taking this appeal into consideration.

Sincerely,

Dan Berns/Chair, Westside Project Area Committee

cc: Councilmember Bonnie Lowenthal, Councilmember Dan Baker, Vice-Mayor Frank Colonna, Councilmember Dennis Carroll, Councilwoman Jackie Kell, Councilwoman Laura Richardson, Councilmember Robert Webb, Councilmember Tonia Reyes Uranga, Councilmember Val Lerch



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 576-6184
FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1st day of July 2004
 Planning Commission

APPELLANT: Westside Project Area Committee

APPLICANT: IURB

Project address: 1368 Oregon Avenue

Permits requested: AP

Project description: Homeless Shelter

Reason for appeal: Negative impact on the neighborhood

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or () Planning Commission and () approve or () deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: Dan Berns, Chair West PAC

Mailing Address: 1724 Santa Fe Ave., Long Beach, CA 90813

Phone No. 562.432.6754

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

STAFF USE ONLY

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No

The Berns Company

1250 W. 17th Street * Long Beach, CA 90813 * 562.437.0471

RECEIVED
CITY CLERK
LONG BEACH, CALIF.

04 JUL -7 PM 3: 02

The Honorable Beverly O'Neill
Office of the Mayor
City of Long Beach
333 W. Ocean Blvd., 14th floor
Long Beach, CA 90802

July 7, 2003

Dear Mayor O'Neill:

The Berns Company wishes to appeal the decision of the Planning Commission on July 1 to grant a conditional use permit to the Institute for Urban Research and Development (IURD) to run a homeless shelter at 1368 Oregon Avenue in the Magnolia Industrial area.

We believe this facility will pose a negative impact on the neighborhood. We also feel that the hearing on July 1 was unfair in that the Planning Commission did not listen to the information being presented to them.

We have experienced many problems in the past because of such facilities, and most recently suffered an increase in vandalism and loitering around the Berns Company during the operation of the temporary shelter this winter.

Thank you for taking this appeal into consideration.

Sincerely,



Dan Berns/ President, The Berns Company

cc: Councilmember Bonnie Lowenthal, Councilmember Dan Baker, Vice-Mayor Frank Colonna, Councilmember Dennis Carroll, Councilwoman Jackie Kell, Councilwoman Laura Richardson, Councilmember Robert Webb, Councilmember Tonia Reyes Uranga, Councilmember Val Lerch



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor

Long Beach, CA 90802

RECEIVED
CITY CLERK
LONG BEACH, CALIF.

04 JUL -7 PM (562) 570-3164
FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1st day of July 2004
(X) Planning Commission

APPELLANT: The Berns Company

APPLICANT: IURD

Project address: 1368 Oregon Avenue

Permits requested: AP

Project description: Homeless Shelter

Reason for appeal: Unfair hearing

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or () Planning Commission and () approve or () deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: Dan Berns, The Berns Co

Mailing Address: 1250 W. 17th St, Long Beach, CA. 90813

Phone No. 562-437-0471

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

STAFF USE ONLY

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

• (562) 570-8194
FAX (562) 570-8068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the _____ day of _____ 19____.
(*) Planning Commission

APPELLANT: Ken Mason

APPLICANT: Joe Colletti

Project address: 1368 Oregon Ave. Case# 0405-15

Permits requested: Administrative Use Permit.

Project description: Homeless shelter

Reason for appeal: Concern - from experience - that a gathering of homeless persons inevitably leads to increased crime and loitering - affecting the immediate areas.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or (*) Planning Commission and () approve or (x) deny this application.

Signature of Appellant: Ken Mason

Print name of Appellant: Ken Mason

Mailing Address: 809 W. 15th St. Long Beach - 90813

Phone No. 562-432-7574

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-8194
FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1ST day of JULY ~~19~~ 2004
(X) Planning Commission

APPELLANT: KEN WIRTZ - CALIFORNIA SWAGING & CABLE PRODUCTS CO.

APPLICANT: JOE COLLETTI - INSTITUTE FOR URBAN RESEARCH AND DEVELOPMENT

Project address: 1368 OREGON AVE., LONG BEACH, CA 90813

Permits requested: _____

Project description: HOMELESS SHELTER

Reason for appeal: WE WISH TO PRESENT CASE TO THE CITY COUNCIL

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or (X) Planning Commission and () approve or (X) deny this application.

Signature of Appellant: *Ken Wirtz*

Print name of Appellant: KEN WIRTZ

Mailing Address: 708 WEST ESTHER ST., LONG BEACH, CA 90813

Phone No. (562) 437-7638

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No

JUL-07-2004 08:41 AM GEORGE.JANICH



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor

Long Beach, CA 90802

(562) 570-8194

FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the 9th day of July 2004.

Planning Commission

APPELLANT: Frank Ernandes - JF Fixtures & Design

APPLICANT: Joe Coletti, Institute for Urban Research & Development

Project address: 1368 Oregon Ave. Case #0405-15

Permits requested: Administrative Use Permit

Project description: Permanent Homeless Shelter - 59 Beds

Reason for appeal: Along with many of the other members of the Magnolia Industrial Group, I oppose the shelter because it poses several safety issues in an industrial area. A homeless shelter is unsuitable in a industrial area heavily congested with truck traffic loading & unloading from our warehouse. There are also concerns with outsiders wandering in an area without the knowledge of the equipment used on our premises. Safety is our primary concern.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: Frank Ernandes cc

Print name of Appellant: Frank Ernandes President JF Fixtures & Design

Mailing Address: 546 W. Esther St., Long Beach, CA 90813

Phone No. (562) 437-7466

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-8184
FAX (562) 570-4098

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1 day of July ~~20~~ 2004
 Planning Commission

APPELLANT: Hand Made Wood, Inc. (Steve Marderosian, president)

APPLICANT: Joe Colletti, Institute for Urban Research & Development

Project address: 1368 Oregon Ave. Long Beach, CA 90813

Permits requested: Administrative Use Permit

Project description: Homeless Shelter

Reason for appeal: This is an inadequate size and bad location.
It should not be in a zone not slated for living.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: [Signature] president

Print name of Appellant: Steven R. Marderosian

Mailing Address: 665 1/2 W. 14th St., LB, CA 90813

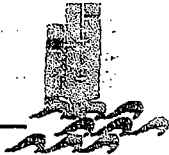
Phone No. 562) 432-6911

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

STAFF USE ONLY

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-5184

FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the 1 day of JULY 19 2004
 Planning Commission

APPELLANT: Geoff Bennett, Caravan Mfg. Co., Inc.

APPLICANT: Joe Colletti, Institute for Urban Research and Development

Project address: 1368 Oregon Ave. Long Beach, Ca 90813

Permits requested: Administrative Use Permit Case No. 0405-15

Project description: Homeless Shelter

Reason for appeal: This is the wrong site for this facility

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the Zoning Administrator or Planning Commission and approve or deny this application.

Signature of Appellant: *Geoff Bennett*

Print name of Appellant: Geoff Bennett

Mailing Address: 655 West 14th Street Long Beach, CA 90813

Phone No. (562) 432-9788

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

STAFF USE ONLY

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: Yes No Application complete: Yes No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

• (562) 570-8194
• FAX (562) 570-8088

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the 8th day of July ~~18~~ 2004
 Planning Commission

APPELLANT: Leonard Chudacoff, Member of Board, Secretary, MIG

APPLICANT: Joe Coletti, Institute for Urban R & D

Project address: 1368 Oregon Avenue

Permits requested: Administrative Use Permit

Project description: Permanent Homeless Shelter

59 Beds

Reason for appeal: 85 % of Members of MIG oppose the Shelter. The MIG area is zoned Industrial. A Homeless Shelter is not compatible.

Industrial activity, which includes movements of large vehicles

and heavy materials, would endanger those not prepared.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or () Planning Commission and () approve or () deny this application.

Signature of Appellant: *Leonard Chudacoff*

Print name of Appellant: LEONARD CHUDACOFF

Mailing Address: 4338 Redwood Avenue, # 316, Marina del Rey, CA 90292 -7648

Phone No. (310) 821 4313

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-6194
FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the 1st day of July 18 2004
 Planning Commission

APPELLANT: Candace Mead

APPLICANT: Joe Colletti - Institute for Urban Research + Development

Project address: 1368 Oregon Ave.

Permits requested: AUP ND-1704 (Case 0405-15)

Project description: Establishing a homeless shelter
in an existing industrial building

Reason for appeal: Inappropriate site with known
toxins; ethically and fiscally irresponsible;
constituency is opposed

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the Zoning Administrator or Planning Commission and approve or deny this application.

Signature of Appellant: Candace Mead

Print name of Appellant: Candace Mead

Mailing Address: 2925 Eucalyptus Ave., LB, 90806

Phone No. 562-427-6355

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: Yes No Application complete: Yes No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-6194
FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1st day of JULY 19 2004
 Planning Commission

APPELLANT: JACK C SMITH

APPLICANT: JOE COLLETTI - INSTITUTE FOR URBAN RESEARCH & DEVELOPMENT

Project address: 1368 OREGON AVE.

Permits requested: ADMINISTRATIVE USE PERMIT ND-1704 (CASE 0405-15)

Project description: ESTABLISHMENT OF A HOMELESS SHELTER IN AN
EXISTING INDUSTRIAL BUILDING.

Reason for appeal: I BELIEVE IT IS NOT APPROPRIATE TO PUT RESIDENTIAL
IN THE MIDST OF AN INDUSTRIAL AREA. I ALSO FEAR PERMITTING
RESIDENTIAL ON A KNOWN TOXIC SITE, EXPOSES THE CITY TO EXPENSIVE
LITIGATION.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the ()
Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: JACK C SMITH

Mailing Address: 2453 GOLDEN AVE., L.B. 90806

Phone No. 562-426-9002

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing
fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

• (562) 570-8194
FAX (562) 570-8068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1st day of July 18, 2004
(X) Planning Commission

APPELLANT: Bob Stilwell / Long Beach Seafood Co

APPLICANT: Joe Colletti / Institute for Urban Research: Development

Project address: 1368 Oregon Ave

Permits requested: Administrative Use Permit

Project description: Homeless Shelter Case # 0405-15

Reason for appeal: To provide more time to present
our case for refusal of permit

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the ()
Zoning Administrator or (X) Planning Commission and (X) approve or () deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: Robert Stilwell

Mailing Address: 825-845 W. 16th St. Long Beach Ca 90813

Phone No. 562-432-7300

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

• (562) 570-6194
FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
() Zoning Administrator on the 1ST day of JULY 192004.

Planning Commission

AGGRIEVED PARTY
APPELLANT: NEIGHBORHOOD ADVISORY GROUP (NAG)

APPLICANT: JOE COLETTI - INST. FOR URBAN RESEARCH + DEVELOP.

Project address: 1368 OREGON AVE., LONG BEACH

Permits requested: AVP FOR HOMELESS SHELTER IN INDUSTRIAL

Project description: PROSPECTIVE HOMELESS ACCESS AREA.
CENTER.

Reason for appeal: Too are many unanswered questions with conflicting answers. Success rate only 30% - only positively affect approx. 80 people/year. Health screening for infectious/communicable diseases? Location on earthquake fault line-dangers re chromium 6 precautions? Redevelopment requires re-zoning an industrial redevelopment area. Redevelopment areas=blighted areas. Re-zoning is in direct opposition to redevelopment. Public/Private? Helps blight? Redevelopment funds used? Redevelopment = this project. direct effect less than 250 per year. Possible economic negative impact = thousands.
Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or Planning Commission and () approve or deny this application.

Signature of Appellant: Annie Greenfield Wisner, Facilitator

Print name of Appellant: ANNIE GREENFIELD WISNER, FACILITATOR

Mailing Address: 1951 CHESTNUT AVE, LONG BEACH, CA 90806

Phone No. 562-225-9462

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: _____ Case No. _____ Date: _____

Filing Fee Required: () Yes () No Application complete: () Yes () No